

CANCELED



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
THURSDAY, MAY 14, 2026 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142**

**ALL ITEMS ARE SUBJECT
TO ACTION BY THE BOARD**

CALL MEETING TO ORDER Chairman calls the Meeting to order, states the date and time, states members present, and declares a quorum present.**

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the KEDC on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the KEDC as a whole. **When addressing the KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and KEDC.**

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.
2. Consider and take appropriate action on the minutes from the April 14, 2026 Kaufman Economic Development Corporation meeting.

EXECUTIVE DIRECTOR'S REPORT Receive an update and discussion regarding the following: a.) Meetings/Events of Interest; b.) Prospect Activity; c.) Staff Announcements

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)
 - 3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;
 - 3.2) Staff Report on monthly business retention and expansion (BRE) activities;
 - 3.3) Staff Report on monthly commercial development activities;
 - 3.4) Staff Report on events attended by KEDC Staff

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a new credit card vendor for the Kaufman Economic Development Corporation.

EXECUTIVE SESSION In accordance with Texas Government Code, Section 551.001, et seq., the

KEDC will recess into Executive Session (closed meeting) to discuss the following:

5. A. Section 551.087. DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. (1) To discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1): Projects Pie, Snooze, Jetson, Waco, Cupboard, Kaleidoscope, Flashlight, Velocity, Cowbell, Junior, Sandstone, Adventure, Aqua
- B. Section 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Prairie Creek Crossing Business Park

RECONVENE INTO OPEN SESSION

6. Consider and take appropriate action, if any, on matters discussed in Executive Session.

ITEMS OF COMMUNITY INTEREST Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or Kaufman EDC Staff may make an announcement about items of community interest during a meeting of the corporation without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expression of thanks, congratulations or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the corporation; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the corporation that was attended or is scheduled to be attended by a board member or employee of the corporation.

BOARD INQUIRY If a member of the Corporation makes a spontaneous inquiry about a subject not on this agenda, then the KEDC or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the KEDC cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

ADJOURNMENT

I, STEWART MCGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:00 P.M. ON FRIDAY, MAY 8, 2026, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3)

BUSINESS DAYS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
EXECUTIVE DIRECTOR

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

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City of Kaufman

Page 1

16:26 05/08/26

Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 5/2026

Account Budget	Description Prior Year	2 Years Prior Actual	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance
32-4105-000-0	General Sales & Use		640,000.00-			406,882.27-	233,117.73-
36.425	660,572.69-	632,608.46-					
Subtotal:			640,000.00-			406,882.27-	233,117.73-
36.425	660,572.69-	632,608.46-					
32-4604-000-0	Interest Income		40,000.00-			27,772.88-	12,227.12-
30.568	50,556.38-	43,852.63-					
32-4606-000-0	Miscellaneous Revenu						
4,500.00-	3,685.72-						
32-4608-000-0	Loan Revenue		10,000.00-				10,000.00-
100.000	10,000.00-						
32-4612-000-0	Intergovernmental Re						
80.09-							
32-4631-000-0	Other Fin Sources-No						
2,791,250.00-							
Subtotal:			50,000.00-			27,772.88-	22,227.12-
44.454	65,056.38-	2,838,868.44-					
Program number:			690,000.00-			434,655.15-	255,344.85-
37.007	725,629.07-	3,471,476.90-					
Department number: Non departmental			690,000.00-			434,655.15-	255,344.85-
37.007	725,629.07-	3,471,476.90-					
Revenue Subtotal -----			690,000.00-			434,655.15-	255,344.85-
37.007	725,629.07-	3,471,476.90-					

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Page 2			Revenue & Expense Report				
16:26 05/08/26			Department: Non departmental		Period Ending: 5/2026		
Fund: 32 ECONOMIC DEVELOPMENT CORP.					Program:		
Account	Description		Current	Current	Encumbrances	Current	
Budget	Prior Year	2 Years Prior	Year	Month		YTD Actual	
Balance	Actual	Actual	Budget	Actual		& Encumbr	
Percent		Total					
32-5101-000-0	Salaries & Wages		162,485.00			88,435.35	74,049.65
45.573	153,269.26	143,942.11					
32-5177-000-0	Retention Pay		10,370.00				10,370.00
100.000	6,108.00	6,085.95					
Subtotal:			172,855.00			88,435.35	84,419.65
48.838	159,377.26	150,028.06					
32-5203-000-0	Operating Supplies		2,000.00			952.52	1,047.48
52.374	98.97	4,779.18					
32-5213-000-0	Meetings		13,000.00			8,670.00	4,330.00
33.308	16,728.01	6,919.93					
32-5214-000-0	Promotional Material		5,900.00			6,464.54	564.54-

-9.568	2,068.06	10,488.40			
32-5220-000-0	Minor Tools & Equipm		7,150.00	3,500.00	3,650.00
51.049	7,936.98	7,442.16			
Subtotal:			28,050.00	19,587.06	8,462.94
30.171	26,832.02	29,629.67			
32-5302-000-0	Postage & Delivery		500.00	59.65	440.35
88.070	57.87	355.00			
32-5303-000-0	Advertising		13,660.00	6,673.00	6,987.00
51.149	10,825.85	23,255.00			
32-5305-000-0	Licenses, Dues & Sub		7,720.00	7,381.13	338.87
4.390	4,134.54	6,151.93			
32-5306-000-W	Utilities-Electric/W		550.00	395.85	154.15
28.027	589.92	500.36			
32-5309-000-0	Insurance & Bonds		560.00		560.00
100.000	511.00	511.00			
32-5322-000-0	Tuition & Education		6,200.00	2,727.00	3,473.00
56.016	3,380.59	4,585.42			
32-5330-000-0	Travel		12,950.00	6,055.76	6,894.24
53.237	8,280.61	6,429.10			
32-5352-000-0	Maintenance-Grounds		8,000.00	3,150.00	4,850.00
60.625	6,862.35	8,000.00			
32-5362-000-0	Professional Svcs-Ad		106,455.00	49,583.53	56,871.47
53.423	115,412.36	103,083.62			
32-5363-000-0	Professional Svcs-Te		10,500.00	5,100.00	5,400.00
51.429	13,525.00	9,500.00			
Subtotal:			167,095.00	81,125.92	85,969.08
51.449	163,580.09	162,371.43			
32-5487-000-0	Land Purchase				
2,745,759.10					
Subtotal:					
2,745,759.10					
32-5500-000-0	Matching Grants		75,000.00		75,000.00
100.000	57,237.86	82,519.11			
32-5501-000-0	Incentives / Intergo				
50,000.00					
32-5507-000-0	HWY 34 Bypass Fundin		100,000.00	100,000.00	
100,000.00	100,000.00				
Subtotal:			175,000.00	100,000.00	75,000.00
42.857	157,237.86	232,519.11			
32-5607-000-0	Note - Principal		8,593.00	8,593.40	.40-
-.005	3,374.41	38,929.59			

32-5608-000-0	Note - Interest	178,407.00	178,406.60	.40
178,625.59	11,070.41			
32-5651-000-0	Note - Issuance Cost			
41,250.00				
Subtotal:		187,000.00	187,000.00	
182,000.00	91,250.00			
Program number:		730,000.00	476,148.33	253,851.67
34.774	689,027.23 3,411,557.37			

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City of Kaufman

Page 3

16:26 05/08/26

Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 5/2026

Account	Description	Current	Current	Encumbrances	Current	Budget
Budget	Prior Year	2 Years Prior	Year	Month	YTD Actual	Balance
Balance	Actual	Actual	Budget	Actual	& Encumbr	
Percent		Total				

Department number: Non departmental	730,000.00	476,148.33	253,851.67
34.774 689,027.23 3,411,557.37			
Expenditure Subtotal -----	730,000.00	476,148.33	253,851.67
34.774 689,027.23 3,411,557.37			
Fund number: 32 ECONOMIC DEVELOPMENT CORP.	40,000.00	41,493.18	1,493.18-
-3.733 36,601.84- 59,919.53-			

***** End of Report *****

Executive Director's Report May 14, 2026

Calendar

- **4/15:** KW Commercial/Rod Holland Real Estate Networking Event
- **4/16:** Kaufman Chamber Board Meeting
- **4/23:** TXDOT Property Call w/ Developer Prospect; Dallas Business Journal Best Real Estate Deals Awards
- **4/24:** KEDC Website Meeting; Kaufman Education Foundation Donkeyball
- **4/27:** April Kaufman City Council Meeting
- **4/28-29:** Southern Economic Development Council Site Consultant Summit (Arlington); Website Review Meeting
- **4/30:** Presentation to American National Bank
- **5/4:** Quarterly North Central Texas Economic Development District Meeting; Chamber Golf Tournament
- **5/6:** Kaufman College Teambuilding Day
- **5/7:** Meeting w/ Eyncon Engineering; Kaufman Comprehensive Plan Open House #2
- **5/8:** Call w/ Jetton Solutions (site selection firm)
- **5/11:** Kaufman City Council Planning Retreat
- **5/12-13:** US-Japan Council Texas Economic Summit (Arlington)
- **5/14:** Kaufman Chamber Quarterly Membership Lunch

Prospect Lead Responses: Projects Skate Board, Handshake & Baux Mill

Upcoming Events: Stewart Out (5/18-26); Memorial Day Holiday (5/25); TEDC Mid-Year Conference (6/17-19)

Next Regular KEDC Board Meeting: June 9th

Economic Development Prospects: Board to receive update on active prospects in Executive Session.



Meeting Date: 5-14-2026	Date: 5-8-2026	Item #: 4	Dept.: KEDC
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<small>(Check one)</small>		
<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion

SUBJECT:
 Consider and take appropriate action on a new credit card vendor for the Kaufman Economic Development Corporation.

BACKGROUND:
 The Kaufman EDC has used American National Bank as a vendor for the KEDC’s two staff credit cards. The vendor for the credit cards is outsourced by ANB to a third party. About a year ago, the City of Kaufman changed their credit cards from ANB to RAMP. The finance department has found this platform to be a much more convenient and efficient vendor allowing for easier tracking of spending, expense reports and payment.

On recommendation of the City’s finance director, it was encouraged for the KEDC to look at moving to RAMP as the credit card vendor. Since the City’s finance department manages KEDC accounts payable, this will allow an easier platform for staff to process credit card charges. The account would be separate from the City of Kaufman. The RAMP card is affiliated with VISA.

Both current cards for the KEDC Director and Marketing Manager have a \$9,500 limit.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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Recommendation:
 Approval

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input checked="" type="checkbox"/>
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