NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION MEETING
TUESDAY, JULY 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 June 9, 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 site enhancement matching grant for The Pretty House, LLC, located at 106 S. Jefferson St., Kaufman, Texas.

5. Consider and take appropriate action on the Fiscal Year 2026-2027 Kaufman Economic

Development Corporation budget and the annual proposed projects, programs and expenditures of the KEDC with action to request approval of the budget and KEDC programs from the Kaufman City Council.

6. Consider and take appropriate action on an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC, for site improvements related to the Hampton Inn hotel project.

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:

7. 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, Kaleidoscope, 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

8. 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 WEDNESDAY, JULY 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.

.
glbase_scm1 kedcdir City of Kaufman
Page 1
17:26 07/10/26 Revenue & Expense Report
Fund: 32 ECONOMIC DEVELOPMENT CORP. Department: Non departmental Program:
Period Ending: 7/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-4105-000-0	General Sales & Use	640,000.00-			526,887.91-	113,112.09-	17.674	660,572.69-	632,608.46-
	Subtotal:	640,000.00-			526,887.91-	113,112.09-	17.674	660,572.69-	632,608.46-
32-4604-000-0	Interest Income	45,000.00-			31,677.84-	13,322.16-	29.605	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-			10,000.00-	
32-4612-000-0	Intergovernmental Re								80.09-
32-4631-000-0	Other Fin Sources-No								2,791,250.00-
	Subtotal:	55,000.00-			41,677.84-	13,322.16-	24.222	65,056.38-	2,838,868.44-
	Program number:	695,000.00-			568,565.75-	126,434.25-	18.192	725,629.07-	3,471,476.90-
	Department number: Non departmental	695,000.00-			568,565.75-	126,434.25-	18.192	725,629.07-	3,471,476.90-
	Revenue Subtotal -----	695,000.00-			568,565.75-	126,434.25-	18.192	725,629.07-	3,471,476.90-

.
glbase_scm1 kedcdir City of Kaufman
Page 2
17:26 07/10/26 Revenue & Expense Report
Fund: 32 ECONOMIC DEVELOPMENT CORP. Department: Non departmental Program:
Period Ending: 7/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-5101-000-0	Salaries & Wages	170,380.00			115,378.55	55,001.45	32.282	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:	180,750.00			115,378.55	65,371.45	36.167	159,377.26	150,028.06
32-5203-000-0	Operating Supplies	1,250.00			952.52	297.48	23.798	98.97	4,779.18
32-5213-000-0	Meetings	12,000.00			8,879.21	3,120.79	26.007	16,728.01	6,919.93
32-5214-000-0	Promotional Material	6,500.00			6,464.54	35.46			

.546 2,068.06 10,488.40
32-5220-000-0 Minor Tools & Equipm 7,150.00 4,400.00 2,750.00
38.462 7,936.98 7,442.16

Subtotal: 26,900.00 20,696.27 6,203.73
23.062 26,832.02 29,629.67

32-5302-000-0 Postage & Delivery 250.00 59.65 190.35
76.140 57.87 355.00
32-5303-000-0 Advertising 13,660.00 10,173.00 3,487.00
25.527 10,825.85 23,255.00
32-5305-000-0 Licenses, Dues & Sub 7,720.00 100.00 8,120.05 400.05-
-5.182 4,134.54 6,151.93
32-5306-000-W Utilities-Electric/W 550.00 458.40 91.60
16.655 589.92 500.36
32-5309-000-0 Insurance & Bonds 560.00 560.00
100.000 511.00 511.00
32-5322-000-0 Tuition & Education 5,200.00 3,252.00 1,948.00
37.462 3,380.59 4,585.42
32-5330-000-0 Travel 10,950.00 6,055.76 4,894.24
44.696 8,280.61 6,429.10
32-5352-000-0 Maintenance-Grounds 8,150.00 5,150.00 3,000.00
36.810 6,862.35 8,000.00
32-5362-000-0 Professional Svcs-Ad 107,455.00 74,297.57 33,157.43
30.857 115,412.36 103,083.62
32-5363-000-0 Professional Svcs-Te 9,550.00 5,100.00 4,450.00
46.597 13,525.00 9,500.00

Subtotal: 164,045.00 100.00 112,666.43 51,378.57
31.320 163,580.09 162,371.43

32-5487-000-0 Land Purchase
2,745,759.10

Subtotal:
2,745,759.10

32-5500-000-0 Matching Grants 76,305.00 31,735.56 44,569.44
58.410 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: 176,305.00 131,735.56 44,569.44
25.280 157,237.86 232,519.11

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:                                  735,000.00          100.00                      567,476.81      167,523.19
22.792      689,027.23    3,411,557.37

 .
 glbase_scm1 kedcdir                                                                   City of Kaufman
Page     3
  17:26 07/10/26                                                                       Revenue & Expense Report
    Fund:  32 ECONOMIC DEVELOPMENT CORP.                         Department:     Non departmental                          Program:
                                                                                       Period Ending:  7/2026
 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             735,000.00          100.00                      567,476.81      167,523.19
22.792      689,027.23    3,411,557.37

   Expenditure                    Subtotal -----    735,000.00          100.00                      567,476.81      167,523.19
22.792      689,027.23    3,411,557.37

   Fund number:   32 ECONOMIC DEVELOPMENT CORP.      40,000.00          100.00                        1,088.94-      41,088.94
102.722       36,601.84-      59,919.53-

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

MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JUNE 9, 2026 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

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

President Gillenwater called the KEDC meeting to order at 6:01 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, and Ben Brashear. Director Jane Lucas and Tommy Henricks were absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Rachel Balthrop Mendoza, City Secretary Jessie Hanks, and Economic Development Director Stewart McGregor.

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.**

No comments were given.

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.

Director Brashear presented the monthly Financial Report for the KEDC.

Director Brashear made a motion to approve the monthly Financial Report. The motion was seconded by Vice President Ratcliffe and passed 3/0.

2. Consider and take appropriate action on the minutes from the April 14, 2026 Kaufman Economic Development Corporation meeting.

Director Brashear made a motion to approve the minutes from the April 14, 2026, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Vice President Ratcliffe and passed 3/0.

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

Mr. McGregor presented the KEDC Executive Director's report about his activities for the previous month.

DISCUSSION/ACTION ITEMS

4. Consider and discuss a presentation by Tim Baker of DRT Development Group, LLC regarding interest in development opportunities in Kaufman and the Prairie Creek Crossing Business Park.

Tim Baker, President of DRT Development Group, LLC, gave the corporation a brief overview of his career to provide context for his industry experience. He discussed potential development opportunities in various sites around the city, specifically the Prairie Creek Crossing Business Park.

5. Consider and take appropriate action on a site enhancement matching grant application for the Twisted Horseshoe Barber Company located at 217 W. Mulberry St., Kaufman, TX.

Mr. McGregor stated this item has been pulled from the agenda at the request of the applicant.

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

Mr. McGregor presented the option of transferring KEDC's credit card vendor to Ramp to mirror the City and assist with the financial reconciliation process.

President Gillenwater made a motion to approve the transfer of the KEDC credit card vendor to Ramp. The motion was seconded by Director Brashear and passed 3/0.

7. Consider and take appropriate action on the adoption of an annual Investment Policy for the Kaufman Economic Development Corporation.

Mr. McGregor informed the corporation regarding the auditors' recommendation to adopt an investment policy for the KEDC. He briefly reviewed the policy and the process that staff went through to compile the policy.

President Gillenwater made a motion to approve the adoption of the Investment Policy for the Kaufman Economic Development Corporation. The motion was seconded by Vice President Ratcliffe and passed 3/0.

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:

President Gillenwater recessed into executive session at 6:56 p.m.

8. 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

President Gillenwater reconvened into open session at 7:24 p.m.

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

Vice President Ratcliffe made a motion to grant the Executive Director the authority to continue negotiations with Project Snooze as directed in the Executive Session. The motion was seconded by Director Brashear and passed 3/0.

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.

No comments were given.

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.

No comments were given.

ADJOURNMENT

There being no further business, President Gillenwater adjourned the meeting at 7:25 p.m.

APPROVED: **ATTEST:**

___________________________ ___________________________

Charles Gillenwater, President Ben Brashear, Secretary/Treasurer

Executive Director's Report
July 14, 2026

Calendar

- **6/10:** Call w/ Viking FilmWorks (KEDC Website)
- **6/11:** Kings Fort Commercial Development Meeting
- **6/12:** North Central Texas Council of Governments Annual Meeting & Awards Ceremony
- **6/17-19:** TEDC Mid-Year Conference (Plano)
- **6/19:** Juneteenth Holiday
- **6/22:** Lowe's Kickoff Meeting w/ Kaufman Chamber; Monthly Council Meeting
- **6/23-24**: Public Funds Investment Act Training
- **6/23:** Emily Golden's Birthday
- **6/25:** Kaufman Lions Club Officer Installation Meeting
- **6/26:** Meeting w/ Steve Robertson (American National Bank); Opportunity Zone 2.0 Tract Nominations Submitted to the Office of the Governor
- **6/30:** TXDOT Outer Loop Public Meeting
- **7/3-6**: Independence Day Holiday (Stewart Out)
- **7/8:** Meeting w/ Web City Properties
- **7/10:** Kaufman College Development Day Presentation
- **7/14:** Development Review Committee (DRC) Meeting w/ Project Cowbell

Prospect Lead Responses: Projects Horizon Sun, Silver Lining & Build Strong

Upcoming Events: Kaufman Chamber Business Expo (7/16), July Monthly Council Meeting (7/27), Council Budget Meeting (8/3), Kaufman Economic Summit (8/6), Lowe's Grand Opening Ceremony (8/7)

Next Regular KEDC Board Meeting: August 11th

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

Kaufman KEDC Economic Development Corporation

Meeting Date: 7-14-2026	Date: 7-10-2026	Item #: 4	Dept.: KEDC

(Check one)

☐ Consent ☒ Action ☐ Discussion

SUBJECT:
Consider and take appropriate action on a site enhancement matching grant for The Pretty House, LLC, located at 106 S. Jefferson St., Kaufman, Texas.

BACKGROUND:
Josh and Jenna Beard, owners of The Pretty House, are planning to add additional concrete parking and sidewalk area to their property. They previously received matching grant approval by the board in May 2025. The KEDC policy stipulates businesses can apply once a year for this incentive program. Therefore, they can apply for another grant given the timing. Application is provided in this packet.

Author:	Reviewed:
Stewart McGregor, KEDC Executive Director	Stewart McGregor, KEDC Executive Director

Cost:	Funds Available:	Source:
$4,712.50	KEDC Budget	N/A

Recommendation:
Approve

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☐	☐

Site Enhancement Matching Grant Program

About the Program:

The Kaufman EDC assists businesses and commercial property owners within designated areas of the City of Kaufman with enhancement, aesthetic appeal and general safety of such properties. The Site Enhancement Matching Grant program provides matching funds toward qualified fixed site improvements in compliance with Chapter 501.103 of the Texas Local Government Code. Below are the available matching funds offered by the KEDC. All applications are subject to consideration by the KEDC Board on a case-by-case basis.

Qualified Applicants:

Qualified applicants may only apply for projects once per year.

- For-profit business entities with no taxes or debt owed to the City of Kaufman
- Commercial property owners & tenants
- Ineligible Applicants – Tax-exempt organizations and properties

Qualified Development Areas:

- Four sides of Town Square plus one block in each direction
- Washington St. Corridor from Town Square to US 175
- Mulberry St. from Town Square to SH 34 Bypass
- US 175 Frontage Roads from Houston St. Bridge to eastern city limits
- Other areas in the city limits as deemed appropriate and approved by the KEDC Board of Directors

Qualifying Improvements & Match Schedule:

<u>Façade</u>

Windows	50% up to $3,000
Doors	50% up to $1,500
Paint	50% up to $3,000
Awnings[1]	50% up to $2,000
Brick/Stone/Siding	50% up to $5,000
Public Art Murals[2]	50% up to $1,000
Accent Lighting	50% up to $2,000

[1] For properties within the downtown square area, awnings must reflect historic aesthetic and qualified improvements that are limited to drop front and canvas uses, unless otherwise approved by the City of Kaufman's Director of Development Services.
[2] Funds for public art murals are only permissible within the downtown square area facing the public Right of Way and in compliance with the City of Kaufman Mural Ordinance. Funds cannot be combined with other public art matching funds from other granting entities. Applicants for murals must be a business owner or commercial property owner.

Signage

Signage	50% up to $2,000

Sidewalks

Sidewalk Addition/Repair	50% up to $2,500

Parking & Drives

New Paving/Resurfacing/Striping Removal/Relocation of Existing Drives	50% up to $5,000

Additional Improvements

Fixed Patios & Outdoor Venue Space	50% up to $2,000
Roof Replacement	50% up to $5,000
Protective Screening[3]	50% up to $1,500
Others deemed qualified by KEDC Board of Directors	Case by Case Basis

Annual individual award cannot exceed $25,000, unless otherwise approved by the KEDC Board of Directors.

Process:

Applicant must fill out an application and cannot begin work until such application is approved by the KEDC Board of Directors. Upon application, KEDC Staff will meet with the applicant and verify all submitted documentation. Application shall in good faith obtain at least two bids for each project. Depending on the proposed improvements and location of the property, KEDC Staff may seek feedback from the City of Kaufman's Development Services Department. Upon verification, the application will be placed on the next agenda for the KEDC Board of Directors meeting (2nd Tuesday of each month). Each application is considered on a case-by-case basis. The KEDC Board will vet the application and vote whether to approve, deny or request additional information. It is highly encouraged the applicant attend this meeting to answer any specific questions from the KEDC Board. Upon approval, the applicant will need to sign a performance agreement with the Kaufman EDC. The applicant and their contractor must comply with all City of Kaufman ordinances and development standards. This includes obtaining all necessary permits from the City of Kaufman. Work done out of compliance with City of Kaufman requirements may result in breach of contract with the KEDC and forfeiture of funding eligibility. Upon completion of improvements, KEDC and City of Kaufman Staff shall verify compliance and process a reimbursement based on applicant's proof of paid receipt(s). The Site Enhancement Matching Grant Program cannot be combined with the Downtown Destination Matching Grant Program unless otherwise approved by the Kaufman EDC Board of Directors. Qualified applicants can receive a grant award once per year.

[3] Funds for protective screening are only permissible for areas facing a public Right of Way.

Time to Complete:
Applicants will have up to six months upon approval by the KEDC Board to complete updates, unless approved for an amended timeline.

Ineligible Expenditures:
- Playground and recreational equipment
- Unlicensed contractor work
- New commercial construction (unless project is expansion of existing property)
- Residential improvements
- Addition of security bars
- Improvements not otherwise permanently fixed to the property
- Professional service fees (outside of contractor services)
- Permit fees
- Interior remodel
- "Sweat equity"

Purpose of Program:
- Promote economic development
- Retention of existing businesses
- Improve town square and central business district
- Revitalize existing commercial areas
- Increase property values
- Support quality architectural style
- Promote and develop new or expanded business enterprises

Grant Program Contact

Stewart McGregor, CEcD
Executive Director
Kaufman Economic Development Corporation
209 S. Washington St.
Kaufman City Hall
(972) 932-5332
smcgregor@kaufmantx.org

Kaufman, Texas
KEDC
Economic Development Corporation

SITE ENHANCEMENT MATCHING GRANT PROGRAM

INCENTIVE APPLICATION

NOTE: Application must be submitted and approved before any work is done on your project

Please return completed application with necessary attachments and signatures to the Kaufman Economic Development Corporation, 209 S. Washington St., Kaufman, TX 75142. If you have application questions, please contact Kaufman EDC staff at (972) 932-5332.

Applicant name: Josh and Jenna Beard **Date:** 7/6/26

Legal Business Entity Name: The Pretty House LLC

Type of Business: Beauty **Site Address:** 106 S Jefferson St, Kaufman TX 75142

Building Owner (if different from applicant): ____________________

Mailing address: 615 Mulberry St, Forney TX 75126

Phone Number: 214-244-8926 **E-mail:** beard.joshuab@gmail.com

Project Information

Description of proposed eligible improvements:
Add 3 Concrete Parking Spaces with attached sidewalk leading to front entrance

Total Cost of Eligible Improvements: $ $9425

Requested grant amount: $ $4700/parking/sidewalk

General or Main Contractor

Name: Chris Zmolik **Firm:** Zmolik Construction **Phone**: 214-707-5545

Contractor Address: PO Box 1707, Forney TX 75126

Estimated start date of construction: Aug 1, 2026

Estimated completion date of construction: Aug 10, 2026

Description of other improvements planned to property not eligible for grant funding (if applicable)**:**

____

____

Source of matching funds: Self

<u>Attachments</u>

◯ Photographs of structure showing existing facades, landscaping, drives, parking, etc.

◯ Project budget

◯ Written bids for work to be completed (minimum two requested)

◯ Drawings or renderings that illustrate improvements (if available)

◯ Other supporting plans or illustrations of improvements (if available)

I have met with Kaufman EDC Staff and have read and fully understand the Site Enhancement Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to improve my property and business. *I have not received, nor will I receive insurance monies for this redevelopment project.*

I understand that if awarded this grant, any deviation from the approved project may result in the partial or total withdrawal of the grant. Further, I understand that I will have six months to complete my project unless an amended project timeline is approved by the KEDC Board of Directors.

Applicant Signature: ______________________

Applicant Name (printed): Josh Beard Jenna Beard

Property Owner Signature (if different): ______________________

Property Owner Name (printed): Josh and Jenna Beard

Date: 7/6/26

KEDC Staff Review: ______________________ **Date:** ______________

Chris Zmolik Construction Inc.

P.O. Box 1707
Forney, Tx 75126
214-707-5545
chris@zmolikcompanies
www.zmolikcompanies

Estimate

Estimate No: 657
Date: 07/06/2026

For: Joshua Beard
beard.joshuab@gmail.com
106 S Jefferson St
Kaufman, TX, 75142-1928

Address 106 Jefferson Kaufman

Description	Amount
3 new parking spaces(30' x 20'- 600 sq ft) on west side Cherry St Add 4' x 60' - 240 sq ft) side walk to connect to front sidewalk Add 10' approach to front driveway so clients can pull straight in	
Remove sod for parking and sidewalk area Haul off 1550.00 1 load of sand. 375.00 Install 3/8 rebar 16" each way. 4" 840 sq ft of 4" concrete. 5000.00	$6,925.00
Front approach off of Jefferson Cut curb 10' haul off. Pour 6" approach to sidewalk	$2,500.00

Subtotal	$9,425.00
TAX 0%	$0.00
Total	$9,425.00

Total	**$9,425.00**

Kaufman KEDC Economic Development Corporation

Meeting Date: 7-14-2026	Date: 7-10-2026	Item #: 5	Dept.: KEDC

(Check one)

☐ Consent ☒ Action ☐ Discussion

SUBJECT:

Consider and take appropriate action on the Fiscal Year 2026-2027 Kaufman Economic Development Corporation budget and the annual proposed projects, programs and expenditures of the KEDC with action to request approval of the budget and KEDC programs form the Kaufman City Council.

BACKGROUND:

The KEDC Budget will be approved at the August KEDC meeting. However, staff direction and input is requested from the board regarding budget priorities. Revenue estimates are still under review by City of Kaufman finance staff. A few of the budget priorities for next fiscal year include the following:

- Kaufman Commerce Park Debt Service: $192,000
- TXDOT Debt Service: $100,000
- Matching Grant Programs: $75,000

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director

Cost: TBD	Funds Available: KEDC Budget	Source: N/A

Recommendation:
Discussion & Direction

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☐	☐	☐	☒

Kaufman KEDC Economic Development Corporation

Meeting Date: 7-14-2026	Date: 7-10-2026	Item #: 6	Dept.: KEDC

(Check one)

☐ Consent ☒ Action ☐ Discussion

SUBJECT:

Consider and take appropriate action on an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC, for site improvements related to the Hampton Inn hotel project.

BACKGROUND:

In negotiations with the Hampton Inn developer, they have secured financing and plan to break ground on or before September 1, 2026. The Council updated and approved an amended Chapter 380 Agreement at the June 2026 meeting providing a rebate on a portion of hotel occupancy taxes for 7 years. The KEDC's agreement is as follows:

- KEDC to reimburse developer $100,000 for on-site infrastructure site improvements upon proof of receipts from general contractor.
- Should hotel receive a TCO or CO within 18 months from September 1, 2026, the project incentive will remain as a grant.
- Should hotel receive TCO or CO between 18 and 24 months, the incentive turns into a 0% interest loan that gets repaid to KEDC at $20,000 per year for 5 years.
- Should hotel be unable to receive CO within 24 months, the incentive shall be repaid to KEDC immediately or repaid on a 5 year repayments schedule with interest.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director

Cost: $100,000	Funds Available: KEDC Budget	Source: Fund Balance

Recommendation:
Discussion & Direction

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
☐	☒	☐	☐	☐