



MINUTES OF THE
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

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 6:00 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Jane Lucas, Tommy Henricks, and Ben Brashear. 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 5/0.

2. Consider and take appropriate action on the minutes from the June 9, 2026 Kaufman Economic Development Corporation meeting.

Director Lucas made a motion to approve the minutes from the June 9, 2026, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear and passed 5/0.

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

Mr. McGregor informed the Corporation regarding an application for a site enhancement matching grant for The Pretty House, LLC. There were discussions regarding the proposed additional parking and sidewalk improvements.

Director Brashear made a motion to approve a site enhancement matching grant application for The Pretty House for an amount not to exceed \$7,500. The motion was seconded by Vice President Ratcliffe and passed 5/0.

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.

Mr. McGregor presented the proposed discussion regarding the Fiscal Year 2026-2027 budget for the Kaufman Economic Development Corporation. He discussed estimated revenues, existing expenditures, and new budget items. There was discussion of potential software that might be needed.

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.

Mr. McGregor updated the Corporation on the history of agreements related to this development. He presented the Economic Development Performance Agreement for site improvements related to the Hampton Inn hotel project. He outlined the specifications and milestones regarding the agreement.

Director Brashear made a motion to authorize the Executive Director to negotiate an Economic Development Performance Agreement between the Kaufman Economic Development Corporation and Myrish Hospitality, LLC. The motion was seconded by President Gillenwater and passed 5/0.

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 6:37 p.m.

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

President Gillenwater reconvened into open session at 7:18 p.m.

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

There was no action taken 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.

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 7:18 p.m.

APPROVED:

Charles Gillenwater, President

ATTEST:

Ben Brashear, Secretary/Treasurer