



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, SEPTEMBER 8, 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 August 11, 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 year-end budget amendment to the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget.
5. Consider and take appropriate action on a contract for administrative services between the

Kaufman Economic Development Corporation and the City of Kaufman for Fiscal Year 2026-2027.

6. Consider and take appropriate action on a personnel services agreement renewal between the Kaufman Economic Development Corporation and the City of Kaufman.

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, Jetson, Kaleidoscope, Cowbell, Junior, Sandstone, Grand Slam, Adventure

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

C. Section 551.074. PERSONNEL MATTERS; CLOSED MEETING. (1) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Executive Director Annual Review

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, SEPTEMBER 2, 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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16:17 09/01/26

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 9/2026

Account Budget	Description Prior Year	2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual	Budget Balance
Balance	Actual	Actual	Budget	Actual		& Encumbr	
Percent		Total					
32-4105-000-0	General Sales & Use		640,000.00-			648,266.03-	8,266.03
-1.292	669,726.00-	632,608.46-					
Subtotal:			640,000.00-			648,266.03-	8,266.03
-1.292	669,726.00-	632,608.46-					
32-4604-000-0	Interest Income		45,000.00-			39,505.64-	5,494.36-
12.210	50,556.38-	43,852.63-					
32-4606-000-0	Miscellaneous Revenue						
4,500.00-	3,685.72-						
32-4608-000-0	Loan Revenue		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-			49,505.64-	5,494.36-
9.990	55,056.38-	2,838,868.44-					
Program number:			695,000.00-			697,771.67-	2,771.67
-.399	724,782.38-	3,471,476.90-					
Department number:	Non departmental		695,000.00-			697,771.67-	2,771.67
-.399	724,782.38-	3,471,476.90-					
Revenue		Subtotal -----	695,000.00-			697,771.67-	2,771.67
-.399	724,782.38-	3,471,476.90-					

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16:17 09/01/26

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 9/2026

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					
32-5101-000-0	Salaries & Wages	170,380.00			141,743.38	28,636.62
16.808	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			141,743.38	39,006.62
21.580	159,377.26	150,028.06				
32-5203-000-0	Operating Supplies	1,250.00			1,032.52	217.48
17.398	98.97	4,779.18				
32-5213-000-0	Meetings	12,000.00			9,103.97	2,896.03
24.134	16,728.01	6,919.93				
32-5214-000-0	Promotional Material	6,500.00		1,341.91	9,148.36	2,648.36-
-40.744	2,068.06	10,488.40				

32-5220-000-0	Minor Tools & Equipm	7,150.00	4,737.54	2,412.46
33.741	7,936.98	7,442.16		
Subtotal:		26,900.00	1,341.91	24,022.39
10.697	26,832.02	29,629.67		2,877.61
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	8,197.89	477.89-
-6.190	4,134.54	6,151.93		
32-5306-000-W	Utilities-Electric/W	550.00	583.50	33.50-
-6.091	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	3,492.00	1,708.00
32.846	3,380.59	4,585.42		
32-5330-000-0	Travel	10,950.00	7,328.09	3,621.91
33.077	8,280.61	6,429.10		
32-5352-000-0	Maintenance-Grounds	8,150.00	7,150.00	1,000.00
12.270	6,862.35	8,000.00		
32-5362-000-0	Professional Svcs-Ad	107,455.00	82,650.72	24,804.28
23.083	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	124,734.85	39,310.15
23.963	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	34,525.72	41,779.28
54.753	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	134,525.72	41,779.28
23.697	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

Program number:	735,000.00	1,341.91	612,026.34	122,973.66
16.731 689,027.23 3,411,557.37				

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16:17 09/01/26

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Non departmental

Period Ending: 9/2026

Program:

Account	Description	
Budget	Prior Year	2 Years Prior
Balance	Actual	Actual
Percent		Total

Current
Year
Budget

Current
Month
Actual

Encumbrances	Current
	YTD Actual
	& Encumbr

Budget
Balance

Department number:	Non departmental
16.731	689,027.23 3,411,557.37

735,000.00

1,341.91

612,026.34

122,973.66

Expenditure	Subtotal -----
16.731 689,027.23	3,411,557.37

735,000.00

1,341.91

612,026.34

122,973.66

Fund number: 32 ECONOMIC DEVELOPMENT CORP.
314.363 35,755.15- 59,919.53-

40,000.00

1,341.91

85,745.33-

125,745.33

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



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, AUGUST 11, 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.**

Director Brashear called the KEDC meeting to order at 6:05 p.m. Directors present were Jane Lucas, Tommy Henricks, and Ben Brashear. Director Brashear 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 Director Henricks and passed 3/0.

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

Director Henricks made a motion to approve the minutes from the July 14, 2026, Kaufman Economic Development Corporation meeting. The motion was seconded by Director Lucas 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 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 Fiscal Year 2026-2027 KEDC budget. There were discussions regarding the annual projects, programs, and expenditures.

Director Henricks made a motion to approve the Fiscal Year 2026-2027 Kaufman Economic Development Corporation budget and the annual proposed projects, programs, and expenditures of the KEDC. The motion was seconded by Director Lucas and passed 3/0.

- 5. Consider and take appropriate action on an audit engagement letter with YWRD, P.C. for annual KEDC audit services for Fiscal Year 2025-2026.

Director Lucas made a motion to approve an audit engagement letter with YWRD, P.C. for annual KEDC audit services for Fiscal Year 2025-2026. The motion was seconded by Director Henricks 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:

Director Brashear recessed into executive session at 6:17 p.m.

- 6. 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, Jetson, Kaleidoscope, Cowbell, Junior, Sandstone, Adventure
- 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

Director Brashear reconvened into open session at 6:40 p.m.

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

There was no action required 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, Director Brashear adjourned the meeting at 6:40 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report

September 8, 2026

Calendar

- **8/12:** Stewart McGregor's Birthday; Comprehensive Plan Meeting
- **8/13-14:** Stewart Out of the Office (Vacation Time)
- **8/17:** Meeting w/ Talley-Riggins Construction; Meeting w/ LGE Design Build; Monthly City Council Meeting
- **8/18:** Pre-Development Meeting w/ Project Cowbell; Comprehensive Plan Zoning Meeting
- **8/19:** Call w/ Project Adventure; Discussion w/ City Manager & Hector Torres on 73 Acre Property in ETJ
- **8/20:** Monthly Kaufman Chamber Board Meeting
- **8/21:** Mayor's Roundtable Meeting
- **8/24-26:** Team Texas Site Consultant Summit (South Padre Island, TX)
- **8/27:** Economic Summit Debrief Meeting
- **8/31:** Meeting w/ Elis Packaging
- **9/1:** Commissioner's Court Workshop on County Tax Abatement Policy
- **9/3-4:** Stewart Out of the Office (Vacation Time)
- **9/7:** Labor Day Holiday

Prospect Lead Responses: Projects Three Eighty-Four, Gold Rings, Hermit Thrush, Green Thumb, Stress Test & 2 Internal Leads

Upcoming Events: Final Comprehensive Plan Open House (9/22); Monthly City Council Meeting (9/28)

Next Regular KEDC Board Meeting: October 13th

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



Meeting Date: 9-13-2025	Date: 9-1-2025	Item #: 4	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on a year-end budget amendment to the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget.			
BACKGROUND: As part of the fiscal year end, the FY 2026 KEDC Budget is recommended for the following amendments: <u>Revenues</u> Sales Tax: \$700,000.00 (Add \$60,000.00) Interest: \$47,675 (Add \$2,765.00) Loan Payments: \$10,000 (no change) TOTAL REVENUE: \$757,675.00 <u>Expenses</u> Meetings (5213): \$11,000 (Decrease \$1,000) Promotional Materials (5214): \$7,810.00 (Add \$1,310) Minor Tools & Equipment (5220): \$8,500 (Add \$1,350) Licenses, Dues & Subscriptions (5305): \$8,200 (Add \$480) Utilities (5306): \$710 (Add \$160) Travel (5330): \$9,875 (Decrease \$1,075) Prof. Services/Technical. (5363): \$6,000 (Decrease \$3,550) Matching Grants (5500): \$41,305 (Decrease \$35,000) TOTAL ADJUSTED EXPENSES: \$697,675.00 (\$60,000 to Fund Balance)			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: See Above	Funds Available: KEDC Funds	Source: Budget	
Recommendation: Approval			

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



Meeting Date: 9-8-2026	Date: 9-2-2026	Item #: 5	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman for Fiscal Year 2026-2027.			
BACKGROUND: At the August 2026 KEDC meeting, the FY 2027 budget was approved by the KEDC Board of Directors. This budget was ratified by the Kaufman City Council on August 17, 2026. Included in this budget is a contract for administrative services between the KEDC and City of Kaufman. Similar to this year's contract, the agreement includes the following highlights: SH 34 Expansion Shared Debt Service: \$100,000 Shared Communications Position: \$46,220 Finance & City Secretary Services: \$8,000 Sales Tax Software Subscription: \$2,750 Insurance, Postage & Office Rent: \$771 Staff recommends approval of the contract.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: \$157,741.00	Funds Available: KEDC Funds	Source: FY 2026 Budget	
Recommendation: Approval			

Safe & Secure ☐	Business Friendly/Economic Development ☐	Partnership & Community Involvement ☐	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☒
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THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KAUFMAN §

THIS AGREEMENT, effective the 1st day of October, 2026, by and between the CITY OF KAUFMAN, a municipal corporation, situated in Kaufman County, Texas, (hereinafter referred to as "City"), acting by and through its Mayor, and the Kaufman Economic Development Corporation, a Texas Non-Profit Corporation originally organized under Sec. 4A of Article 5190.6, Texas Civil Statutes, now Chapter 504 of the Local Government Code (the "Act"), (hereinafter referred to as "KEDC") acting by and through its President of the Board of Directors (the "Board"):

WITNESSETH:

I. TERM OF AGREEMENT:

This Agreement shall be effective as of October 1, 2026, and shall continue until September 30, 2027, unless sooner terminated in accordance with Section IV. The Agreement may be renewed upon mutual written agreement of the parties hereto.

II. CITY AGREES TO:

1. Provide administrative support, marketing and communications support, support from the City Secretary, records retention, and financial management services, including proprietary sales tax software, as needed, to the KEDC as requested by the KEDC Board or the KEDC's Executive Director; and
2. Serve as KEDC's Investment Officer as required by Texas Government Code Section 2256 and advise the KEDC, as needed, in conformity with Section 2256 and the KEDC's Investment Policy; and
3. Provide office space for the KEDC; and
4. Provide general liability and property insurance coverage for the KEDC's activities and property through its insurance carriers; and
5. Provide for the timely payment of the State Highway 34 Bypass debt service payments, including both parties' previously agreed upon portions of the total outstanding debt.

III. LEGAL ADVISOR:

Any expenses for legal services incurred by the KEDC will be paid by the KEDC. It is agreed and understood that these charges are not a part of this Agreement.

IV. KEDC AGREES TO:

1. Provide to the City, for the purpose of administering an economic development program, all necessary funds for said purposes enumerated in Section II. The total Agreement cost shall not exceed \$157,741.00, as set forth in Exhibit A, attached hereto and incorporated as if set forth fully herein, for the initial term of this Agreement, ending September 30, 2027.
2. Either party may terminate this Agreement upon written Notice of Termination to the other party as provided below. After receipt of a Notice of Termination, the City shall:
 - a) Stop work on the date as specified in the thirty (30) day Notice of Termination to the extent possible; and
 - b) Place no further orders or subcontracts except as may be necessary for completion of the work not terminated; and
 - c) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination in so far as possible.
3. After receipt of a Notice of Termination, KEDC shall pay all expenses incurred through the date of termination.

V. OFFICIALS NOT TO BENEFIT:

No public official of the governing body of the City or of KEDC who exercises any functions or responsibilities in the review or the approval of the undertaking or carrying out of any project hereunder, shall participate in any decision relating to the contract which affects his personal interest, nor shall he have any personal or pecuniary interest direct or indirect in this contract or proceeds thereof, without the filing of a Statement or Affidavit required by State Law for full disclosure in the Minutes of KEDC, and the subsequent approval of the Minutes of KEDC by the City Council.

VI. SEVERABILITY:

Should any provision of this Agreement be adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity of enforceability of the Agreement as a whole or any sections, subsections, sentences, or clauses herein.

VI. EFFECTIVE DATE:

This Agreement shall be effective as of October 1, 2026.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and on the day of the acknowledgments below.

KAUFMAN ECONOMIC DEVELOPMENT CORPORATION:

By:

Name:

Title: President

CITY OF KAUFMAN, TEXAS:

By:

Name:

Title: Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED AS TO FORM:

Peter Smith, KEDC Attorney

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

 This instrument was acknowledged before me on this ____ day of October, 2026,
by _____, President of the Kaufman Economic Development Corporation,
a corporation, on behalf of said agency.

My Commission expires _____
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

 This instrument was acknowledged before me on this ____ day of October, 2026,
by _____, the Mayor of the City of Kaufman, a municipal corporation
of Kaufman County, Texas.

My Commission expires _____
Notary Public, State of Texas

Exhibit A

City Administrative Services	
Shared Communications Position	\$ 46,220.00
Finance	\$ 4,000.00
City Secretary	\$ 4,000.00
Avenu Software	\$ 2,750.00
Insurance	\$ 670.00
Postage	\$ 100.00
Office Rent	\$ 1.00
TXDOT SH 34 Debt Service	\$ 100,000.00
TOTAL	\$ 157,741.00



Meeting Date: 9-8-2026	Date: 9-2-2026	Item #: 6	Dept.: KEDC
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(Check one)

☐ **Consent**
☒ **Action**
☐ **Discussion**

SUBJECT:
 Consider and take appropriate action on a personnel services agreement renewal between the Kaufman Economic Development Corporation and City of Kaufman.

BACKGROUND:
 The KEDC has a personnel services agreement with the City for employment of the Executive Director. This contract is up for renewal. Staff recommends renewal of the agreement.

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

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