



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 19, 2021 - 6:00 PM
KAUFMAN CITY HALL
209 S WASHINGTON ST
KAUFMAN, TEXAS 75142

**This meeting will be held using
videoconferencing/teleconferencing
technology with public access via:
[WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR
(888)788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 872 6018 5027
PASSWORD: 663084**

PLEDGE OF ALLEGIANCE

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.**

PRESENTATION

1. Presentation of a grant by Trinity Valley Electric Cooperative for electric service in the Prairie Creek Crossing Business Park.
2. Presentation by KEDC Executive Director on economic development and the Economic Development Corporation sales tax.

DISCUSSION/ACTION ITEMS

3. Approval of the minutes from the Kaufman Economic Development Corporation meeting on August 31, 2021.
4. Discussion and possible action regarding updating the signatories to KEDC's bank account.

5. Discussion and possible action regarding digital signatures for KEDC checks.

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:

6. Sec. 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): KEDC-owned properties
7. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING.
To deliberate the purchase, exchange, lease, or value of real property regarding:
Kaufman County owned properties

RECONVENE TO OPEN SESSION

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

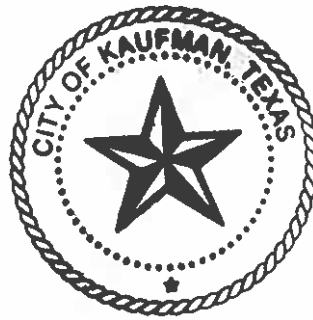
BOARD INQUIRY If a member of the Corporation makes a spontaneous inquiry about a subject not on this agenda, then the KEDC or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, 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 4:30 P.M. ON FRIDAY, OCTOBER 15, 2021, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS 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).

****PURSUANT TO SECTION 551.127, TEXAS GOVERNMENT CODE, ONE OR MORE COUNCILMEMBERS OR EMPLOYEES MAY ATTEND THIS MEETING REMOTELY USING VIDEOCONFERENCING TECHNOLOGY. THE VIDEO AND AUDIO FEED OF THE VIDEOCONFERENCING EQUIPMENT CAN BE VIEWED AND HEARD BY THE PUBLIC BY ACCESSING [WWW.ZOOM.US/JOIN](https://www.zoom.us/join) OR (888)788-0099 (TOLL FREE) MEETING/WEBINAR ID: 872 6018 5027 PASSWORD: 663084**

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.



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, AUGUST 31, 2021 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

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 6:04 PM. Directors present were Charles Gillenwater, Ben Brashear, Barry Ratcliffe, and Jane Lucas, and Gail Godwin-Mason. President Gillenwater declared a quorum present. Also present were, City Manager Mike Slye, Assistant City Manager Mike Holder, Interim City Secretary Myra Manriquez, and Executive Director Anne Glasscock.

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.

DISCUSSION/ACTION ITEMS

1. Consider and take appropriate action regarding available tax exempt properties.

Mr. Holder presents the board regarding available tax exempt properties around the City of Kaufman. Showed the market study where it shows there has been a substantial amount of growth in Kaufman. Brashear asked what Kaufman County comments were on the properties. Mr. Slye comment that it will take both the judge and commissioner working together with the city. Director Godwin-Mason for a list for properties that we priorities.

2. Consider and take appropriate action on the updated FY 2020/2021 Budget Adjustments.

Director Godwin-Mason made a motion to approve FY2020/2021 Budget Adjustments. Director Ratcliffe second the motion. Motion was passed 5-0.

3. Consider and take appropriate action on FY 2021/2022 Budget

4. Discussion of current KEDC projects.

Ms Glasscock updated the board with the current projects.

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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.

EXECUTIVE SESSION

5. 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 to Executive Session at 6:20pm.

- A. Section 551.071(1) and (2). For KEDC to seek the advice of its attorney about pending or contemplated litigation or a settlement offer and to consult with the City Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: Deliberation regarding Executive Director position, applicable Bylaws requirements, potential contract with the City, and other available options.

RECONVENE INTO OPEN SESSION

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

President Gillenwater reconvened into open session at 6:37PM.

7. Interview candidates for Executive Director position.

Stewart McGregor presents himself to the Board. He explained his experience with the City of Forney and Grand Prairie. His accomplishments with helping grow Forney and Grand Prairie. McGregor asked what is expected with the director position. Director Brashear would like to see more medical like a medical imaging facilities. McGregor asked how the city structure like water and sewer is in the City of Kaufman. Mr. Holder explained that we are working on infrastructure like growing the Wastewater treatment plant. We have great water and sewer flow but do not have the best internet. McGregor also asked what the board will consider a "win" from KEDC. President Gillenwater would like to provide funds to businesses that kept their doors open during COVID-19, and support small businesses. Director Gail would like to see more jobs. She wants to see more building being occupied. Director Lucas would like more jobs for Kaufman citizens and provide stimulus grants for current businesses. McGregor explains his summary of action plan with how he can help grow Kaufman.

EXECUTIVE SESSION

President Gillenwater recessed into Executive Session at 7:33pm.

8. In accordance with Texas Government Code, Section 551.001, et seq., the KEDC will recess into Executive Session (closed meeting) to discuss the following:

- A. Section 551.074. For deliberation regarding the appointment, evaluation, reassignment, duties, discipline or dismissal of public officer or employee: KEDC Executive Director.

RECONVENE INTO OPEN SESSION

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

President Gillenwater reconvened into open session at 7:54pm

Director Goodwin-Mason made a motion to Consider and take appropriate action, if any, on matters discussed in Executive Session. as presented. The motion was seconded by Director Lucas and 5/0.

10. Consider and take appropriate action on an agreement between the KEDC and the City of Kaufman to employ an Executive Director for the KEDC.

KEDC Director Gail Godwin-Mason made a motion to approve agreement between the KEDC and the City of Kaufman to employ an Executive Director for the KEDC. as presented. The motion was seconded by Director Barry Ratcliffe and Passed 5/0.

ADJOURNMENT

There being no further business, President Gillenwater adjourned the meeting at 6:21 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer