



CANCELED
AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, DECEMBER 14, 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 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.**

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

STAFF PRESENTATION

1. Staff presentation on site selection and retail development.

DISCUSSION/ACTION ITEMS

2. Consider and take appropriate action on the minutes from the Kaufman Economic Development Corporation meetings on October 19, 2021 and November 22, 2021.
3. Discussion and possible action regarding a site improvement matching grant application for

the property located at 2400 Tabor Parkway.

4. Discussion and possible action regarding KEDC's commitment to the City's Inclusive Park project.
5. Discussion and possible action regarding an internal budget amendment for the FY 2022 KEDC Budget.
6. Discussion and possible action regarding setting a regular monthly KEDC Board meeting date and time.
7. Discussion and possible action to appoint a designated Public Information Officer for the KEDC.

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:

8. 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): Project Maple Leaf, Prairie Creek Crossing Business Park
9. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: County Owned Property, TXDOT Property, Lot 9 - Prairie Creek Crossing Business Park, KEDC-owned properties

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, DECEMBER 10, 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.



Meeting
Date: 12/14/2021

Date: 12/07/2021

Item #: 2.

**Dept.: Economic
Development
Corporation**

Action Item

SUBJECT:

Consider and take appropriate action on the minutes from the Kaufman Economic Development Corporation meetings on October 19, 2021 and November 22, 2021.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 19, 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, Jane Lucas, Barry Ratcliffe, and Ben Brashear. Director Gail Godwin-Mason was absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Mike Holder, City Attorney Emily Bowlin, Interim City Secretary Myra Manriquez and Executive 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.

PRESENTATION

1. Presentation of a grant by Trinity Valley Electric Cooperative for electric service in the Prairie Creek Crossing Business Park.

Dustin Tallant, Business and Economic Development Coordinator for Trinity Valley Electric Cooperative, 1800 E Sh 243, Kaufman, TX 75142, presented the board with a grant 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.

Mr. McGregor presented the board with a presentation about economic development and sales tax overview. He explained recent deals in the area and the benefits it has on the City of Kaufman. There were discussions regarding the future growth of the city, and the balance between residential and commercial development.

DISCUSSION/ACTION ITEMS

3. Approval of the minutes from the Kaufman Economic Development Corporation meeting on August 31, 2021.

Director Lucas made a motion to approve the minutes from the Kaufman Economic Development Corporation meeting on August 31, 2021, as presented. The motion was seconded by Director Brashear and passed 4/0.

4. Discussion and possible action regarding updating the signatories to KEDC's bank account.

Mr. McGregor requested the removal of former Executive Director Anne Glasscock as the KEDC bank signature authority and added Stewart McGregor.

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

Mr. McGregor discussed with the board the approval of future KEDC checks to be signed digitally.

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 6:43 pm.

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

President Gillenwater reconvened into open session at 7:02 pm.

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

No actions taken at this time.

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

There being no further business, President Gillenwater adjourned the meeting at 7:07 PM.

APPROVED:

Charles Gillenwater, President

ATTEST:

Ben Brashear, Secretary/Treasurer



**MINUTES OF THE
CITY COUNCIL MEETING
MONDAY, NOVEMBER 22, 2021 - 6:00 PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142**

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER Mayor calls the City Council Meeting to order, states the date and time, state Councilmembers present, and declares a quorum present.**

Chairman calls the KEDC Meeting to order, states the date and time, state Directors present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:00 PM. Councilmembers present were Jeff Jordan, Patty Patterson, Carole Aga, Lisa Parker, and Barry Ratcliffe. Councilmembers Jeff Council and Matt Phillips were absent. Mayor Jordan declared a quorum present.

President Gillenwater called the KEDC meeting to order at 6:00 PM . Directors present were Charles Gillenwater, Ben Brashear, Gail Godwin-Mason and Barry Ratcliffe. President Gillenwater declared a quorum present.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Attorney Emily Bowlin, City Secretary Jessie Hanks, Finance Director Mary Wennerstrom, KEDC Executive Director Stewart McGregor, Human Resource Coordinator Lexie Hanson, Fire Chief Ronnie Davis, Fire Captain Jeremy Hatcher, Fire Lieutenant Tanner Jones, Firefighter Chris McCarter, and Firefighter Rustin Bateman.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the Council/KEDC 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 City Council or KEDC on any subject but must first complete a Request to Speak Form so that the Mayor or Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council or KEDC as a whole. **When addressing the Council or KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council or the Chairman and KEDC Directors.**

No comments were given.

PRESENTATION

1. GFOAT Budget Award Presentation and Discussion

Mr. Slye presented the GFOAT Budget Award to Ms. Wennerstrom and expressed his appreciation for the Finance Department's hard work to obtain this award. He outlined the qualifications to receive the award.

2. Fire Department Promotion Recognition Presentation and Discussion

Chief Davis introduced the new promotions and positions in the fire department. Fire Captain Jeremy Hatcher, Fire Lieutenant Tanner Jones, Firefighter Chris McCarter, and Firefighter/Engineers Rustin Bateman all participated in the badge ceremony.

EXECUTIVE SESSION

Mayor Jordan and President Gillenwater adjourned into the Executive Session at 6:08 PM.

3. The City Council and the KEDC will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
 - a. Texas Government Code §551.072: Deliberation regarding Real Property, to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person: County Owned Property and TxDOT Property

RECONVENE INTO OPEN SESSION In accordance with Texas Government Code, Chapter 551, the City Council and KEDC will reconvene into Regular Session.

Mayor Jordan and President Gillenwater reconvened into open session at 7:10 PM.

KEDC DISCUSSION/ACTION ITEMS

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

Director Godwin-Mason made a motion to authorize the Executive Director to submit an offer contract for a designated county property for \$500 with a 60-day option period with a not to exceed amount of \$750,000 and a 12-month lease back option. The motion was seconded by Director Lucas and passed 5/0.

KEDC ADJOURNMENT

There being no further business for the KEDC, President Gillenwater adjourned the KEDC meeting at 7:11 PM.

COUNCIL DISCUSSION/ACTION ITEMS

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

Councilmember Aga made a motion to authorize the City Manager to negotiate an offer not to exceed \$200,000 for the South Jackson Property. The motion was seconded by Councilmember Parker and passed 5/0.

6. Consider and take appropriate action on Resolution R-37-21, a resolution of the City Council of the City of Kaufman, Texas, setting a Public Hearing under Sec. 372.009 of the Texas Local Government Code for the creation of the City of Kaufman Public Improvement District Number Two within the City of Kaufman, Texas; providing a copy of the Petition; providing a copy of the Notice of Public Hearing; and authorizing the issuance of such Notice by the City Secretary of Kaufman, Texas regarding the Public Hearing as required by law. (Prairie Creek Development)

Councilmember Ratcliffe made a motion to approve Resolution R-37-21 as presented. The motion was seconded by Councilmember Parker and passed 5/0.

ADJOURNMENT

There being no further business, Mayor Jordan adjourned the meeting at 7:15 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting
Date: 12/14/2021

Date: 12/08/2021

Item #: 3.

**Dept.: Economic
Development
Corporation**

Action Item

SUBJECT:

Discussion and possible action regarding a site improvement matching grant application for the property located at 2400 Tabor Parkway.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:



Kaufman EDC Property Enhancement Incentive Program

PROJECT APPLICATION

Application must be submitted and approved BEFORE any work is done on your project!

Applicant name: Kevin M^c Cormick

Mailing address: P.O. Box 1083 Forney TX 75126

Telephone: 972-740-2136 E-mail: Kevin@Furniture-n-Cabinets.com

Applicant is a ☒ corporation, ☐ partnership, ☐ proprietorship, or ☒ individual
Non Profit ☐

Applicant is a ☒ property owner or ☐ tenant / lessee (If tenant, must return letter of Property Owner Approval.)

Business name: Furniture-n-Cabinets inc.

Type of business: Kitchen cabinet & furniture mfg.

Property address: 2400 Tabor Parkway OR

Legal description of property: _____

Project Information

Description of proposed eligible improvements: TO improve & enhance the existing building to complement surrounding AREA. PLEASE SEE ATTACHED WORKSHEET

Requested grant amount: \$ _____

General or Main Contractor

Name

Firm

Phone

TBD

Contractor Address: _____

Estimated start date of construction: JAN 25, 2022

Estimated completion date of construction: JULY 1, 2022

Description of other improvements planned to property not eligible for grant funding:

INTERIOR ALSO TO CREATE SHOW ROOM / RETAIL
STORE / OFFICES

Describe source of matching funds: OUT OF POCKET EXPENSES

Attachments

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

☒ Project budget

☐ Written bids for work to be completed (minimum two (2) required)

☐ Letter of property owner approval (if a tenant is applying)

☒ Drawings or renderings that illustrate improvements (if available)

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

Only complete applications may be considered for approval. Applications should be delivered to the Kaufman Economic Development Corporation, 209 S. Washington, Kaufman, Texas, 75142

Applicant (signature):



Date:

12/10/21

Address**2400 Tabor Pkwy****Kaufman****Tx****Date 12 09 21****EXTERIOR PROJECTS**

Replace existing windows	\$2,400.00	8 windows 42" x 42"
Add awnings trim at windows	\$4,000.00	8 wiindows
Add new customer entrance		
on Kings Port Pkwy	\$10,000.00	double glass doors with custom trim
Add faux stone panels to		
36"t on Kings Port and Tabor Pkwy		
sides of building	\$27,000.00	Genstone panels installed
Add custom trim to all windows		
and doors on exterior	\$3,000.00	
Add new driveway entrance		
on Kings Port Pkwy	\$20,000.00	concrete
Signage-install sign on		
Kings Port side of building	\$3,000.00	install electrical for lighting and sign
Add accent lighting on 2 sdes		
of building	\$1,200.00	sconce style exterior wall lighting
Extend pavement drive to		
new driveway entrance on		
Kings Port side of building	\$10,000.00	
Replace existing chain link fence		
with wrought iron fencing		
at rear of building	\$7,500.00	
Replace 4 overhead doors		
on Tabor Pkwy side of building	\$4,800.00	improve esthtics of building exterior

--

	\$92,900.00	

MATCHING AMOUNT

\$1,200.00

\$1,000.00

\$1,500.00

\$4,000.00

\$0.00

\$4,000.00

\$750.00

\$300.00

\$0.00

\$0.00

\$0.00

\$12,750.00

Furniture-n-Cabinets

Your Home, Your Way

10640 W US Highway 80 Forney, Texas 972-552-1914

11/04/2021

Furniture-n-Cabinets inc. provides the finest products and services available within the kitchen cabinet and unfinished Furniture industries. We will tailor our product around your budget, as basic or elaborate as desired. Our luxury crafted cabinets are designed to embrace and accentuate your lifestyle and personality.

Furniture-n-Cabinets builds and installs custom cabinetry for any room in you home or business including Kitchen Cabinets, Bookcases, Entertainment, Computer and Media Centers, Home Office, Garage Cabinets, Custom Closet cabinets, Laundry Centers and Bathrooms. All created to your specifications in materials, style and design.

Our custom upgrades are endless to what we can do for you. If you have an idea of what you want, we are committed to helping create that dream for you. Whether it's a decorative Vent Hood, Pantry with Pull-out Shelving, Plate & Wine Racks, or simply making your Spice Rack more easily accessible for you.

Our knowledge and experience help in making your decision process go a little more smoothly and efficiently.

Furniture-n-Cabinets

Your Home, Your Way

10640 W US Highway 80 Forney, Texas 972-552-1914

11/04/2021

FURNITURE-N-CABINETS INC. IS A CUSTOM CABINET SHOP PROVIDING WOOD CABINET TYPE PRODUCTS FOR YOUR HOME
WE HAVE BEEN IN FURNITURE/CABINET BUSINESS FOR 30+ YEARS DESIGNING AND FABRICATING ALL VARIETIES OF CUSTOM
PIECES

WE SERVE A LIMITED NUMBER OF RESIDENTIAL CUSTOM HOME BUILDERS WITH CUSTOM CABINETS FOR THEIR NEW HOMES
WORKING DIRECTLY WITH THEIR CUSTOMERS

OUR SHOWROOM/STORE SERVES HOMEOWNERS WITH CUSTOM FURNITURE AND CABINETS FOR THEIR HOMES WHETHER IT BE
REMODELING THEIR KITCHEN OR A CUSTOM PIECE OF FURNITURE TO FIT THEIR NEEDS

WE OFFER DELIVERY AND INSTALLATION OF ALL OF OUR PRODUCTS IN BOX VAN TYPE TRUCKS ONLY

CURRENTLY WE HAVE 22 PEOPLE EMPLOYED IN SHOP, SHOWROOM, AND OFFICE

DESIGN AND INSTALL RESIDENTIAL CUSTOM CABINETS

HOURS OF SHOP OPERATION 7:30AM TO 4:00PM (OCCASIONAL OVERTIME TILL 6:00PM) MONDAY THRU FRIDAY

HOURS OF SHOWROOM/RETAIL STORE 9:00AM TO 4:00PM MONDAY THRU SATURDAY

LOW LEVEL OF NOISE CREATED-- STANDARD WOODWORKING MACHINERY USED

Furniture-n-Cabinets

Your Home, Your Way

WE WOULD LIKE TO IMPROVE THE ASTHETICS OF CURRENT BUILDING TO INCLUDE THE FOLLOWING:

INSTALL STONE AND LEDGER 36" UP FROM GROUND LEVEL ON THE KINGS PORT PKWY AND TABOR PKWY SIDES OF BUILDING TO COMPLIMENT THE SURROUNDING BUSINESS AREA

INSTALL WINDOW AND DOOR WOOD TRIM ACCENTS AROUND EXISTING WINDOWS

INSTALL NEW SHOWROOM ENTRANCE GLASS DOOR ON KINGS PORT PKWY SIDE OF BUILDING WITH WOOD TRIM ON SIDES AND TOP OF NEW GLASS DOOR, THIS WOULD BE CUSTOMER ENTRANCE FOR SHOWROOM / RETAIL STORE

INSTALL NEW OVERHEAD DOORS TO ENHANCE THE OUTWARD APPEARANCE OF BUILDING

OVERALL FRESHEN AND CLEAN UP OUTSIDE OF BUILDING TO MAKE MORE RETAIL CUSTOMER FRIENDLY

INSTALL NEW FENCE AROUND REAR CONCRETE PARKING AREA

ADD NEW DRIVEWAY/ENTRANCE AT REAR PORTION OF PROPERTY ON KINGS PORT PKWY FOR ACCESS TO PARKING LOT IN REAR OF BUILDING, ALSO TO CREATE A ONE-WAY ENTRANCE AND EXIT ON KINGS PORT PKWY

2400 Tabor Parkway

Parking space- 9' x 18'

27 PARKING SPACES

40 Total Parking spaces

780

7 Parking spaces

OVERHEAD DOOR

HERITAGE PARK, LOT 4; & BUILDING
PROPERTY ID 49846

WAREHOUSE/SHOP

3-doors

OVERHEAD DOORS 3
DOCK HIGH

OFFICES

SHOWROOM AREA

ENTRANCE DOOR

GRASS

CONCRETE DRIVE 12'W x 250'L

PAVED PARKING

6 Parking spaces
9'W x 22'L

GRASSY AREA

EXIT

ENTER

EXISTING DRIVEWAY

KINGS PORT PKWY

PROPOSED NEW DRIVEWAY

GRASS AREA

2016

24'

Furniture-n-Cabinets

furniture-n-cabinets.com

Kevin McCormick

972-740-2136

☐ Approved

☐ Change/Date

Name: Furniture-n-cabinets Inc.

Address: 2400 Tabor Parkway

City: Kaufman

Job #: 2400 Tabor Parkway

State: tx

County:

Title: Building

Scale:

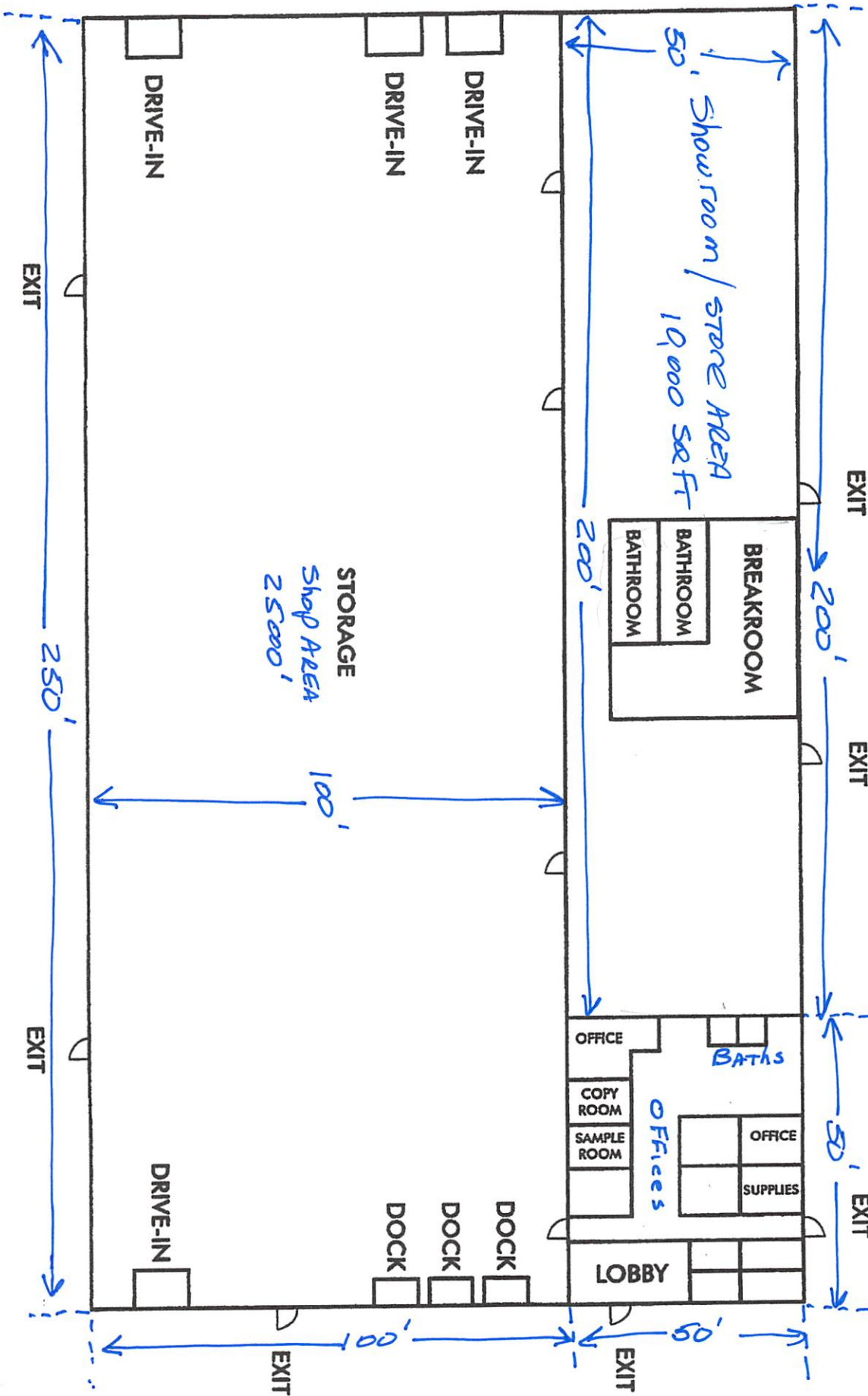
Date: 11/04/21

DWG. By: kmc Sheet #

32 parking spaces

BUILDING LAYOUT

Kings Port Pkwy

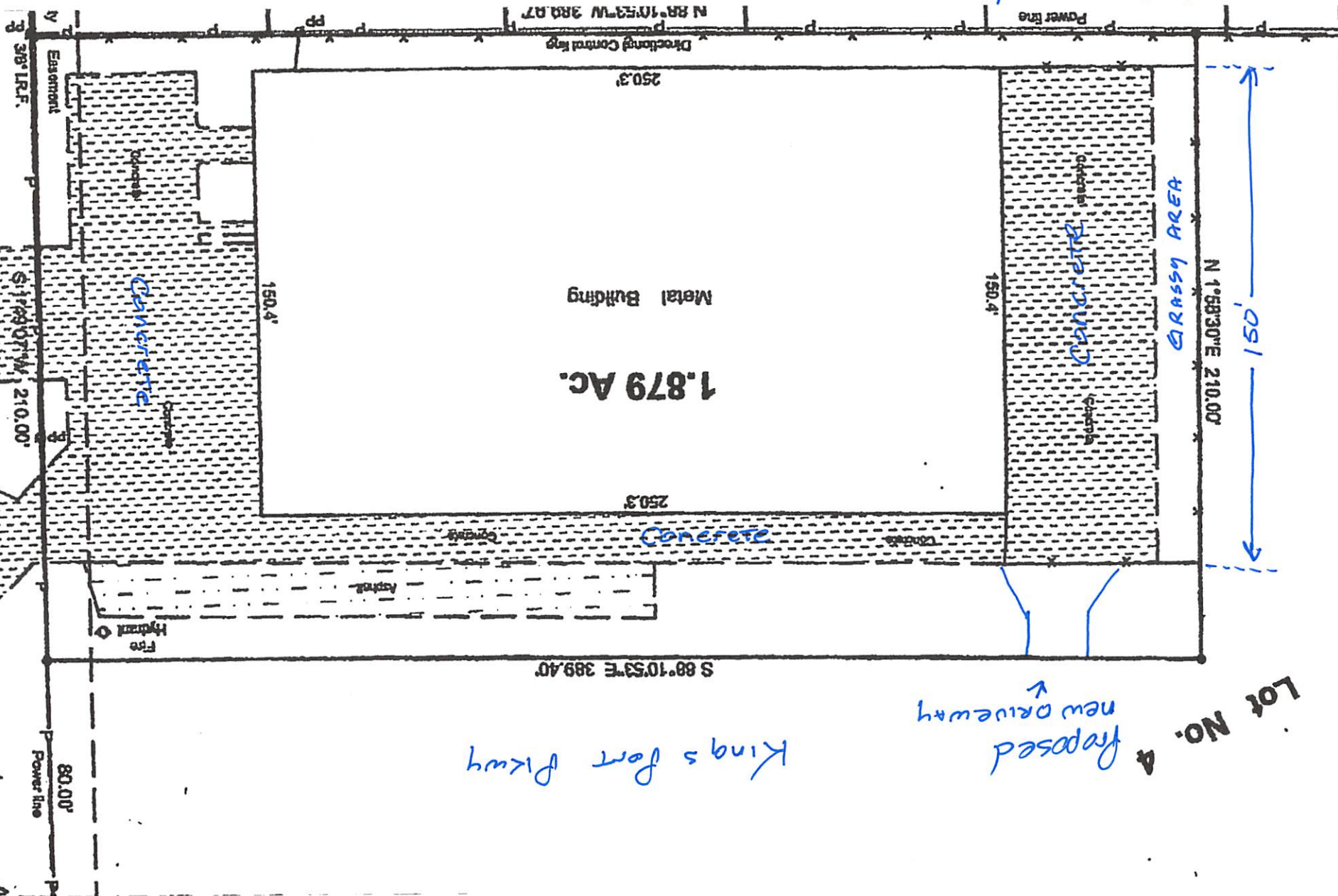


Tabor Pkwy

Tabor Pkwy

County Road No. 151

(a.k.a. Old Kemp Highway)





Room 19 no ceiling

1 : 100

Stone and ledger installed 36" above ground level
 Kings Port Pkwy side of building
 Install window & door wood trim accents around existing windows
 Install new glass entrance door on Kings Port Pkwy side of building
 with wood trim accents on sides & top
 this would be the customer new entrance for the showroom/store

Furniture-n-Cabinets

furniture-n-cabinets.com

Kevin McCormick

972-740-2136

☐ Approved

☐ Change/Date

Name: Furniture-n-cabinets Inc.

Address: 2400 Tabor Parkway

City: Kaufman

Job #: 2400 Tabor Parkway

State: tx

County:

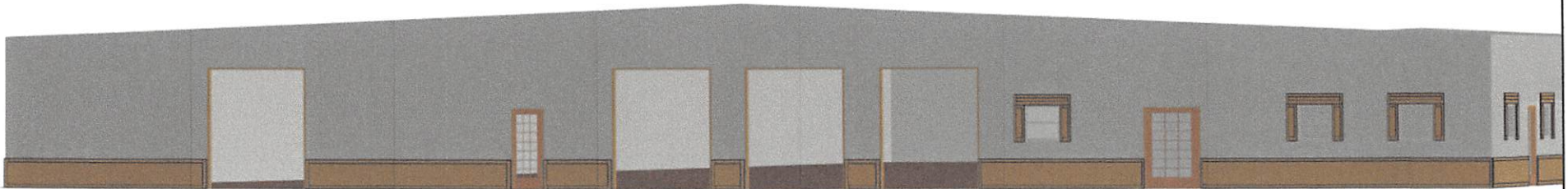
Title: Building

Scale:

Date: 11/04/21

DWG. By: kmc Sheet #

Sheet 27



Room 19 no ceiling

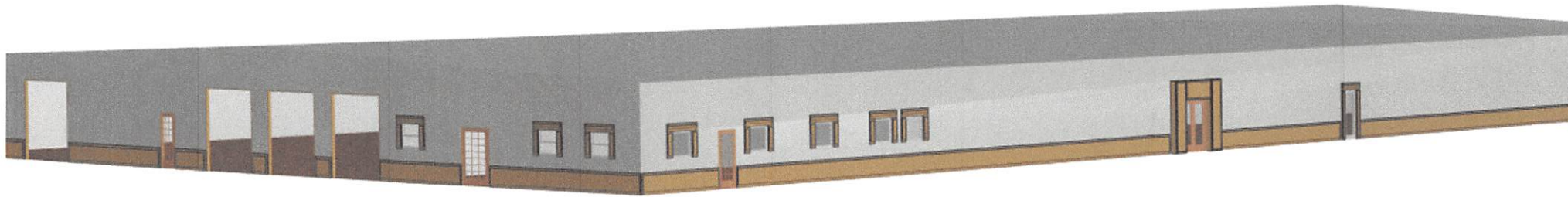
1 : 75

2400 Tabor Parkway Tabor Pkwy side

Stone and ledger installed 36" above ground level
Tabor Parkway side of building

Install window & door wood trim accents around existing windows
Install new overhead doors

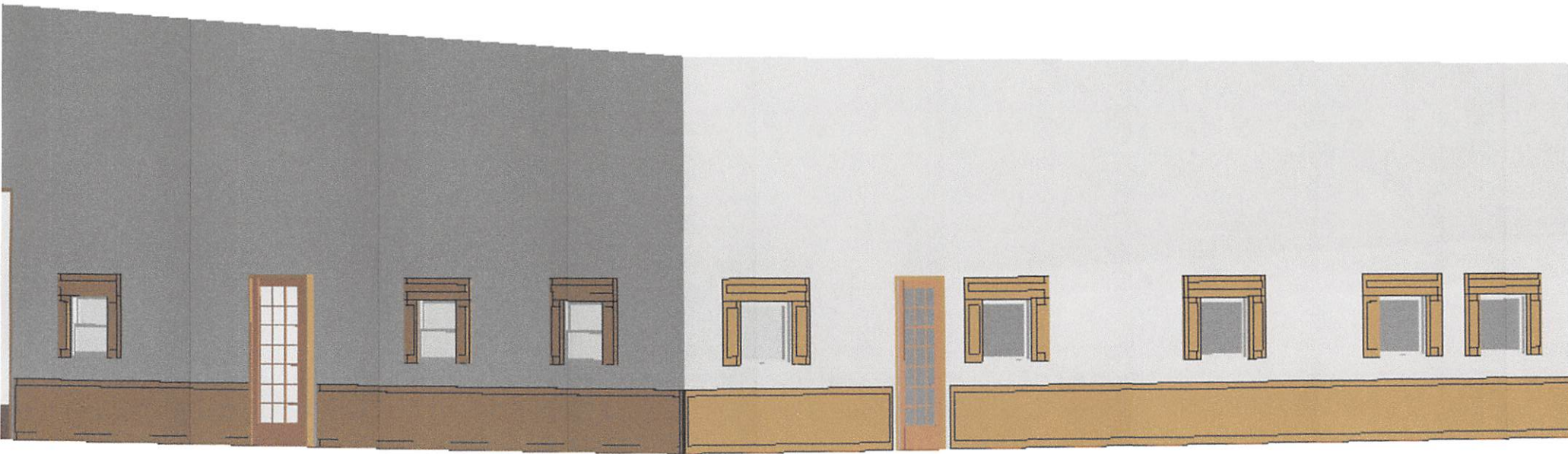
Furniture-n-Cabinets furniture-n-cabinets.com Kevin McCormick 972-740-2136	☐ Approved ☐ Change/Date	Name: Furniture-n-cabinets Inc.		Title: Building	
		Address: 2400 Tabor Parkway		Scale:	Date: 11/04/21
		City: Kaufman	State: tx	DWG. By: kmc Sheet #	
		Job #: 2400 Tabor Parkway	County:	Sheet 29	

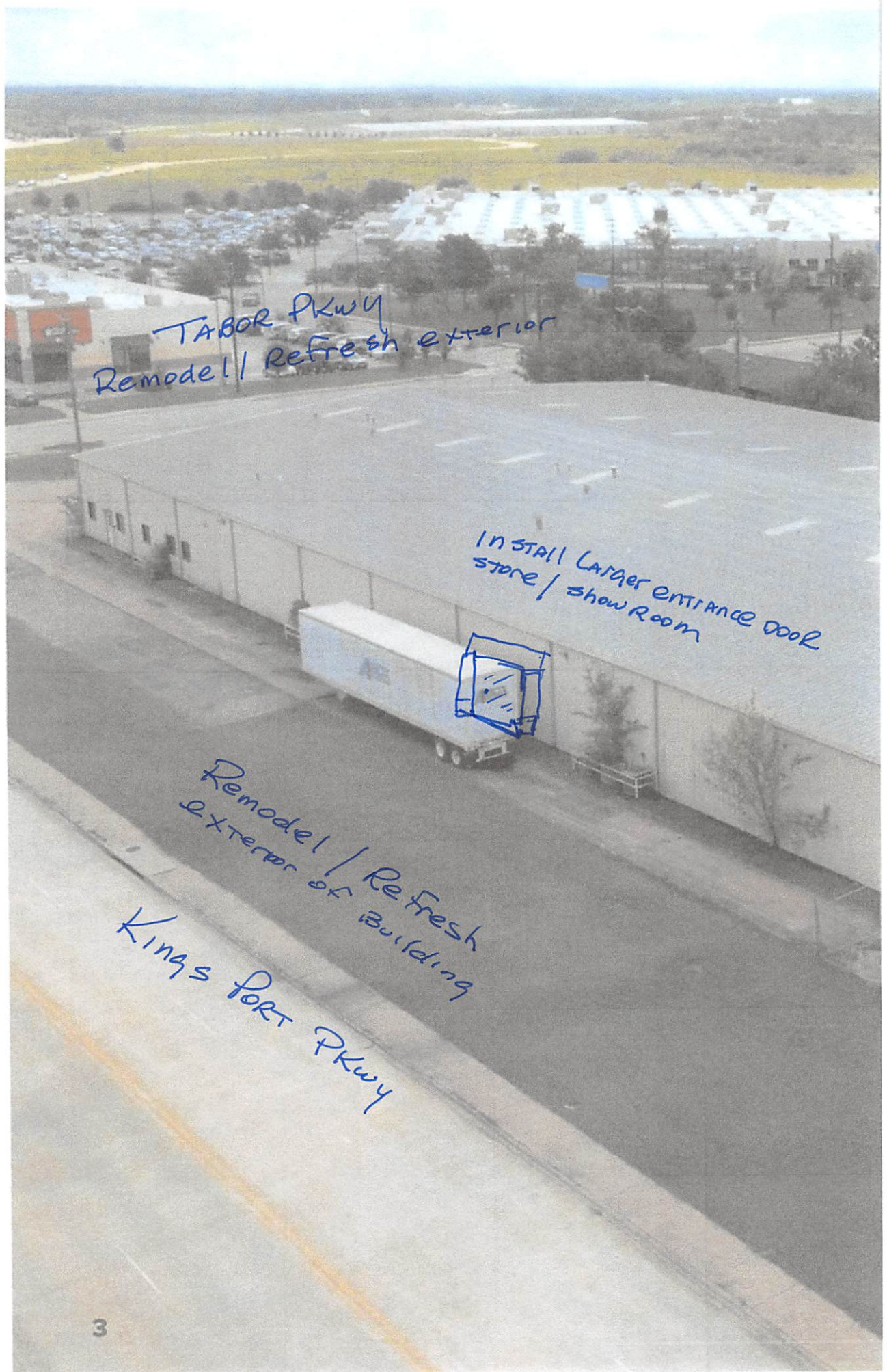


building w/ceiling

Furniture-n-Cabinets furniture-n-cabinets.com Kevin McCormick 972-740-2136	☐ Approved ☐ Change/Date	Name: Furniture-n-cabinets Inc.		Title: Building	
		Address: 2400 Tabor Parkway		Scale:	Date: 11/04/21
		City: Kaufman	State: tx	DWG. By: kmc Sheet #	
		Job #: 2400 Tabor Parkway	County:	Sheet 33	

2400 Tabor Parkway



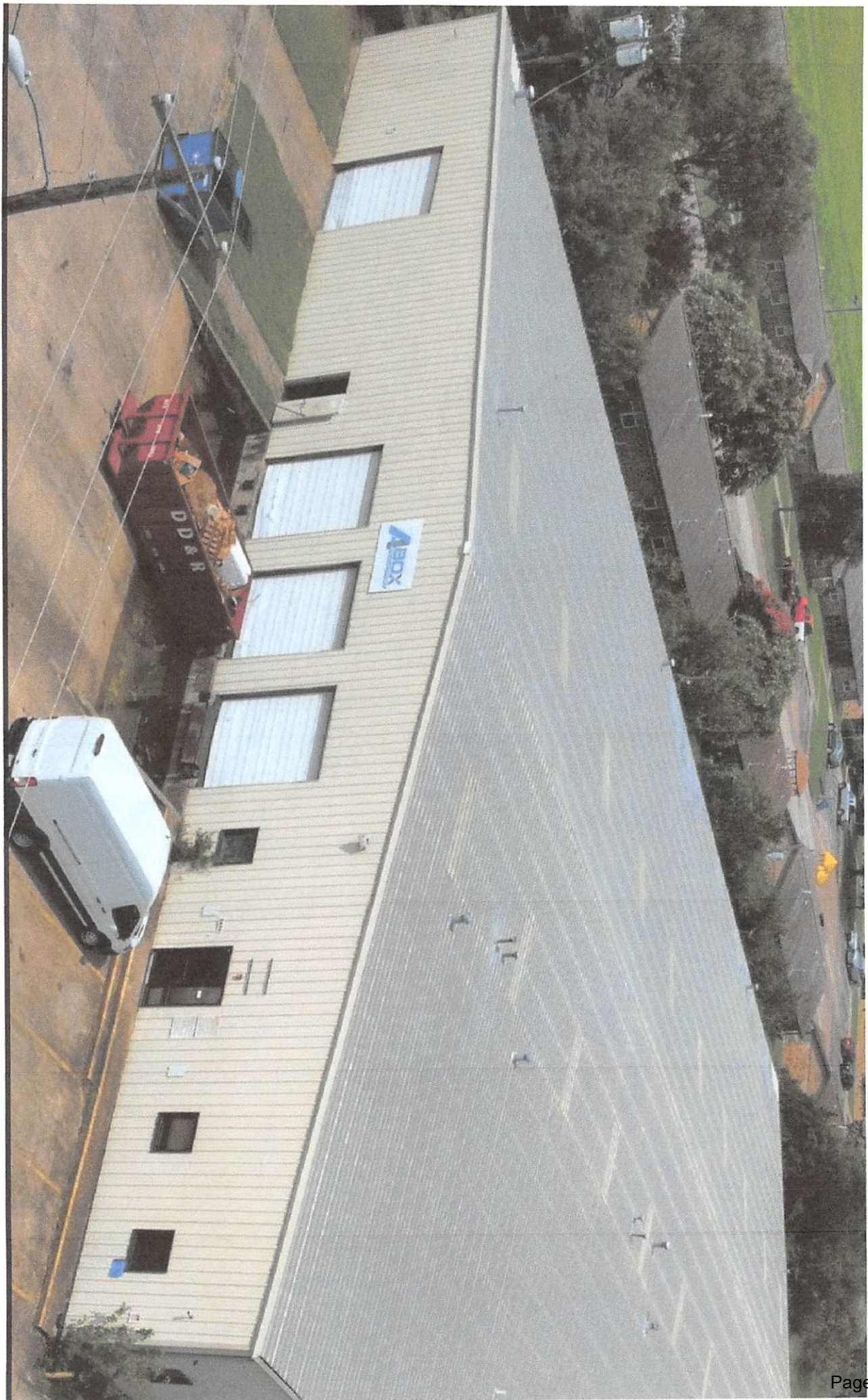


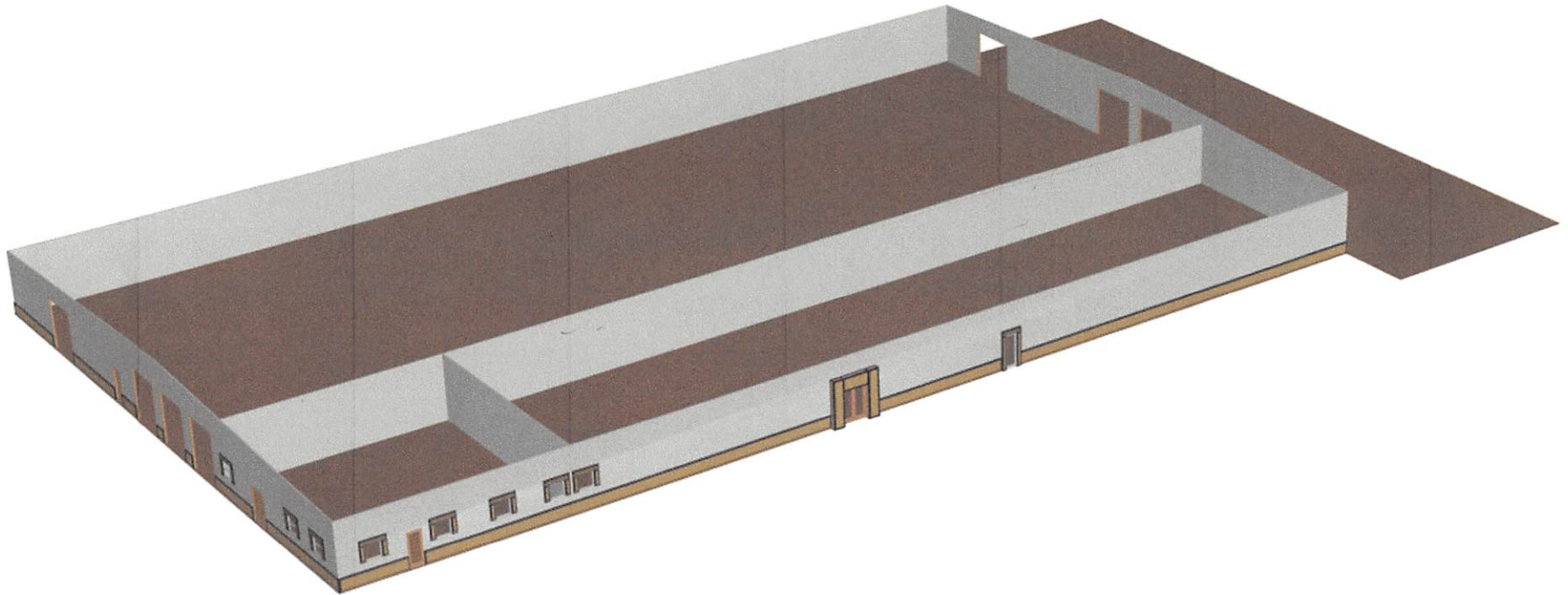


Remodel / ReFresh exterior









Room 19 no ceiling

Furniture-n-Cabinets
furniture-n-cabinets.com

Kevin McCormick 972-740-2136

☐ Approved
☐ Change/Date

1 : 150

Name: Furniture-n-cabinets Inc.

Address: 2400 Tabor Parkway

City: Kaufman

Job #: 2400 Tabor Parkway

State: tx

County:

Title: Building

Scale: Date: 11/04/21

DWG. By: kmc Sheet #

Sheet 34



Genstone panels applied to metal panels







Furniture-n-Cabinets
Your Home, Your Way

10640 W US Highway 80 Forney, Texas 972-552-1914

**PICTURE ASSORTMENT OF
SHOWROOM / RETAIL STORE
CURRENT FORNEY LOCATION
CUSTOM CABINET SALES
UNFINISHED FURNITURE, CUSTOM CABINET
DISPLAYS, FINISHED FURNITURE**

Kitchen Design Center

Furniture-n-Cabinets
Your Home, Your Way

Unfinished
Furniture

Furniture-n-Cabinets
Factory Outlet Store

OPEN

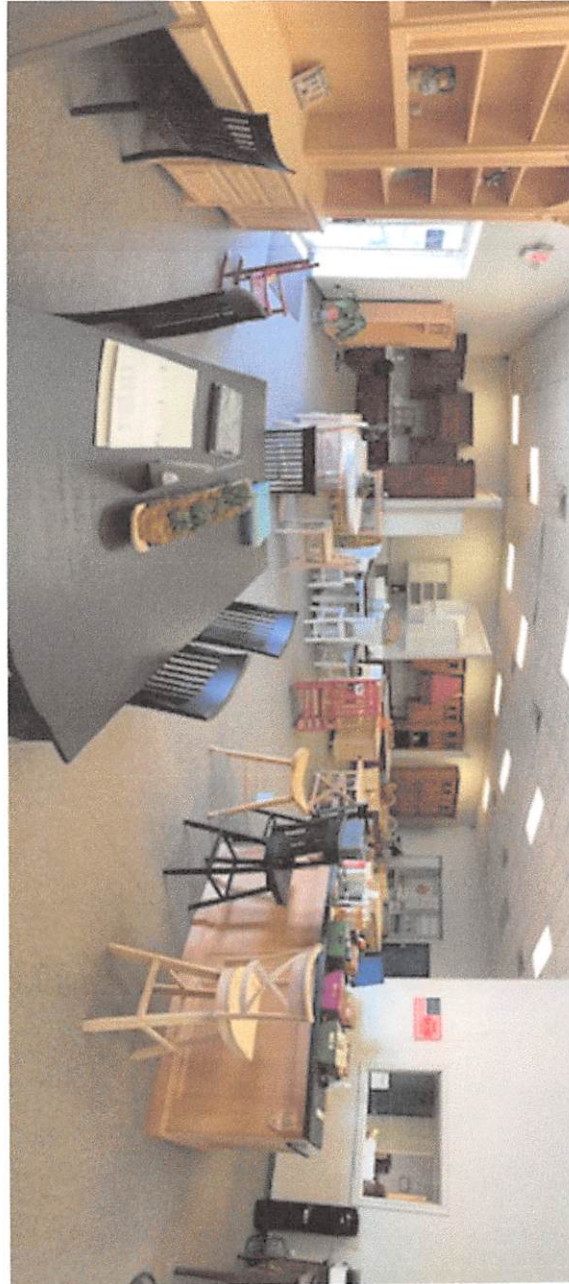
























Furniture-n-Cabinets
Your Home, Your Way

10640 W US Highway 80 Forney, Texas 972-552-1914

CUSTOM IN HOUSE DESIGN CABINETS

PICTURE ASSORTMENT

**CUSTOM KITCHEN CABINETS-BATH CABINETS-OFFICE/LIBRARY-FAMILY
ROOMS-LAUNDRY/MUDROOMS -GARAGE CABINETS-WINE ROOMS-CUSTOM
CLOSETS- 100% OF OUR WORK IS CUSTOM CABINETS**











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Wine CABINETS



Wine Rooms





Garage Cabinets





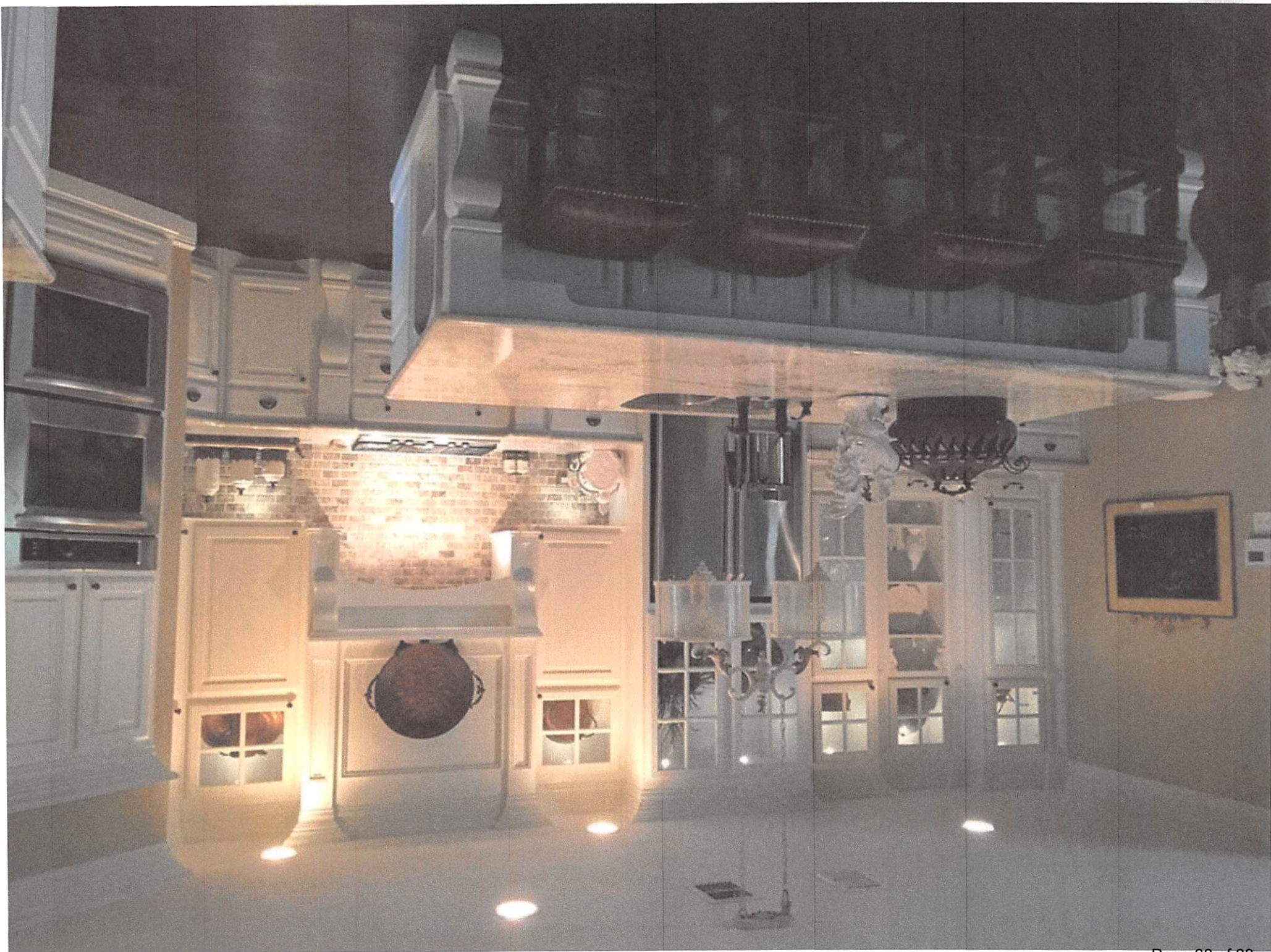














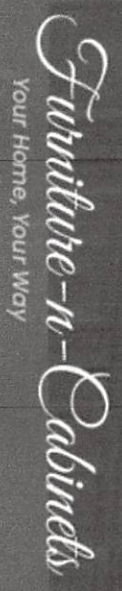


Furniture-n-Cabinets

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10640 W US Highway 80 Forney, Texas 972-552-1914

SCREENSHOTS/INFO FROM OUR WEBSITE
FURNITURE-N-CABINETS.COM



Contact Furniture-n-Cabinets

Home / Contact

Factory Outlet Store

Furniture-N-Cabinets

10640 W US Highway 80

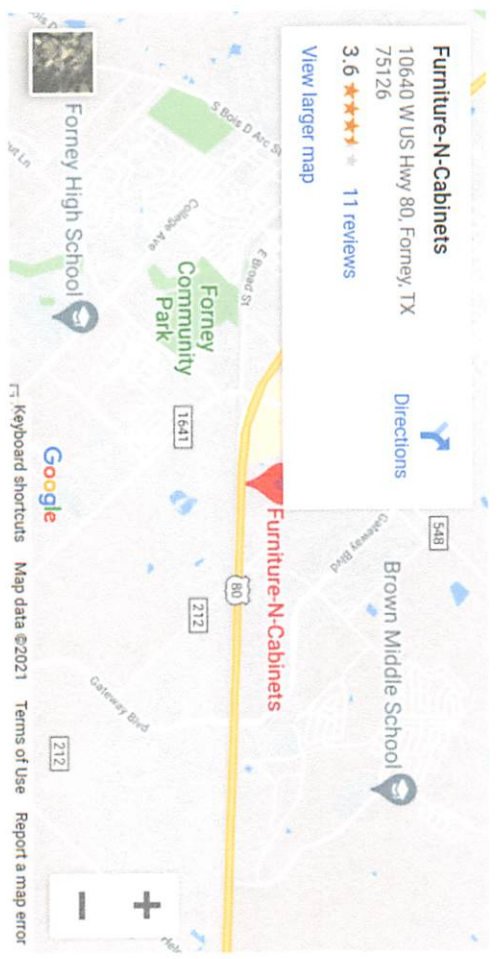
Forney, TX 75126

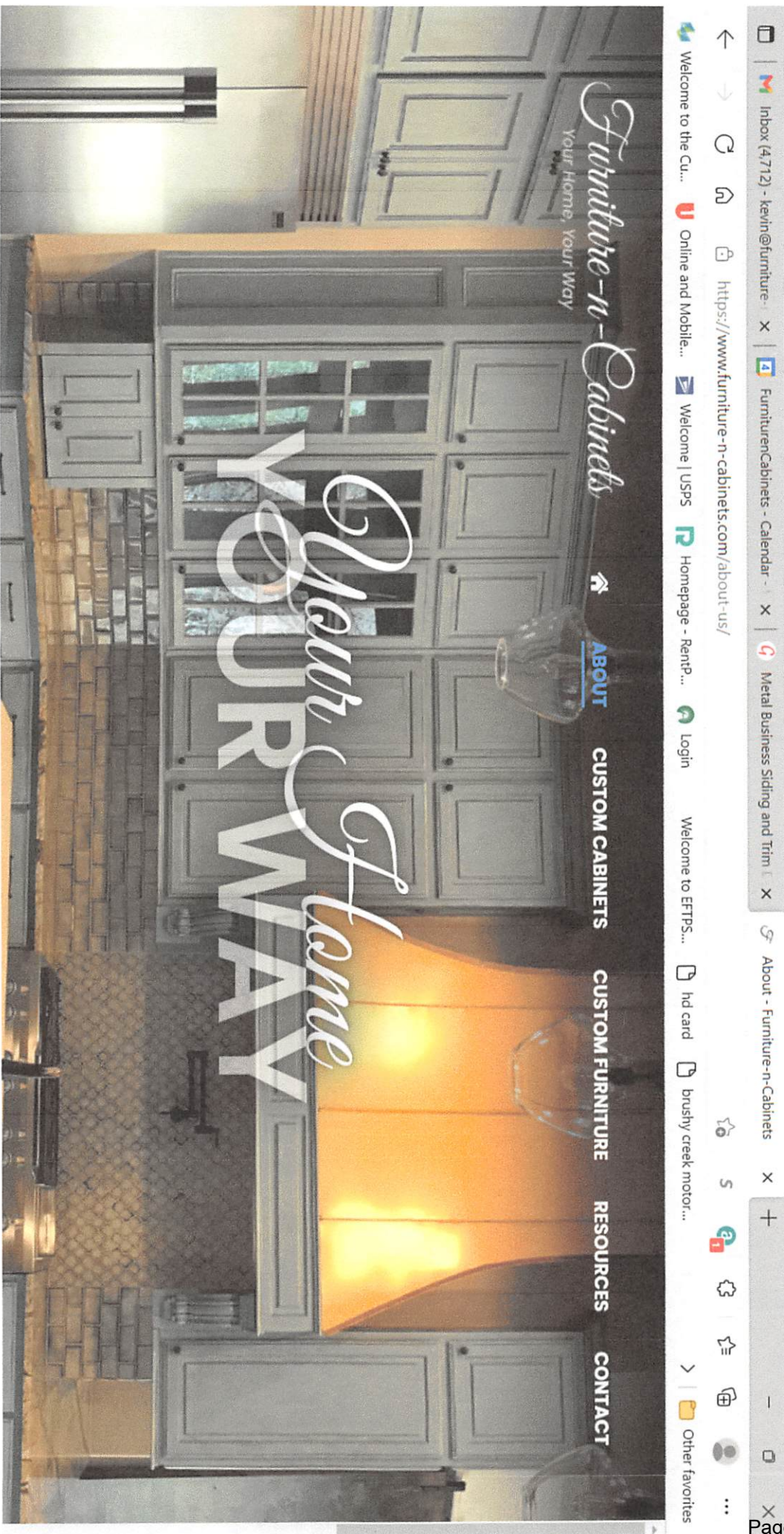
Phone: (972)552-1914

Fax: (972)552-2904

Outlet Hours: Monday-Saturday 9am - 4pm

Request More Information





About Us



About Us

Home / About

Our 20+ years of experience and expertise in the furniture manufacturing business has enabled us to blend all the qualities of fine cabinets and furniture to create a truly unique and distinguishable style.

Located in Forney, TX has allowed Furniture 'N Cabinets to service the DFW Metroplex area for all your unfinished or finished cabinet and furniture needs.

Consider us on your next project for a rewarding experience and products that always exceed customer expectations. You will not be disappointed with our commitment, quality and capabilities.

For More Information Contact Us Today

Shop for Custom Furniture at Our Outlet Store

Associations

Furniture-n-Cabinets
Your Home, Your Way

furniture needs. **ABOUT CUSTOM CABINETS** **CUSTOM FURNITURE** **RESOURCES** **CONTACT**
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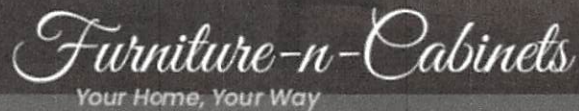
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ABOUT

Scroll Down

CUSTOM CABINETS

CUSTOM FURNITURE

RESOURCES

CONTACT

Custom Furniture and Cabinets

Furniture 'N Cabinets provides the finest products and services available within the kitchen cabinet and unfinished furniture industry. We will tailor our product around your budget, as basic or elaborate as desired. Our luxury crafted cabinets are designed to embrace and accentuate your lifestyle and personality.

Furniture 'N Cabinets builds and installs custom cabinetry for any room in your home or business including Kitchen Cabinets, Bookcases, Entertainment, Computer and Media Centers, Home/Office, Garage Cabinets, Closet Organizers, Laundry Centers and Bathrooms. All created to your specifications in materials, style and design.

Our custom upgrades are endless to what we can do for you. If you have an idea of what you want, we are committed to helping create that dream for you. Whether it's a decorative Vent Hood, Pantry with Pull-out Shelving, Plate & Wine Racks, or simply making your Spice Rack more easily accessible for you.

Our knowledge and experience help in making your decision process go a little more smoothly and efficiently.

Custom
CABINETS

Custom
FURNITURE



Specialty Furniture

Scroll Down to Browse Gallery





Development District:

- Four sides of Town Square plus one block in each direction
- Washington St. Corridor from Town Square to Houston St.
- Mulberry Street from Town Square to new Hwy. 34 by-pass
- U.S. 175 Frontage Roads from Houston St. Bridge to eastern city limits.

Improvements Available for Matching Grants from EDC:

Facade

- Replacing windows
- Painting front facades
- Awnings- repair, replace, remove
- Addition of brick/stone and brick/stone veneers

Sidewalks

- Addition of sidewalks
- Repair of broken/sunken sidewalks

Parking and Drives

- Remove or relocate existing drives
- New parking paving
- Resurfacing/stripping

Landscaping

- Removal of old plants
- Planting new plants/trees
- Accent lighting

Signage

- Removal of pole signs
- Adding new monument signage
- Adding projecting signs (town square)
- New Sign that adds to the character, charm and/or culture of the development district. Meets established sign regulations. Is consistent with business type and building design.

Pedestrian Amenities

- Addition of bus stop
- Outdoor dining/seating

Matching Grant Schedule

Facade

- Awnings 50% match up to \$1,000 max
- Windows 50% match up to \$2,500 max
- Painting 50% match up to \$2,000 max
- Addition of brick/stone 50% match up to \$4,000 max

Doors

- 50% match up to \$1,500 max

Roof Replacement

- 50% match up to \$5,000 max

Sidewalks

- 50% match up to \$3,000 max

Parking and Drives

- 50% match up to \$4,000 max

Landscaping

- 25% match up to \$2,000 max

Signage

- 25% match up to \$1,500 max

Pedestrian Amenities

- Bus stop 50% match up to \$1,000 max
- Others 50% match up to \$1,500 max

Other Improvements

- The committee will consider additional improvements as requested in the application on a case by case basis provided these improvements are also part of the construction estimates presented at the time of the application.

Participants

- Sole proprietors, for-profit, non-profit, no taxes or debt owed to city, in business at least 2 years.
- Tenants with multi-year lease
- Ineligible – government agencies, non-conforming zoning uses

Ineligible Improvements

- Playground or recreational equipment
- Unlicensed contract work
- New commercial construction
- Adding burglar bars
- Interior remodel
- Fencing
- “Sweat Equity”

Targeted Areas/Businesses

- Town square and central business district
- Main commercial corridors
- Entry portals to community
- Retail, restaurants, grocery, medical offices

Purpose of Program:

- Promote Economic Development
- Retention of Existing Businesses
- Improve town square and central business district
- Revitalize existing commercial areas
- Increase values of property
- Support unique architectural style
- Promote and develop new or expanded business enterprises



To obtain an application or for more information contact Executive Director,
Kaufman EDC at 972-932-5332 or e-mail to aglasscock@kaufmanchamber.com



Meeting
Date: 12/14/2021

Date: 12/07/2021

Item #: 4.

**Dept.: Economic
Development
Corporation**

Action Item

SUBJECT:

Discussion and possible action regarding KEDC's commitment to the City's Inclusive Park project.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:



Meeting
Date: 12/14/2021

Date: 12/07/2021

Item #: 5.

Dept.: Economic
Development
Corporation

Action Item

SUBJECT:

Discussion and possible action regarding an internal budget amendment for the FY 2022 KEDC Budget.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:

2021/2022 Approved EDC Budget

	Category	2022 Budget
REVENUES		
	Sales Tax	\$ 475,000.00
	Interest Earned	\$ 475.00
	From Fund Balance	
	Loan Revenue	\$ 10,000.00
	Land Sales	\$ 50,000.00
Total		\$ 535,475.00
EXPENDITURES	Salaries	\$ 128,250.00
	Part Time Salaries	
	Meetings	\$ 1,200.00
	Expense Allowance	\$ 250.00
	Contract Services & Staffing	\$ 90,681.00
	Professional Services	\$ 8,700.00
	Professional/Technical & Auditing	\$ 15,750.00
	Promotional Materials	\$ 3,000.00
	Miscellaneous/Office Supplies	\$ 100.00
	Communications	
	Postage	\$ 150.00
	Advertising	\$ 16,930.00
	Dues & Subscriptions	\$ 2,500.00
	Utilities (Park)	\$ 480.00
	Non Capital Minor Tools/Software	\$ 2,500.00
	Insurance	\$ 1,100.00
	Tuition & Education	\$ 3,137.00
	Travel	\$ 10,146.16
	Chapter 380 Funding	\$ -
	Highway 34 By-Pass Funding	\$ 100,000.00
	Maintenance - Grounds	\$ 12,000.00
	Land Purchases	\$ -
	Prairie Creek Construction	0
	Matching Grant Site Improvement	\$ 40,000.00
	Incentives/Intergovernmental	\$ 98,600.84
	Total Expenses	\$ 535,475.00
	Net Income (loss)	\$ -
	Net Income without Fund Balance	\$ -

FY 2022 Budget Adjustments	
Advertising	Amount
New Traffic Counts (Decrease)	\$ 1,000.00
Kaufman Herald Ads (Decrease)	\$ 500.00
BRE - 12 at 12 Lunch Meetings (Decrease)	\$ 3,000.00
Dues & Subscriptions	Amount
TEDC Membership (Decrease)	\$ 475.00
Tuition & Education	Amount
TEDC Conference Registration (Decrease)	\$ 250.00
TML (Decrease)	\$ 200.00
Travel	Amount
TEDC Mid Year Travel (Decrease)	\$ 350.00
TEDC Conferences - Hotel & Parking (Decrease)	\$ 800.00
Incentives/Intergovernmental	Amount
Unallocated Expense	\$ 23,600.84
TOTAL DECREASE	\$30,175.84

FY 2022 Budget Adjustments	
Dues	Amount
International Economic Development Council (New)	\$ 455.00
Dallas Business Journal (New)	\$ 100.00
Kaufman Herald (New)	\$ 35.00
North Texas Commercial Assn. of Realtors (NTCAR) (New)	\$ 250.00
Travel	Amount
Industry Trade Shows/Site Selector Events (New)	\$ 2,000.00
Meals (New)	\$ 935.84
TEDC Board Retreat Hotel & Parking (New)	\$ 250.00
Tuition & Education	Amount
TEDC Board Retreat (New)	\$ 300.00
IEDC Conference/Continuing Ed (New)	\$ 500.00
Webinars (Increase By)	\$ 200.00
Meetings	Amount
NTCAR Events/Expo (New)	\$ 1,200.00
Industry Trade Shows/Site Selector Events (New)	\$ 3,500.00
Meetings (Increase By)	\$ 2,300.00
Miscellaneous/Office Supplies	Amount
Office Furniture (New)	\$ 3,350.00
Wall Map (New)	\$ 3,000.00
Misc. Office Supplies (Increase By)	\$ 1,000.00
Non Capital Minor Tools/Software	Amount
ESRI Business Analyst (New)	\$ 1,100.00
CRM System (New)	\$ 2,500.00
PDF Suite (New)	\$ 200.00
Contract Services & Staffing	Amount
Graphic Design (New)	\$ 2,500.00
Postage	Amount
Postage (Increase By)	\$ 200.00
Advertising	Amount
Publication/Digital Advertising (New)	\$ 4,000.00
Logoed Shirts (Increase By)	\$ 300.00
TOTAL REALLOCATION	\$30,175.84
TOTAL UNALLOCATED	\$ -



Meeting
Date: 12/14/2021

Date: 12/07/2021

Item #: 6.

**Dept.: Economic
Development
Corporation**

Action Item

SUBJECT:

Discussion and possible action regarding setting a regular monthly KEDC Board meeting date and time.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation:



Meeting
Date: 12/14/2021

Date: 12/07/2021

Item #: 7.

**Dept.: Economic
Development
Corporation**

Action Item

SUBJECT:

Discussion and possible action to appoint a designated Public Information Officer for the KEDC.

BACKGROUND:

Author:

Reviewed:
Mike Slye, City Manager

Cost:

Funds Available:

Source:

Recommendation: