



**AGENDA**  
**KAUFMAN ECONOMIC DEVELOPMENT**  
**CORPORATION MEETING**  
**TUESDAY, DECEMBER 21, 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](http://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

1. Executive Director's Report

**STAFF PRESENTATION**

2. Staff presentation on site selection and retail development and discussion.

**DISCUSSION/ACTION ITEMS**

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

4. Discussion and possible action regarding a site improvement matching grant application for the property located at 2400 Tabor Parkway.
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. The KEDC will recess into Executive Session pursuant to Texas Government Code for an executive session regarding the following:
  - A. 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
  - B. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: County Owned Properties, TXDOT Property, Lot 9 - Prairie Creek Crossing Business Park, KEDC-owned properties, Kaufman CAD Parcel ID #49240 & #5313

**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 17, 2021, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

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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](http://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.**

## Executive Director's Report December 21, 2021

### Meetings

- 10/5: East Texas Employment Survey Lunch & Learn
- 10/7: Met w/ Charles Gillenwater (KEDC Board)
- 10/8: Downtown Advisory Committee
- 10/12: 2 Prospect Visits
- 10/13-15: Texas Economic Development Council Annual Conference
- 10/19: Met w/ Dustin Tallant (TVEC) & Art Browning (Industrial Property Owner)
- 10/20: Met w/ new downtown property owner
- 10/25: Quarterly Workforce Meeting w/ Chamber, Meeting on County Properties & County Transportation Meeting
- 10/26: Met w/ Beverly Davis (Realtor), Downtown Building Tour of 105 S. Jackson St.
- 10/28: Met w/ downtown business prospect, Kaufman Chamber Board Meeting, Introductory meeting with Messer, Fort, McDonald Law Firm
- 10/29: Met w/ Kari Rough (The Charter Room), 12 at 12 Lunch w/ Chamber
- 11/1: Tour w/ Venture Commercial Real Estate (retail)
- 11/2: Met w/ Jerry King & Kelley Townsend (Trinity Valley Community College)
- 11/3: Comptroller's Symposium on Economic Development Tools
- 11/4: Project Maple Leaf Site Visit
- 11/5: Met w/ Commissioner Mike Hunt
- 11/8: Met w/ Steve Robertson (American National Bank)
- 11/9: Kaufman County Leadership Council Meeting
- 11/12: Tour w/ Paladin Partners Real Estate (industrial), Met w/ Kemp Outfitters store
- 11/15: Met w/ Ben Brashear (KEDC Board)
- 11/16: Kaufman Chamber Lunch & Tabor Parkway Ribbon Cutting
- 11/18: Met w/ Lori Blaylock (Kaufman ISD)
- 11/19: Monthly 12 at 12 Luncheon
- 11/22: Tour w/ DBA Real Estate (retail)
- 11/30: Tour w/ Range Realty (commercial/industrial), Met w/ industrial prospect
- 12/1: Met w/ Ray & Sandra Rubio/Louis Tijerina
- 12/2: Zoom Call w/ Texas Department of Agriculture Rural Development
- 12/3: Texas Economic Development Council Sales Tax Training
- 12/7: Two development review committee meetings
- 12/8: Met w/ Barry Ratcliffe (KEDC Board)
- 12/9-10: Texas Economic Development Council Board of Directors Retreat
- 12/10: Met w/ Ray Raymond (TVCC Board of Directors)
- 12/13: Met w/ Gail Godwin-Mason (KEDC Board), Downtown Building Meeting, Tour w/ Hill & Wilkinson General Contractors, Met w/ LGE Design Build
- 12/14: DFW Marketing Team (Dallas Regional Chamber) Annual Luncheon
- 12/15: Zoom call with manufacturing prospect, City Christmas Banquet
- 12/16: Kaufman Chamber Board Retreat
- 12/17: Met w/ Core States Group Architecture Firm

Prospect Lead Responses: Project Amino, Project Maple Leaf, Project Power Clean, Project Demeter Goddess

Upcoming Events: International Council of Shopping Centers (ICSC) Retail Show – Dallas (Feb. 1-3, 2022)

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



**Meeting**  
**Date: 12/21/2021**

**Date: 12/16/2021**

**Item #: 3.**

**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:**

**ATTEST:**

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Charles Gillenwater, President

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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:**

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**JEFF JORDAN  
MAYOR**

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**JESSIE HANKS  
CITY SECRETARY**



**Meeting**  
**Date: 12/21/2021**

**Item #: 11**

**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:** Mr. Kevin McCormick recently purchased the property located at 2400 Tabor Parkway (former ABOX Building). He plans to relocate his business, Furniture-N-Cabinets, Inc. to this facility for both assembly and retail uses. He inquired about site improvement assistance, as he plans to make improvements to the exterior of the property. Due to this property being located outside of one of the zones where matching grants are applicable, this item is being brought to the KEDC Board for consideration. The property is a metal structure and Mr. McCormick plans to add additional lighting, stone veneer lining and other aesthetic improvements. Staff recommends a total incentive of \$12,750 based on Mr. McCormick's cost estimates and the KEDC matching grant policy. This amount could be pro-rated contingent on receipts and total expenditures.

**Cost: \$12,750**

**Funds Available: \$40,000**  
**(Budgeted)**

**Recommendation: Approval**



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<sup>c</sup> Cormick

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

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

Applicant is a [X] corporation, [ ] partnership, [ ] proprietorship, or [X] individual Non Profit [ ]

Applicant is a [X] 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 compliment surrounding AREA. PLEASE SEE ATTACHED WORKSHEET

Requested grant amount: \$ \_\_\_\_\_

General or Main Contractor

Name TBD Firm \_\_\_\_\_ Phone \_\_\_\_\_

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

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	\$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 COMPLEMENT 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

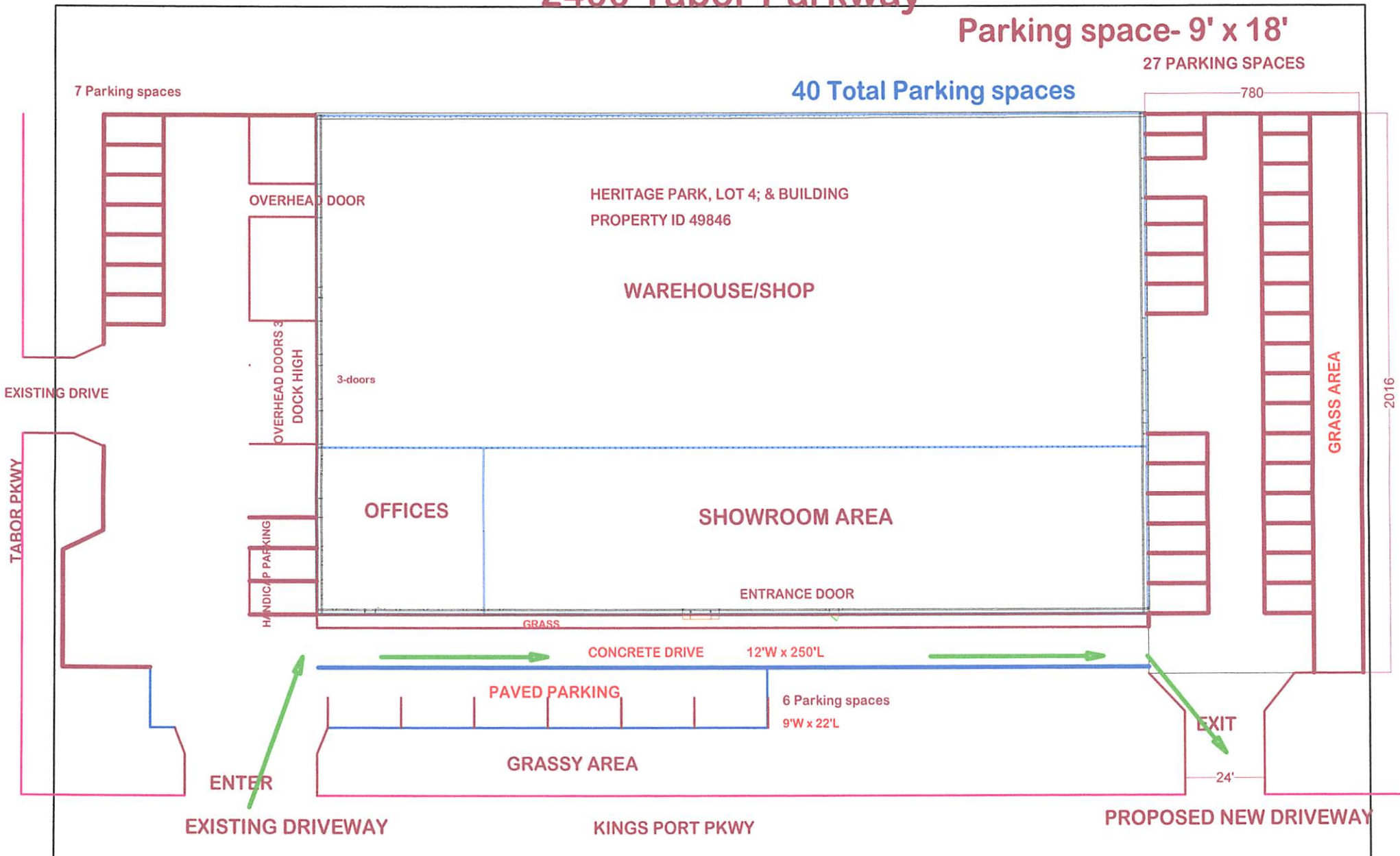
# 2400 Tabor Parkway

Parking space- 9' x 18'

27 PARKING SPACES

40 Total Parking spaces

7 Parking spaces



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

Title: Building

Scale: Date: 11/04/21

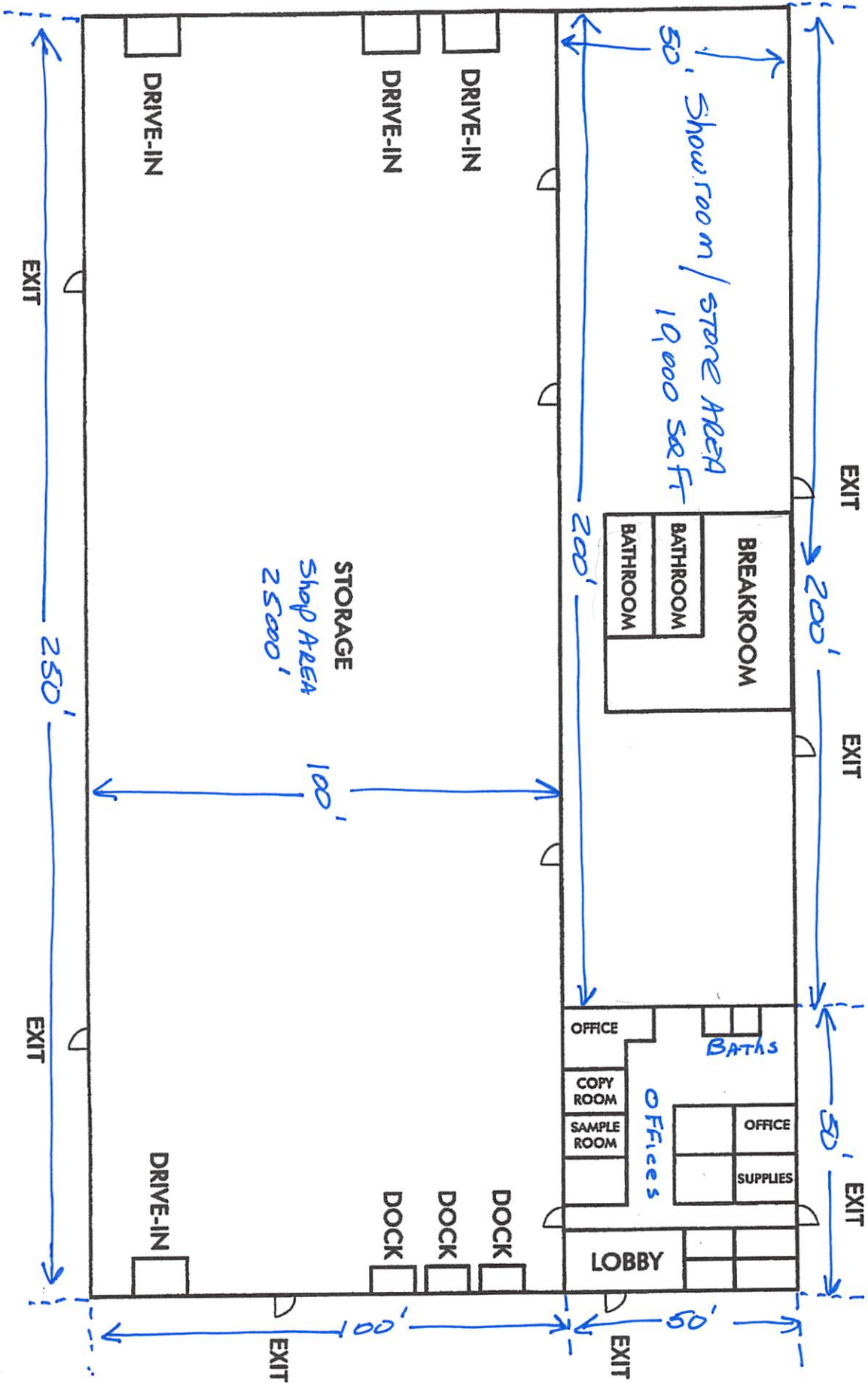
State: tx DWG. By: kmc Sheet #

County:

32 parking spaces

# BUILDING LAYOUT

*Kings Port Pkwy*

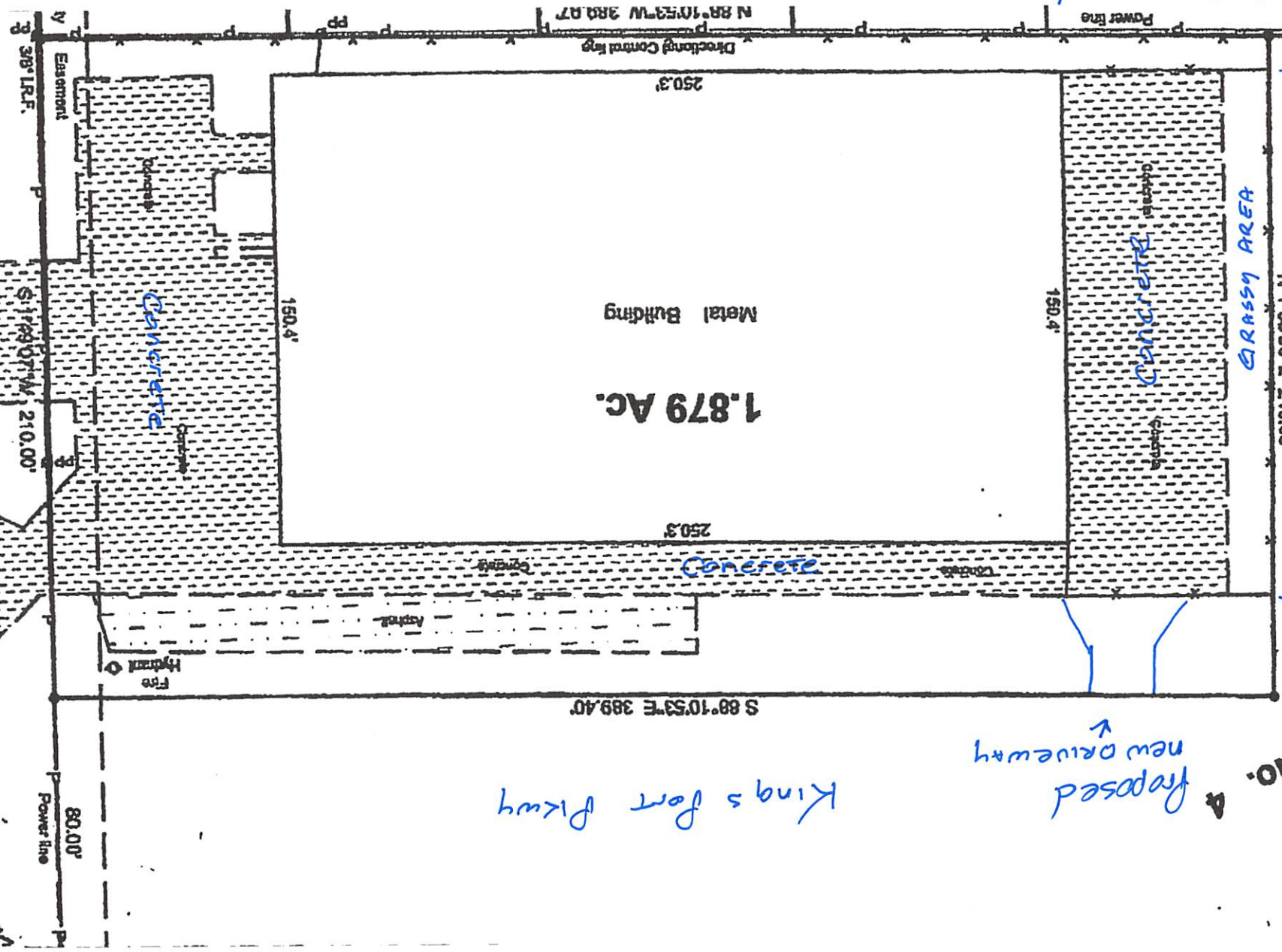


*Tabor Pkwy*

Tabor Pkwy

County Road No. 151

(a.k.a. Old Kemp Highway)



1.879 Ac.

Metal Building

Concrete

Grassy Area

Concrete

Proposed new driveway

King's fort Pkwy

Lot No. 4

N 1°58'30"E 210.00'

150.4'

150.4'

250.3'

150.4'

250.3'

S 88°10'53"E 389.40'

S 1°29'07"W 210.00'

80.00'

389.47'

N 88°10'53"W 389.47'

15' 50'

N 1°58'30"E 210.00'

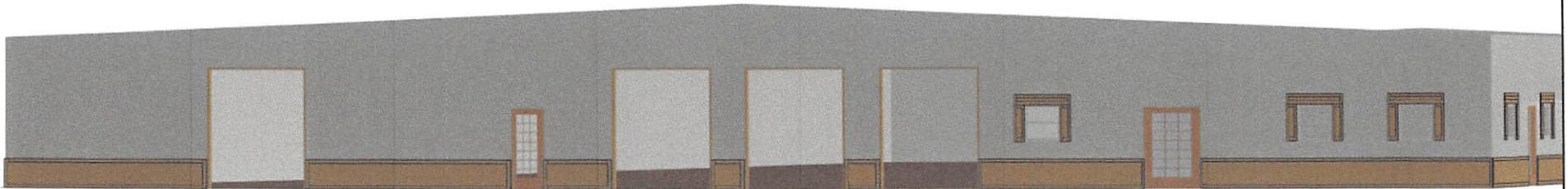


Room 19 no ceiling

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

<b>Furniture-n-Cabinets</b> <b>furniture-n-cabinets.com</b> Kevin McCormick      972-740-2136	<input type="checkbox"/> Approved <input type="checkbox"/> 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 27	



Room 19 no ceiling

1 : 75

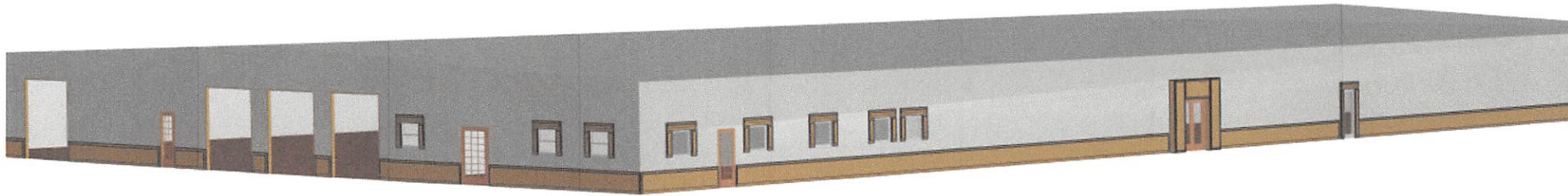
2400 Tabor Parkway Tabor Pkwy side

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

<b>Furniture-n-Cabinets</b> <b>furniture-n-cabinets.com</b> Kevin McCormick 972-740-2136	<input type="checkbox"/> Approved <input type="checkbox"/> 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	

# 2400 Tabor Parkway

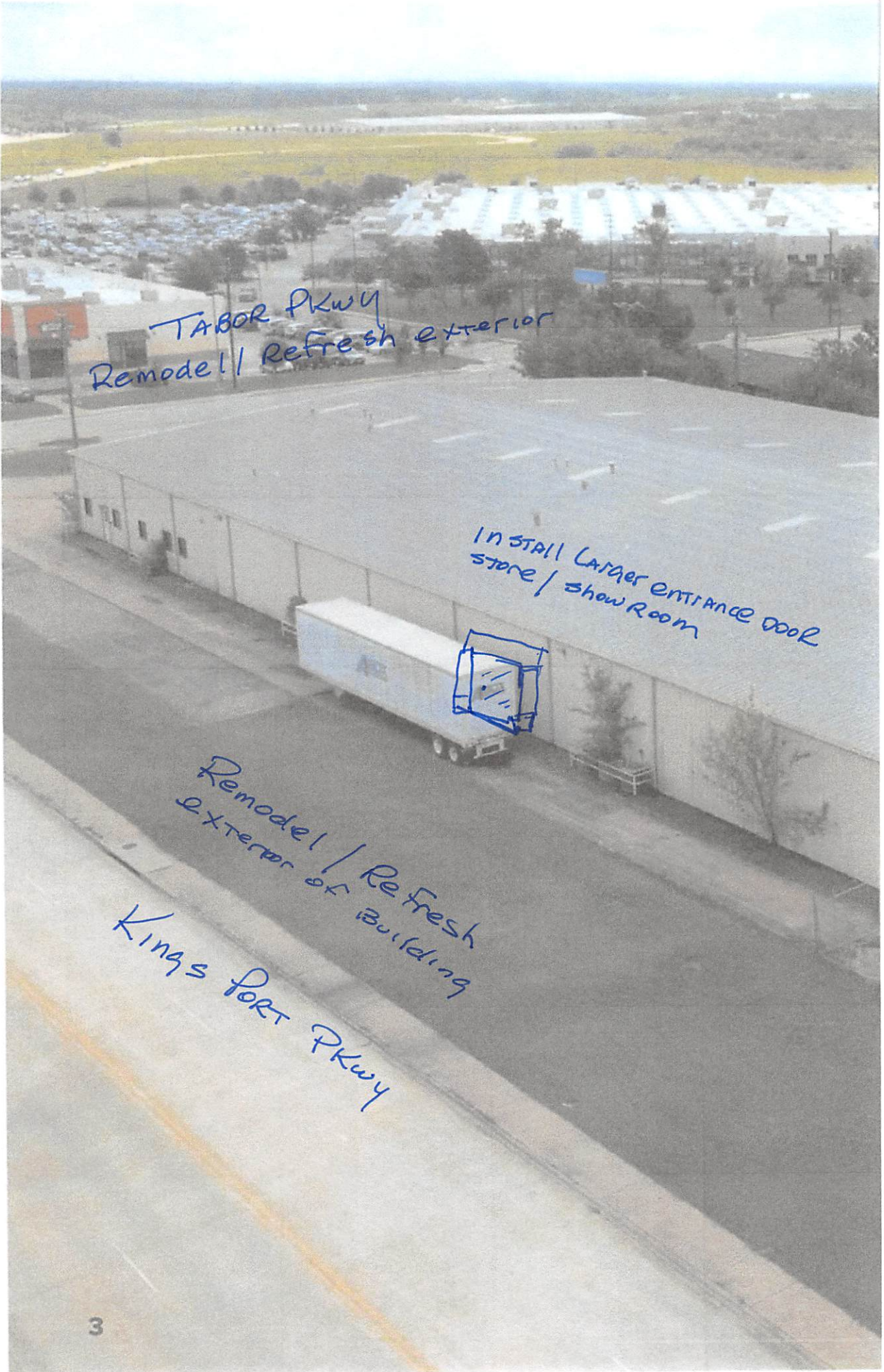


building w/ceiling

<b>Furniture-n-Cabinets</b> <b>furniture-n-cabinets.com</b> Kevin McCormick      972-740-2136	<input type="checkbox"/> Approved <input type="checkbox"/> Change/Date	1 1/2 = 1	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





Tabor Pkwy  
Remodel / Refresh exterior

Install larger entrance door  
store / show room



Remodel / Re-Fresh  
Exterior of building

Kings Port Pkwy



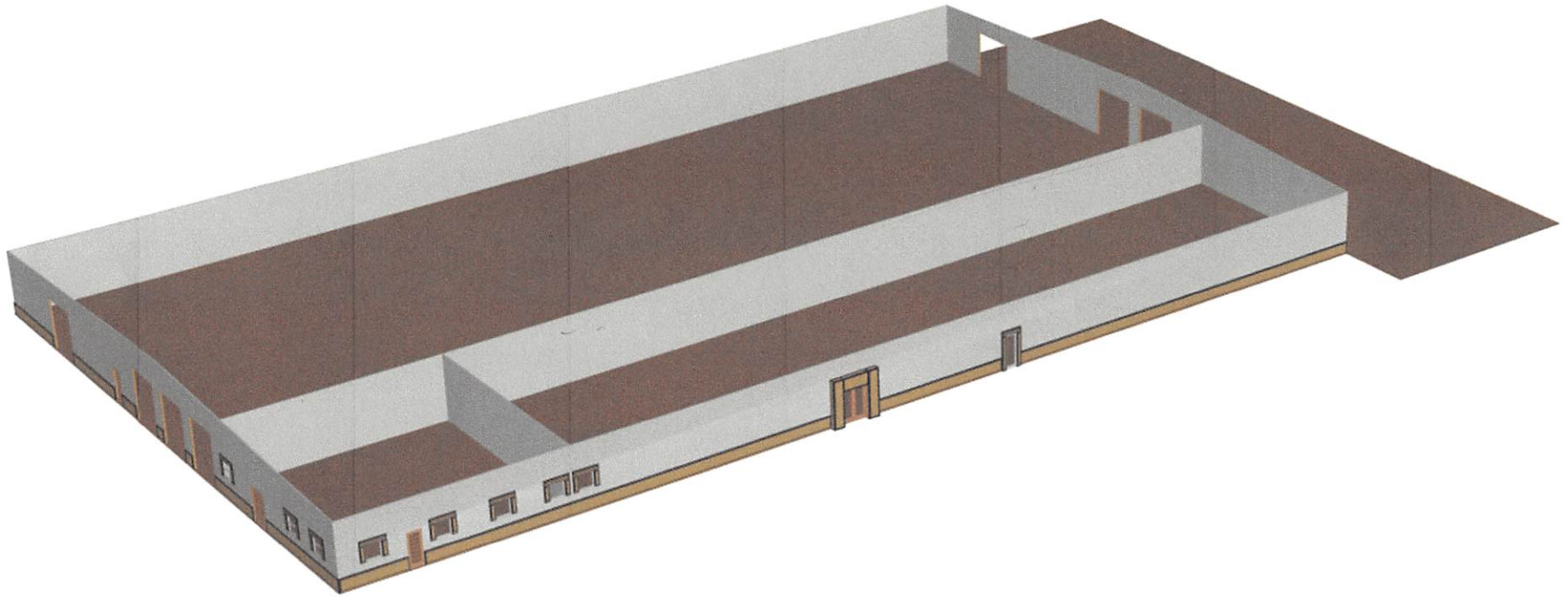


Remodel / Re-Fresh Exterior

concrete  
12'w x 250'l  
pavement  
18'w x 140'l







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.		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 34	



Gen Stone 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

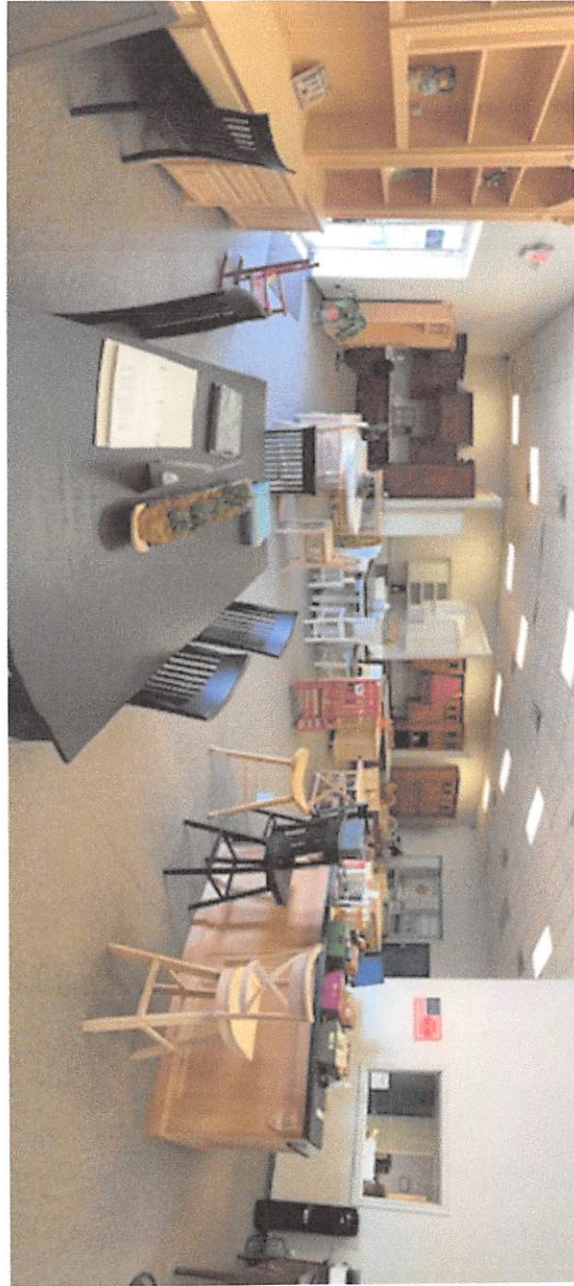
























*Furniture-n-Cabinets*  
*Your Home, Your Way*

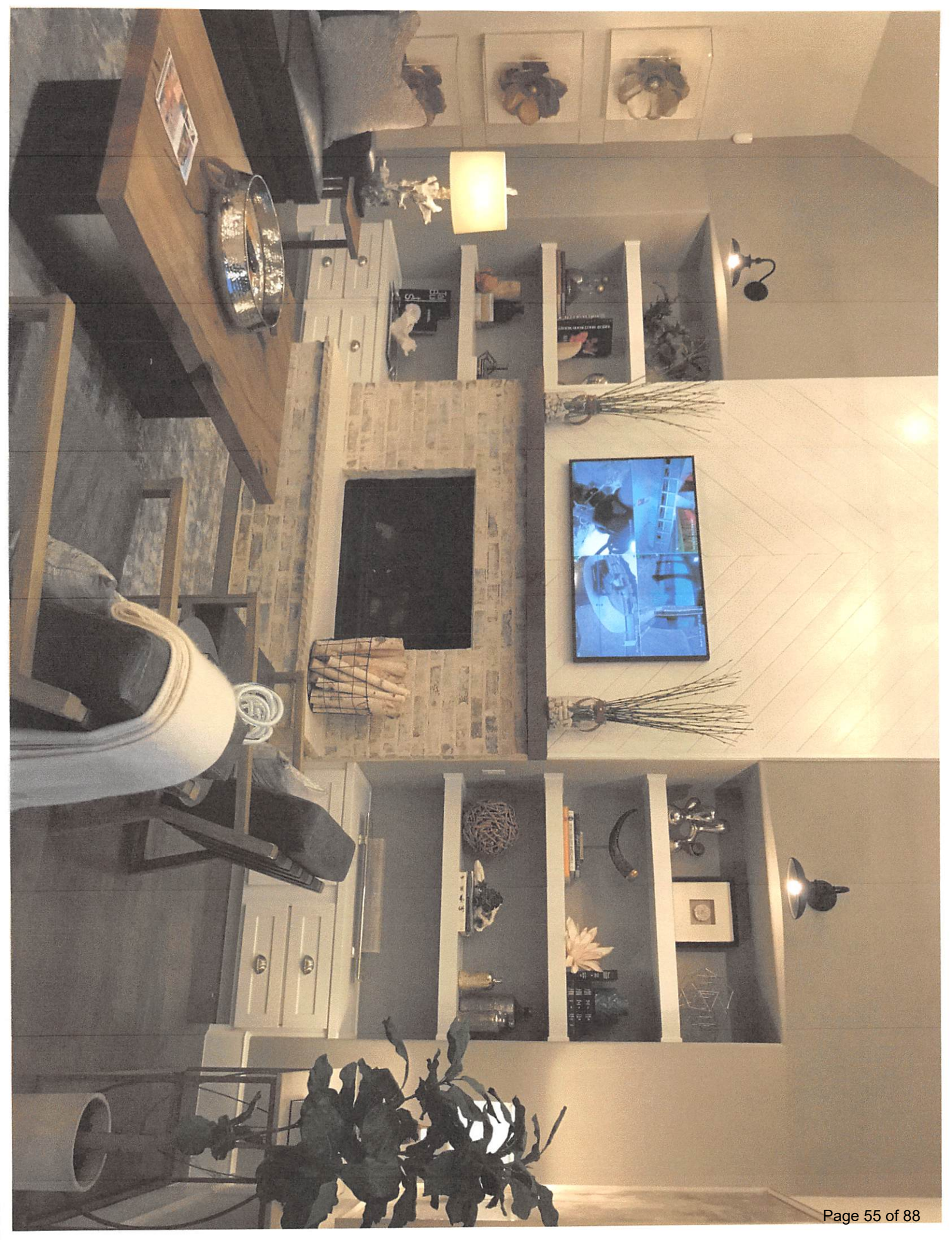
10640 W US Highway 80 Forney, Texas 972-552-1914

## **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**











www.homesbyjanthony.com

www.homesbyjanthony.com

www.homesbyjanthony.com  
972.400.1291



Wine CABINETS



*Wine Rooms*





Home Bar Areas

*Garage Cabinets*





















*Furniture-n-Cabinets*

*Your Home, Your Way*

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

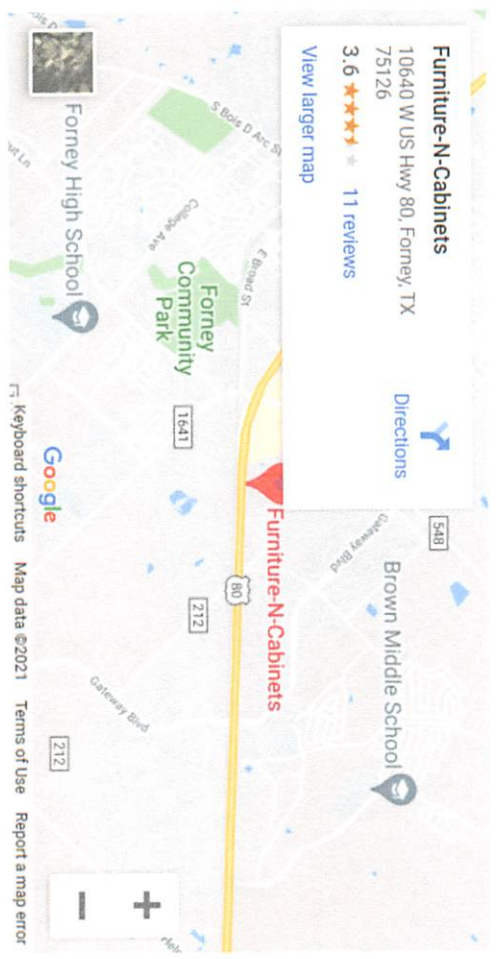
Forney, TX 75126

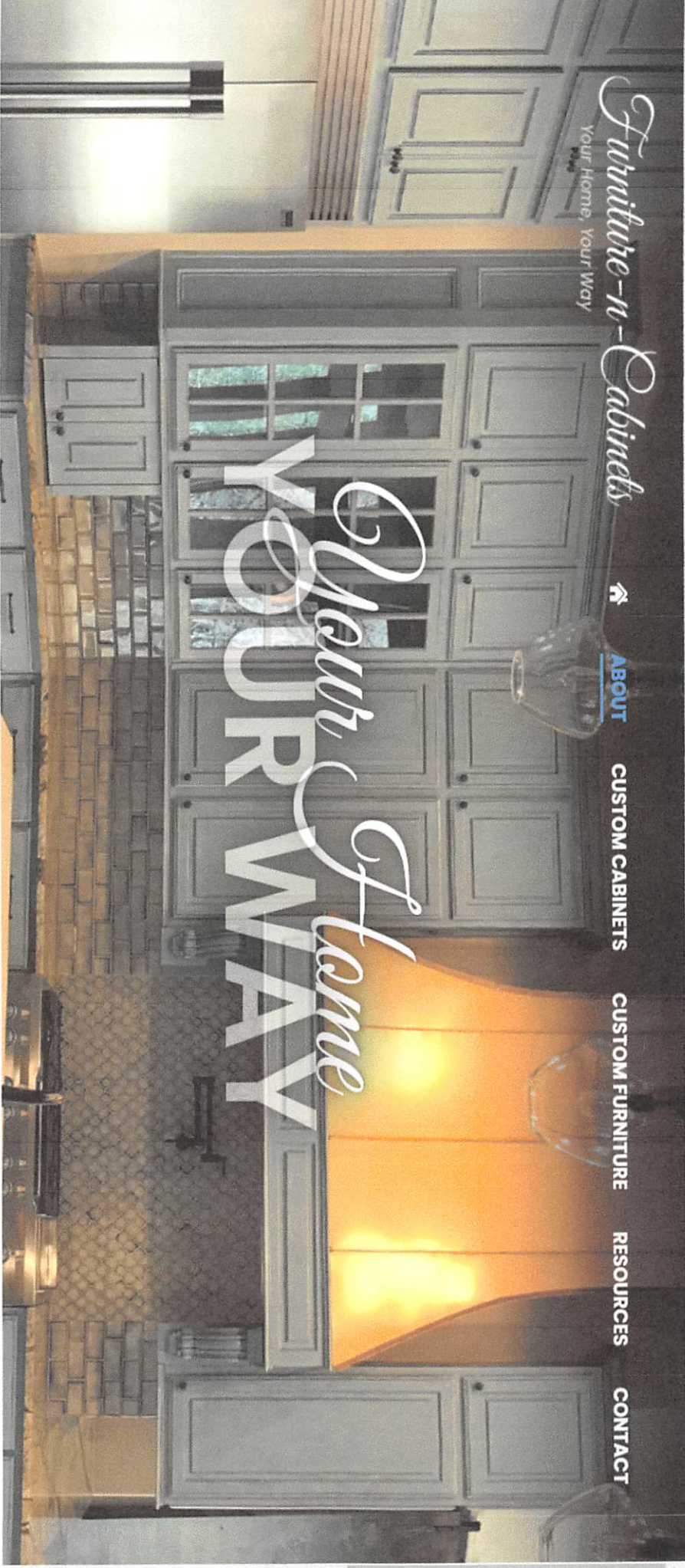
Phone: (972)552-1914

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.

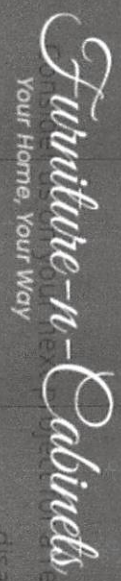
Located in Forney, TX has allowed Furniture 'N Cabinets to service the DFW Metroplex area for all your unfinished or finished cabinet and furniture needs.

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

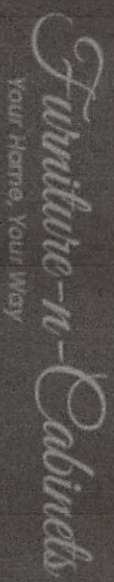


furniture needs  
**ABOUT** **CUSTOM CABINETS** **CUSTOM FURNITURE** **RESOURCES** **CONTACT**  
 awarding expectations and products that always exceed customer expectations you will not be disappointed with our commitment, quality and capabilities.

For More Information Contact Us Today

Shop for Custom Furniture at Our Outlet Store

## Associations



# 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.

*Furniture-n-Cabinets* created to your specifications in materials, style and design.  
 Your Home, Your Way  
 ABOUT CUSTOM CABINETS CUSTOM FURNITURE RESOURCES CONTACT  
 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

- Kitchen →
- Bathroom →
- Office/Library →
- Family Room →
- Laundry/Mud Room →
- Miscellaneous →

# Custom FURNITURE

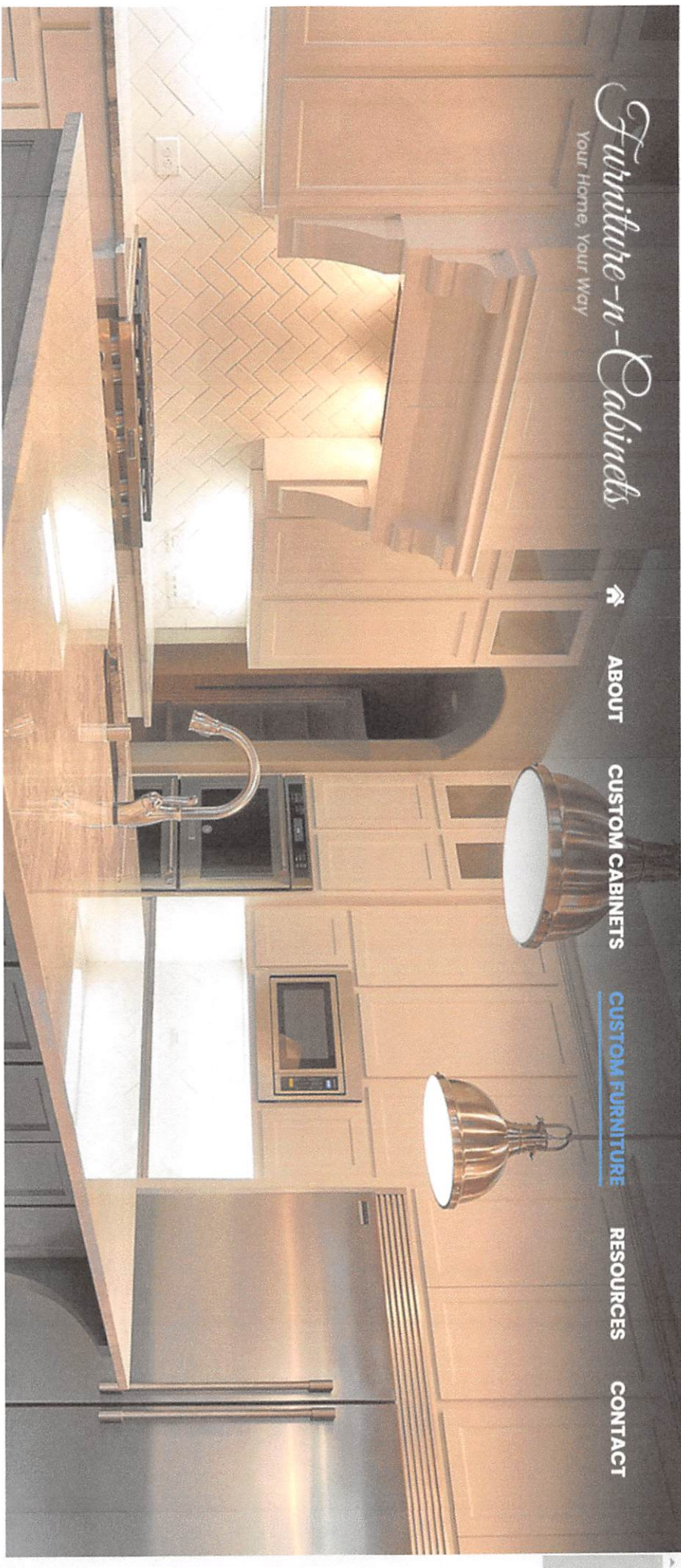
- Bedroom →
- Entertainment →
- Office →
- Living/Dining →
- Bookcases →
- Accent →

*Furniture-n-Cabinets*  
 Your Home, Your Way

10640 W US Highway 80, Forney, TX 75126

(972) 552-1914

Monday - Saturday 9am - 4pm



*Furniture-n-Cabinets*  
Your Home, Your Way

- ABOUT
- CUSTOM CABINETS
- CUSTOM FURNITURE
- RESOURCES
- CONTACT

# Specialty Furniture

Scroll Down to Browse Gallery





# Site Enhancement Matching Grant Program

Approved 10/15/19

## 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](mailto:aglasscock@kaufmanchamber.com)



**Meeting**  
**Date: 12/21/2021**

**Date: 12/16/2021**

**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

	<b>Category</b>	<b>2022 Budget</b>
<b>REVENUES</b>		
	Sales Tax	\$ 475,000.00
	Interest Earned	\$ 475.00
	From Fund Balance	
	Loan Revenue	\$ 10,000.00
	Land Sales	\$ 50,000.00
<b>Total</b>		<b>\$ 535,475.00</b>
<b>EXPENDITURES</b>	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	<b>\$ 535,475.00</b>
	Net Income (loss)	\$ -
	Net Income without Fund Balance	\$ -

**FY 2022 Budget Adjustments**

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

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



**Meeting**  
**Date: 12/21/2021**

**Date: 12/16/2021**

**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: 12/21/2021**

**Date: 12/16/2021**

**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:**