



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, FEBRUARY 8, 2022 - 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: 891 9748 6974
PASSWORD: 161204**

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 and discussion on industrial and corporate site selection.

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on the minutes from the December 21, 2021 Kaufman Economic Development Corporation meeting.

4. Consider and take appropriate action on a financial adjustment by the Kaufman Economic Development Corporation to the City of Kaufman Inclusive Park Project.
5. Consider and take appropriate action on a letter of support for Trinity Valley Community College's American Rescue Plan Act Good Jobs Challenge grant application with the United States Economic Development Administration.
6. Consider and take appropriate action on industry and development targets for properties owned by the Kaufman Economic Development Corporation.

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

7. 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, Project Razorback, 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, KEDC-Owned Properties, Downtown Square Properties, Kaufman CAD Parcel IDs #49240, #5313, #16826, #190536, #16821 and #16832

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,

FEBRUARY 4, 2022 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: 891 9748 6974 PASSWORD: 161204**

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

February 8, 2022

Meetings

- 12/22: Meeting on new Comptroller rule on 380 Agreements
- 12/24-27: Christmas Holiday
- 12/28: Met w/ attorney on incentive contract for Furniture-N-Cabinets
- 12/29: Met w/ prospective downtown building owner
- 12/31: New Year's Holiday
- 1/4: Met w/ Dr. Blaylock (KISD)
- 1/6: Presented at Leadership Kaufman County Economic Development Day
- 1/7: Met in Terrell w/ Superintendents & EDC Directors on the 2023 Legislative Session
- 1/10: Met w/ Kaufman County regarding road connector and 175 frontage projects
- 1/11: Quarterly East Side Allies luncheon & Met w/ TVCC & KISD to discuss prospective TVCC workforce training center
- 1/12: Met w/ new downtown property owner & Project Razorback
- 1/13: Met w/ Nick Hasty (Structure Tone Commercial)
- 1/17: MLK Day Holiday
- 1/18: Met w/ Todd Evans (Lanterra Group) & Jon Moyer (Crede Group)
- 1/19: Met w/ Alexander Acuna & Client (KW Commercial Realty); Met w/ Lane Kommer (Henry S. Miller Co.)
- 1/20: Met w/ Jeanie Gillock (Ridge Pointe Commercial Real Estate); Downtown Merchant's Meeting
- 1/21: Mayor's Monthly Roundtable Meeting; Panel Speaker at Corsicana Business Summit
- 1/24: Met w/ Joni Margotta (Riner Engineering); Marcy Ratcliff's Retirement Reception; Council Meeting
- 1/25: Quarterly Workforce Roundtable Meeting; Met w/ Matt Dornak, Ridley Culp & Chap Bernet (Stream Realty); Met w/ Mani Raveendran (Real Estate/Small Developer)
- 1/26: Met w/ Glee Pugh (downtown property owner) & Jonathan Horowitz (Midway Development)
- 1/28: Furniture-N-Cabinets signed their performance agreement for site improvements
- 2/1: Attended Kaufman County Commissioner's Court (Lucille Johnson – NCTCOG economic development presenting); City Developments DRC Meeting; Met w/ Judy Kurtz & John Castro (Paladin Partners)
- 2/2: Met w/ TVCC Small Business Development Center
- 2/3: Met w/ Interim Planning Consultant on Project Razorback
- 2/7: NCTCOG Virtual Meeting on Broadband Initiatives; Met w/ Jorden Dial (Joeris Construction); Met w/ Christy Lambeth (property owner)
- 2/8: Met w/ Monica Rickey (Brandstetter Carroll Architecture)

Prospect Lead Responses: N/A

Upcoming Events: Kaufman County Day at the Capitol (March 27-28) – KEDC Board is welcome to attend/need RSVP; International Council of Shopping Centers (ICSC) Red River Retail Show – Dallas (March 30-April 1); TEDC Economic Development Sales Tax Workshop in Tyler (April 8) – KEDC Board welcome to attend; Texas Downtown Association Downtown Audit later this spring

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



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, DECEMBER 21, 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.**

Chairman Gillenwater called the Kaufman Economic Development Corporation meeting to order at 6:02 PM. Directors present were Charles Gillenwater, Barry Ratcliffe, and Gail Godwin-Mason. President Gillenwater declared a quorum present. Director Jane Lucas arrived at 6:18 PM. Director Ben Brashear arrived at 7:08 PM. Also present were Assistant City Manager Mike Holder, City Secretary Jessie Hanks, 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.

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

Mr. McGregor updated the board on various projects and meetings he has been working on since October.

STAFF PRESENTATION

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

Mr. McGregor gave a presentation on potential retail development. There were discussions about what retail developers look for in a community, ways to attract retail, and the future of retail.

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.

Director Godwin-Mason made a motion to approve the minutes from the October 19, 2021, and November 22, 2021, meetings. The motion was seconded by Director Ratcliffe and passed 4/0.

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

Mr. McGregor outlined the purpose of bringing this matching grant application to the board for discussion. He reviewed the proposed expenses associated with the proposed grant.

Kevin McCormick, applicant for Furniture-N-Cabinets, Inc., informed the board about his intentions to clean up and remodel the building.

Director Godwin-Mason made a motion to approve an proformance agreement with Furniture-N-Cabinets, Inc. for a matching grant within the KEDC Guidelines with a maximum of \$16,500 in reimbursements contingent upon receipt of receipts. The motion was seconded by Director Lucas and passed 4/0.

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

Mr. McGregor updated the Board about the proposed internal budget amendments for the FY 2022 KEDC Budget.

Director Lucas made a motion to approve the FY 2022 KEDC Budget Amendments. The motion was seconded by Director Godwin-Mason and passed 4/0.

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

Mr. McGregor informed the Board about the need to set up a regular monthly meeting instead of bi-monthly meetings. The board directed Mr. McGregor to set up regular monthly meetings on the second Tuesday of every month starting in February 2022.

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

Mr. McGregor informed the board about the need to designate a Public Information Officer for the KEDC.

Director Godwin-Mason made a motion to designate the Executive Director and the City Secretary as the Public Information Officers for the KEDC. The motion was seconded by Director Lucas and passed 4/0.

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

President Gillenwater recessed into the Executive Session at 6:57 PM.

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

President Gillenwater reconvened into open session at 7:16 PM.

There was no action required on the Executive Session Items.

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There were no board inquiries.

ADJOURNMENT

There being no further business, President Gillenwater adjourned the meeting at 7:17 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



Meeting Date: 02-08-2022	Date: 02-04-2022	Item #: 4	Dept.: KEDC
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(Check one)

☐

Consent

☒

Action

☐

Discussion

SUBJECT:

Consider and take appropriate action on a financial adjustment by the Kaufman Economic Development Corporation to the City of Kaufman Inclusive Park Project.

BACKGROUND:

In August 2021, the KEDC Board approved a three year pledge to the City of Kaufman Inclusive Park project at City Lakes Park at a rate of \$75,000 each year for 3 years (\$225,000 total). The first year expense of \$75,000 was placed in the Inclusive Park account in October 2021. City Manager Mike Slye will present more information regarding his request to the KEDC Board on this item.

Author:

Stewart McGregor, KEDC Executive Director

Reviewed:

Stewart McGregor, KEDC Executive Director

Cost:

Funds Available:

Source:

Recommendation:

Safe & Secure ☐	Business Friendly/Economic Development ☐	Partnership & Community Involvement ☒	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☒
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Meeting Date: 02-08-2022	Date: 02-04-2022	Item #: 5	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on a letter of support for Trinity Valley Community College's American Rescue Plan Act Good Jobs Challenge grant application with the United States Economic Development Administration.			
BACKGROUND: TVCC plans to apply for funds from the United States Economic Development Administration for the "Good Jobs Challenge" funding to assist in purchasing equipment for workforce training programs. They plan on using these funds for programs they will implement in Kaufman County. They own land they have earmarked potentially for this facility but are undergoing site selection for this facility somewhere within Kaufman County currently.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: Discussion & Board Direction			

Safe & Secure ☐	Business Friendly/Economic Development ☒	Partnership & Community Involvement ☒	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☐
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February 8, 2022

Ms. Kelley Townsend
Associate Vice President, Workforce Education
Trinity Valley Community College
100 Cardinal Drive
Athens, TX 75751

Dear Ms. Townsend:

On behalf of the Kaufman Economic Development Corporation and its Board of Directors, I am writing this letter in support of Trinity Valley Community College's application for the American Rescue Plan Act Good Jobs Challenge through the U.S. Economic Development Administration and the U.S. Department of Commerce. For several years, Trinity Valley Community College has owned land within the City limits of Kaufman in which they plan to construct a high demand skilled trades workforce training facility. The City of Kaufman is the county seat for Kaufman County, which experienced 40% population growth between 2010 and 2020. With this exponential growth comes the need for training and upskilling our local workforce. Having this facility in the City of Kaufman focused on skilled trades will ensure students in our community and the region will have a chance to improve their economic future and quality of life along with meeting the needs of existing employers. Further, a facility of this nature will enhance the City of Kaufman's efforts in attracting additional high quality industry that will benefit from this workforce training pipeline.

The Kaufman Economic Development Corporation supports this application and the need for a comprehensive sectoral partnership for economic growth in the City of Kaufman. We look forward to collaborating with TVCC with assistance in developing an enhanced and comprehensive economic partnership by:

- Connecting education and training providers, local employers and social services with the programs provided by this facility;
- Attracting additional industry and tax base to the City of Kaufman through the presence of this facility in our community; and
- Ensuring students in the growing Kaufman Independent School District have opportunities for higher education within the community to benefit their future career paths.

If you have any questions or need clarification, please contact me at (972) 932-5332 or smcgregor@kaufmantx.org.

Sincerely,

Stewart McGregor
Executive Director
Kaufman Economic Development Corporation



Meeting Date: 02-08-2022	Date: 02-04-2022	Item #: 6	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on industry and development targets for properties owned by the Kaufman Economic Development Corporation.			
BACKGROUND: Kaufman Economic Development Corporation staff are receiving significant interest from developers and brokers. Board discussion and direction on industry and development targets would be beneficial for staff to share with prospects as they inquire about EDC-owned sites.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: Discussion & Board Direction			

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