MINUTES OF THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION MEETING
TUESDAY, JUNE 14, 2022 - 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 6:00 PM. Directors present were Charles Gillenwater, Barry Ratcliffe, and Ben Brashear. Mayor Jordan declared a quorum present. Also present were Assistant City Manager Mike Holder, City Secretary Jessie Hanks, and KEDC 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.

FINANCIAL REPORT

1. Receive the monthly Financial Report from the Treasurer of the Corporation.

Director Brashear gave the monthly Financial Report of the Corporation.

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

2. KEDC Executive Director's Report

Mr. McGregor presented the KEDC Executive Director's Report about his activities this month.

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on the minutes from the May 10, 2022 Kaufman Economic Development Corporation meeting.

There was no action required as the miuntes were not available to be presented.

4. Consider and take appropriate action on a contract template for the downtown destination matching grant program.

Mr. McGregor outlined the proposed contract template for the downtown destination matching grant program.

Director Brashear made a motion to approve the contract template for the downtown destination matching grant program. The motion was seconded by Director Ratcliffe and passed 3/0.

5. Consider and take appropriate action on a Downtown Destination Matching Grant for Jesse's Fajitas & Rita's, to be located at 101 W. Mulberry St. in Downtown Kaufman.

Mr. McGregor informed the corporation about the first project application for the Downtown Destination Matching Grant from Jesse's Fajitas & Ritas to be located at 101 W. Mulberry St. in Downtown Kaufman. He reviewed the aspects of the proposed renovation, business, and public benefits.

Director Ratcliffe made a motion to approve the Downtown Destination Matching Grant from Jesse's Fajitas & Ritas to be located at 101 W. Mulberry St. in Downtown Kaufman. The motion was seconded by Director Brashear and passed 3/0.

6. Consider and take appropriate action on the July KEDC meeting schedule.

Mr. McGregor recommended moving the regular July KEDC meeting due to a joint meeting with the Council, KEDC, and KISD the same week.

7. Consider and take appropriate action on priorities for the Fiscal Year 2022-23 budget for the Kaufman Economic Development Corporation.

Mr. McGregor presented several proposed items to consider for the FY 23 KEDC Budget. The directors discussed the priorities of the proposed items.

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 6:32 PM.

8. 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): Projects Blue, Orange, Pegasus, Razorback, Post Oak, Cowbell, Phoenix, KEDC-Owned Properties, Downtown Square Properties, Parcel ID #16826

   B. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: KEDC-Owned Properties, Downtown Square Properties, Prairie Creek Crossing Business Park, South Pointe Development, Parcel IDs #5313, 49240, 426, 188001, 219551, 57249, 5369, 16826

   C. Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. To seek advice from its attorney regarding (A) Pending or contemplated litigation; or (B) A settlement offer; OR (2) On a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: Contractual Obligations

<u>RECONVENE INTO OPEN SESSION</u> In accordance with Texas Government Code, Chapter 551, the City Council will reconvene into Regular Session.

President Gillenwater reconvened into open session at 7:17 PM.

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

There were no actions required for the executive session.

<u>BOARD INQUIRY</u> If a member of the Corporation makes a spontaneous inquiry about a subject not on this agenda, then the KEDC or an appropriate staff member may make a statement of factual information or policy in response to such an inquiry. However, in accordance with Open Meetings Act Section 551.042, the KEDC cannot discuss issues raised or make any decisions on that subject at that time. Issues raised may be referred to Staff for research and possible future action.

No comments were given.

<u>ADJOURNMENT</u>

There being no further business, President Gillenwater adjourned the meeting at 7:18 PM.

APPROVED:	**ATTEST:**
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Charles Gillenwater, President	Ben Brashear, Secretary/Treasurer