



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, AUGUST 9, 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.**

FINANCIAL REPORT

1. Receive the monthly Financial Report from the Treasurer 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

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on the minutes from the June 14, 2022 and July 14, 2022 Kaufman Economic Development Corporation meetings.
4. Consider and take appropriate action on an end of year budget amendment for Fiscal Year 2022.

5. Consider and take appropriate action on a renewal contract for sales tax reporting software with Avenu Insights & Analytics.
6. Consider and take appropriate action on the KEDC Budget for Fiscal Year 2023.

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. 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 Pegasus, Razorback, Post Oak, Cowbell, Sunshine, Snooze, Home Run; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871; 105 W. Mulberry St.
- 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; 112 N. Jackson St.; Parcel IDs #49240, 5313, 5388, 5487
- 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
- D. Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING. (1) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Executive Director

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

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

ADJOURNMENT

I, STEWART McGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS, A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE GENERAL PUBLIC AT ALL TIMES AND SAID NOTICE WAS POSTED AT THE KAUFMAN MUNICIPAL COMPLEX, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 6:30 P.M. ON FRIDAY, AUGUST 5TH, 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.

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental
Revenue & Expense Report
Period Ending: 8/2022
Program:

Account Prior Year	Description 2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent
Actual	Actual	Budget	Actual				
Total							
32-4105-000-0	General Sales & Use	475,000.00-			445,872.51-	29,127.49-	6.132
485,331.20-	440,035.21-						
Subtotal:		475,000.00-			445,872.51-	29,127.49-	6.132
485,331.20-	440,035.21-						
32-4400-000-0	Land Proceeds/Mil Pa	50,000.00-				50,000.00-	100.000
91,738.63-	46,064.11-						
Subtotal:		50,000.00-				50,000.00-	100.000
91,738.63-	46,064.11-						
32-4604-000-0	Interest Income	475.00-			73.62-	401.38-	84.501
439.75-	504.01-						
32-4608-000-0	Loan Revenue	10,000.00-			10,000.00-		
10,000.00-							
32-4612-000-0	Intergovernmental Re						
169,704.00-							
Subtotal:		10,475.00-			10,073.62-	401.38-	3.832
180,143.75-	504.01-						
Program number:		535,475.00-			455,946.13-	79,528.87-	14.852
757,213.58-	486,603.33-						
Department number: Non departmental		535,475.00-			455,946.13-	79,528.87-	14.852
757,213.58-	486,603.33-						
Revenue	Subtotal -----	535,475.00-			455,946.13-	79,528.87-	14.852
757,213.58-	486,603.33-						

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glbase_scm1 kedcdir
Page 2
16:38 08/05/22
Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental Program:

Period Ending: 8/2022

Account	Description	Current	Current	Encumbrances	Current	Budget	Budget
Prior Year	2 Years Prior	Year	Month		YTD Actual	Balance	Balance
Actual	Actual	Budget	Actual		& Encumbr		Percent
Total							
32-5101-000-0	Salaries & Wages	128,250.00			92,454.14	35,795.86	27.911
Subtotal:		128,250.00			92,454.14	35,795.86	27.911
32-5203-000-0	Operating Supplies	6,250.00			4,937.64	1,312.36	20.998
39.00							
32-5213-000-0	Meetings	10,910.00			6,503.15	4,406.85	40.393
390.43	125.81						
32-5214-000-0	Promotional Material	4,145.00			977.00	3,168.00	76.429
3,465.00							
32-5220-000-0	Minor Tools & Equipm	8,800.00			4,978.44	3,821.56	43.427
1,000.00	2,057.48						
Subtotal:		30,105.00			17,396.23	12,708.77	42.215
4,855.43	2,222.29						
32-5302-000-0	Postage & Delivery	350.00			26.95	323.05	92.300
18.13	25.88						

32-5303-000-0	Advertising	13,200.00	6,888.08	6,311.92	47.818
5,164.33	9,521.72				
32-5305-000-0	Licenses, Dues & Sub	2,740.00	1,515.05	1,224.95	44.706
1,175.00	1,200.00				
32-5306-000-W	Utilities-Electric/W	480.00	327.63	152.37	31.744
461.90	492.58				
32-5309-000-0	Insurance & Bonds	1,100.00		1,100.00	100.000
32-5322-000-0	Tuition & Education	3,687.00	2,833.68	853.32	23.144
300.00	1,656.00				
32-5330-000-0	Travel	12,682.00	3,658.87	9,023.13	71.149
4,416.81					
32-5352-000-0	Maintenance-Grounds	12,000.00	5,000.00	7,000.00	58.333
8,000.00	8,000.00				
32-5362-000-0	Professional Svcs-Ad	88,181.00	78,366.30	9,814.70	11.130
57,495.00	124,896.00				
32-5362-000-I	Professional Svcs-Ad	16,950.00		16,950.00	100.000
67,665.50	58,743.00				
32-5363-000-0	Professional Svcs-Te	10,750.00	10,750.00		
23,255.45	17,100.00				
Subtotal:		162,120.00	109,366.56	52,753.44	32.540
163,535.31	226,051.99				
32-5500-000-0	Matching Grants	40,000.00	5,217.86	34,782.14	86.955
38,272.99	25,049.88				
32-5501-000-0	Incentives / Intergo	75,000.00		75,000.00	100.000
454,204.00					
32-5506-000-0	Chapter 380 Funding				
80,000.00	103,000.00				
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00		100,000.00	100.000
100,000.00	100,000.00				
Subtotal:		215,000.00	5,217.86	209,782.14	97.573
672,476.99	228,049.88				
Program number:		535,475.00	224,434.79	311,040.21	58.087
840,867.73	456,324.16				
Department number: Non departmental		535,475.00	224,434.79	311,040.21	58.087
840,867.73	456,324.16				
Expenditure	Subtotal -----	535,475.00	224,434.79	311,040.21	58.087
840,867.73	456,324.16				
Fund number: 32 ECONOMIC DEVELOPMENT CORP.			231,511.34-	231,511.34	
83,654.15	30,279.17-				
*****	End of Report	*****			

Executive Director's Report

August 9, 2022

Meetings

- **6/16:** Lunch w/ Project Sunshine
- **6/17:** Mayor's Roundtable Meeting; June 12 at 12 Luncheon
- **6/20-24:** Sick Leave
- **6/27:** Met w/ Project Snooze; June City Council Meeting
- **6/28:** Met w/ Dr. Blaylock (KISD Superintendent)
- **6/29:** Met w/ Cawley Partners Real Estate
- **6/30:** Texas Downtown Association Assessment Site Visit
- **7/1:** Met w/ Project Pegasus
- **7/4:** Independence Day Holiday
- **7/6:** Met w/ Tom Pearson (Colliers Real Estate – Industrial Division)
- **7/13:** Met w/ Chef Matt Corbett
- **7/14:** Met w/ MAPP Construction; KEDC, KISD & Kaufman City Council Joint Meeting
- **7/15:** Mayor's Roundtable Meeting
- **7/19:** Met w/ Becker-Jiba SUD
- **7/21:** East Side Allies Quarterly Meeting in Fate; Met w/ M&D Realty on small manufacturing prospect
- **7/25:** Lunch w/ Trinity Valley Electric Cooperative; Met w/ KLLM CEO; July City Council Meeting
- **7/26:** DRC w/ existing retailer; Met w/ Vanguard Real Estate; County Job Fair Recap Meeting; Fiber Optics Provider meeting w/ Charter Spectrum
- **7/27:** Met w/ Suddenlink on Business Park Fiber Optics
- **7/28:** Met w/ Range Realty & Prospect on their 200 Acre Listing in Kaufman
- **7/29:** July 12 at 12 Luncheon
- **8/1:** US Census Training Webinar
- **8/3:** Met w/ Small Business Development Center & American National Bank; USDA Rural Development Programs; NCTCOG Economic Development Administration Programs
- **8/4:** TVCC Property Meeting
- **8/5:** Met w/ Adam Glatz (Hickey & Associates); Met w/ C1S Construction
- **8/8:** City Council Budget Workshop
- **8/9:** Kaufman County Commissioner's Court Meeting; Kaufman County Leadership Council (KCLC) Quarterly Meeting

Prospect Lead Responses: Projects 35/7038, Spoon Man, Link Texas, Rubicon, Solid Rock, Scout Texas, Texas Sky

Upcoming Events: Kaufman Chamber Economic Summit (August 11th), Kaufman County Broadband Study Results (September 8th), TEDC Sales Tax Training – Richardson (September 16th)

Next Regular KEDC Board Meeting: Tuesday, September 13th

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



Meeting Date: 08-09-2022	Date: 08-05-2022	Item #: 3	Dept.: KEDC
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(Check one)

☐ Consent	☒ Action	☐ Discussion
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SUBJECT:
Consider and take appropriate action on the minutes from the June 14, 2022 and July 14, 2022 Kaufman Economic Development Corporation meetings.

BACKGROUND:
Minutes from the June regular meeting and July joint meeting with the City Council and KISD Board.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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Recommendation:
N/A

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

RECONVENE INTO OPEN SESSION 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.

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.

No comments were given.

ADJOURNMENT

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

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



MINUTES OF THE
CITY COUNCIL MEETING
THURSDAY, JULY 14, 2022 - 6:00
PM
CITY HALL COUNCIL CHAMBERS
209 S. WASHINGTON STREET
KAUFMAN, TEXAS 75142

PLEDGE OF ALLEGIANCE

CALL MEETING TO ORDER

City Council: Mayor calls the meeting to order, states the date and time, states Councilmembers present, and declares a quorum present.**

KEDC: Board President calls the meeting to order, states the date and time, states Directors present, and declares a quorum present.**

KISD Board: Board President calls the meeting to order, states the date and time, states Trustees present, and declares a quorum present.**

Mayor Jordan called the City Council meeting to order at 6:03 PM. Councilmembers present were Jeff Jordan, Matt Phillips, Lisa Parker, Patty Patterson, Carole Aga, Quattro Borders, and Charles Gillenwater. Mayor Jordan declared a quorum present.

President Gillenwater called the KEDC meeting to order at 6:03 PM. Directors present were Charles Gillenwater, Ben Brashear, and Gail Godwin-Mason. Also present was Executive Director Stewart McGregor.

President Gregg called the KISD Board of Trustee meeting to order at 6:03 PM. Members present were Byron Gregg, Christine Borders, Linda Mott, Elizabeth O'Donnell, Drew Peterson, Casey Becker, and Lindsey Abell. Also present was Kaufman ISD Superintendent Dr. Lori Blaylock, Deputy Superintendent of Schools Kell Clopton, Chief Financial Officer Grant Miller, and Director of Communications Jeremy Melton.

Also present were City Manager Mike Slye, Assistant City Manager Mike Holder, City Secretary Jessie Hanks, Planning Manager Andrew Bogda, Fire Captain Jeremy Hatcher, and Police Sergeant Jason Stastny.

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 City Council/board on any subject but must first complete a Request to Speak Form so that the Mayor or President may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the Council or Board as a whole. **When addressing the Council or Board, please step forward to the speaker's podium, state your name and address, and direct your comments to the Mayor and City Council/President and Board Members.**

No comments were given.

DISCUSSION/ACTION ITEMS

1. Presentation and discussion regarding an overview of off-site improvements related to the Highland Meadows Development and proposed KISD school site. (Chris Schmitt)

Dr. Blaylock introduced Chris Schmitt with Teague Nall and Perkins, Inc. ("TNP"), who presented the proposed KISD elementary school infrastructure. Mr. Slye clarified that while both KISD and the City are represented by TNP, each has their own engineer who is representing and advocating for each entity.

Mr. Schmitt presented the infrastructure improvements needed for the proposed new elementary school. He reviewed the proposed water, sewer, and streets for the project. He addressed several TxDOT issues regarding intersection improvements around the proposed developments. He outlined the probable costs associated with the proposed off-site infrastructure improvements.

There were discussions regarding the potential time frame for the project, the extension of FM 2727 to the Highland Meadows development, and the potential other options for the infrastructure.

2. Consider and take appropriate action on the Highland Meadow Development Incentive Agreement between Williamsburg Construction Services, Inc., a Texas corporation, and the City of Kaufman, for the development of the approximate 106 acre tract of land located in the extraterritorial jurisdiction of the City; and authorizing the Mayor or designee to execute necessary documents.

Mr. Slye presented the proposed Highland Meadow Development Incentive Agreement. He informed the public about the status of the proposed development and the process for the development over the next few years. He outlined the details of the development agreement.

Councilmember Gillenwater made a motion to approve the Highland Meadow Development Incentive Agreement with Williamsburg Construction Services, Inc. as presented. The motion was seconded by Councilmember Aga and passed 7/0.

3. Presentation and discussion regarding economic development initiatives, future commercial land use, and strategies to enhance the local tax base. (Stewart McGregor)

Mr. McGregor outlined and reviewed the current economic development update for the proposed development in the City of Kaufman. He reviewed the current demographics and tax base that are present in Kaufman. He informed the public about various industrial property opportunities.

4. Discussion regarding a KISD Bond Referendum for the November 2022 General Election.

Dr. Blaylock presented the new strategy for the proposed November Bond Election.

ANNOUNCEMENTS AND REPORTS FROM CITY MANAGER

5. Receive an update and discussion regarding the following:
 - a. Budget Meeting- August 8 at 12 pm

Mr. Slye gave an update on the above-stated item.

ADJOURNMENT

7/14/2022

There being no further business, Mayor Jordan adjourned the City Council meeting at 7:41 PM. President Gillenwater adjourned the KEDC meeting at 7:41 PM. President Gregg adjourned the KISD Board of Trustee meeting at 7:41 PM.

ATTEST:

JEFF JORDAN
MAYOR

JESSIE HANKS
CITY SECRETARY



Meeting Date: 08-09-2022	Date: 08-05-2022	Item #: 4	Dept.: KEDC
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(Check one)

☐ Consent	☒ Action	☐ Discussion
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SUBJECT:
 Consider and take appropriate action on an end of year budget amendment for Fiscal Year 2022.

BACKGROUND:
 There will be one more budget amendment taken to Council for FY 2022. Executive Director McGregor will present recommended budget amendments for FY 2022.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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Recommendation:
 Approval

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



Meeting Date: 08-09-2022	Date: 08-05-2022	Item #: 5	Dept.: KEDC
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(Check one)

☐ Consent	☒ Action	☐ Discussion
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SUBJECT:
 Consider and take appropriate action on a renewal contract for sales tax reporting software with Avenu Insights & Analytics.

BACKGROUND:
 The City of Kaufman subscribes to Avenu Insights software, which provides sales tax reporting and audits to ensure sales tax is being remitted to the proper taxing authority. Since there is a business purpose in the use of the software, the KEDC reimburses the City for the subscription. The fee has been \$2,500 per year and is proposed at \$2,750 for the next three years. The auditing function includes a 35% revenue sharing of any sales tax permits found that are not properly remitting to the City of Kaufman. It is recommended any new revenue found would receive 12.5% of the EDC's share of the local sales tax, with the remainder from the City of Kaufman.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$2,750	Funds Available: \$2,750	Source: FY 2023 Budget
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Recommendation:
 Discussion, Direction and Action

Safe & Secure ☐	Business Friendly/Economic Development ☐	Partnership & Community Involvement ☐	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☒
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Meeting Date: 08-09-2022	Date: 08-05-2022	Item #: 6	Dept.: KEDC
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(Check one)

☐

Consent

☒

Action

☐

Discussion

SUBJECT:

Consider and take appropriate action on the KEDC Budget for Fiscal Year 2023.

BACKGROUND:

The KEDC and City's budget for FY 2023 will go into effect on October 1, 2022. Attached is a draft budget for board consideration.

Author:

Stewart McGregor, KEDC Executive Director

Reviewed:

Stewart McGregor, KEDC Executive Director

Cost:

\$576,080

Funds Available:

\$576,080

Source:

Projected Revenue

Recommendation:

Discussion, Direction and Action

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

2023 Kaufman EDC Draft Budget Overview

Projected Sales Tax Revenue: \$565,830

Interest: \$250

Loan Revenue: \$10,000

Total Income: \$576,080

LINE ITEM	AMOUNT
Salary & Benefits (5101)	Finance – EDC Board Approval Needed*
Meetings (5204)	\$9,000
Professional Services (5362)	\$92,600*
Professional/Technical & Auditing (5363)	\$8,000
Promotional Materials (5205)	\$7,825*
Miscellaneous/Office Supplies (5201)	\$4,500
Postage (5302)	\$500
Advertising (5303)	\$17,000
Dues & Subscriptions (5305)	\$3,380
Utilities (5306)	\$550
Non-Capital Minor Tools/Software (5220)	\$7,675
Insurance (5309)	\$1,100
Tuition & Education (5322)	\$6,275
Travel (5330)	\$9,600
34 Bypass Funding (5507)	\$100,000
Maintenance (5359)	\$62,000*
Matching Grants (5500)	\$105,000
Incentives/Intergovernmental (5501)	\$0
TOTAL	\$435,005 + Salary/Benefits & Pending Costs = \$576,080

Major Budget Initiatives

- Highway 34 Bypass Debt Service: \$100,000
- Site Improvement & Downtown Destination Matching Grants: \$105,000
- EDC Business Park Flood Study & LOMR: \$50,000
- EDC Business Park Fiber Optics Line Installation (Suddenlink 1 GB): \$50,000

- EDC Business Park Natural Gas Line Extension (***Currently Unbudgeted***): \$100,000 – may pursue grant opportunities and/or reevaluate later in Fiscal Year.

***Designates amounts subject to possible change based on pending estimates, EDC Board Direction, possible additional allocations and related factors.**

It is anticipated the entire projected revenues of the EDC will be allocated this fiscal year.