



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 11, 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

STAFF PRESENTATION

3. Annual Report from Anne Glasscock, President & CEO, Kaufman Chamber of Commerce

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on the minutes from the September 13, 2022 Kaufman

Economic Development Corporation meeting.

5. Consider and take appropriate action on a Downtown Destination Matching Grant for Christian Serrano Construction, LLC, to be located at 217 W. Mulberry St. in Downtown Kaufman.
6. Consider and take appropriate action on a contract for business retention services between the Kaufman Economic Development Corporation and Kaufman Chamber of Commerce.
7. Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman.
8. Consider and take appropriate action on amendments to the Kaufman Economic Development Corporation's Site Enhancement Matching Grant Program.
9. Consider and take appropriate action on a date for the November Regular KEDC Board Meeting.

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:

10. 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, Blue, Orange, Phoenix; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871, 16826, 190536, 16821, 16832

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 S. Jackson St.; Parcel IDs #49240, 5313, 5388, 5487, 219551

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

11. Consider and take appropriate action, if any, on matters discussed in 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.

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 6:00 P.M. ON MONDAY, SEPTEMBER 26, 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.

City of Kaufman
Revenue & Expense Report
Period Ending: 9/2022

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Non departmental

Program:

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-4105-000-000000	General Sales & Use	545,000.00-	48,924.21-		551,377.00-	6,377.00	-1.170	485,331.20-	440,035.21-
Subtotal:		545,000.00-	48,924.21-		551,377.00-	6,377.00	-1.170	485,331.20-	440,035.21-
32-4400-000-000000	Land Proceeds/Mil Pa							91,738.63-	46,064.11-
Subtotal:								91,738.63-	46,064.11-
32-4604-000-000000	Interest Income	475.00-			83.34-	391.66-	82.455	439.75-	504.01-
32-4608-000-000000	Loan Revenue	10,000.00-			10,000.00-			10,000.00-	
32-4612-000-000000	Intergovernmental Re							169,704.00-	
Subtotal:		10,475.00-			10,083.34-	391.66-	3.739	180,143.75-	504.01-
Program number:		555,475.00-	48,924.21-		561,460.34-	5,985.34	-1.078	757,213.58-	486,603.33-
Department number: Non departmental		555,475.00-	48,924.21-		561,460.34-	5,985.34	-1.078	757,213.58-	486,603.33-
Revenue Subtotal -----		555,475.00-	48,924.21-		561,460.34-	5,985.34	-1.078	757,213.58-	486,603.33-

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 9/2022

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-5101-000-000000	Salaries & Wages	128,250.00	9,387.08		115,823.74	12,426.26	9.689		
Subtotal:		128,250.00	9,387.08		115,823.74	12,426.26	9.689		
32-5203-000-000000	Operating Supplies	7,750.00	1,122.21		6,059.85	1,690.15	21.808		39.00
32-5213-000-000000	Meetings	10,910.00	425.40		7,445.50	3,464.50	31.755	390.43	125.81
32-5214-000-000000	Promotional Material	4,145.00	2,404.21		3,456.21	688.79	16.617	3,465.00	
32-5220-000-000000	Minor Tools & Equipm	8,800.00			4,978.44	3,821.56	43.427	1,000.00	2,057.48
Subtotal:		31,605.00	3,951.82		21,940.00	9,665.00	30.581	4,855.43	2,222.29
32-5302-000-000000	Postage & Delivery	350.00	7.92		34.87	315.13	90.037	18.13	25.88
32-5303-000-000000	Advertising	13,200.00	1,500.00		9,888.08	3,311.92	25.090	5,164.33	9,521.72
32-5305-000-000000	Licenses, Dues & Sub	2,740.00	250.00		2,290.05	449.95	16.422	1,175.00	1,200.00
32-5306-000-WATELE	Utilities-Electric/W	480.00	38.78		405.19	74.81	15.585	461.90	492.58
32-5309-000-000000	Insurance & Bonds	1,100.00	1,100.00		1,100.00				
32-5322-000-000000	Tuition & Education	3,687.00	200.00		3,433.68	253.32	6.871	300.00	1,656.00
32-5330-000-000000	Travel	8,000.00			3,658.87	4,341.13	54.264		4,416.81
32-5352-000-000000	Maintenance-Grounds	12,000.00	1,000.00		8,000.00	4,000.00	33.333	8,000.00	8,000.00
32-5362-000-000000	Professional Svcs-Ad	105,131.00	5,957.98		86,824.28	18,306.72	17.413	57,495.00	124,896.00
32-5362-000-IACONV	Professional Svcs-Ad							67,665.50	58,743.00
32-5363-000-000000	Professional Svcs-Te	10,750.00			10,750.00			23,255.45	17,100.00
Subtotal:		157,438.00	10,054.68		126,385.02	31,052.98	19.724	163,535.31	226,051.99
32-5500-000-000000	Matching Grants	115,000.00			5,217.86	109,782.14	95.463	38,272.99	25,049.88
32-5501-000-000000	Incentives / Intergo							454,204.00	
32-5506-000-000000	Chapter 380 Funding							80,000.00	103,000.00
32-5507-000-000000	HWY 34 Bypass Fundin	100,000.00			100,000.00			100,000.00	100,000.00
Subtotal:		215,000.00			105,217.86	109,782.14	51.061	672,476.99	228,049.88
Program number:		532,293.00	23,393.58		369,366.62	162,926.38	30.608	840,867.73	456,324.16
Department number: Non departmental		532,293.00	23,393.58		369,366.62	162,926.38	30.608	840,867.73	456,324.16
Expenditure Subtotal -----		532,293.00	23,393.58		369,366.62	162,926.38	30.608	840,867.73	456,324.16
Fund number: 32 ECONOMIC DEVELOPMENT CORP.		23,182.00-	25,530.63-		192,093.72-	168,911.72	-728.633	83,654.15	30,279.17-

***** End of Report *****

Executive Director's Report

October 11, 2022

Meetings

9/14: Meetings w/ Projects Snooze & Phoenix

9/16: Mayor's Monthly Roundtable Meeting; Charles Gillenwater & Barry Ratcliffe at TEDC Sales Tax Training

9/19: Business Retention Visit w/ Clear Film Printing; Meeting w/ Bradford Commercial Real Estate; Meeting w/ Project Phoenix

9/21: Meeting w/ AT&T (fiber optics)

9/26: Meeting w/ Robert Castaneda (Kaufman CAD); September Monthly Council Meeting

9/27-10/7: Stewart on Vacation

10/10: Columbus Day Holiday

Prospect Lead Responses: Project Bifrost Texas, Project Copper Titan

Upcoming Events: TEDC Annual Conference – San Antonio (October 19th-21st), NTCAR Expo (November 3rd), Fabtech Metal Convention w/ Oncor – Atlanta (November 8th-10th)

Next Regular KEDC Board Meeting: Board Direction Needed

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

Kaufman Chamber of Commerce
Mid-Year EDC Contract Update
11 October 2022

Per our agreement, the Kaufman Chamber of Commerce provides several services to the EDC monthly. This update reviews what has been done on the EDC's behalf over the last seven months: March 2022 – September 2022

- (i) Promote Business retention in the City of Kaufman by assisting business leaders with their business needs and strengthening the connection between business and the community while encouraging each business' growth in the community.
 - Chamber events such as the Quarterly Membership Luncheons (March 10, May 12 and August 25) encourage business networking and education.
 - Conversations with Business owners for the Business of the Week spotlights – These recognitions started again in July with KLLM. August's Business of the Month was Merle Norman. Kindred Market was recognized in September and Barry J. Pierce will be recognized this month.
 - Chamber Newsletters additionally share information on education opportunities, upcoming events to promote and opportunities to get involved in the community – both with the Chamber and other organizations.
 - Shop local initiatives to encourage people to keep their dollars local such as Small Business Saturday this coming November 26th.
 - Recognize businesses that have impacted the community at the annual Chamber Banquet. The 2023 Banquet is scheduled for February 28, 2023.
 - Drop in visits with Stewart
 - Setting up BRE Meetings with Major Employers to introduce Stewart. Meetings were set up with KLLM, Numo Manufacturing, Mica Steelworks, Advance Tabco, Countryside Inn, Brookshires, Texas Health Kaufman...
 - Provide New Resident packets to the City of Kaufman who gives them out to new water customers (new residents). The packets contain a Welcome letter, a Map of the city & County, A Chamber Directory, and the Newcomer Guide printed by The Kaufman Herald. A new box with 50 New Residents packs was dropped off at City Hall per request in August.
- (ii) Encourage entrepreneurship and small business growth in the city.
 - Host the SBDC in our office one day a week – Ongoing. Jamie Nitchke is in our office on Tuesdays.
 - Refer potential clients to the SBDC, both startups as well as existing businesses- Ongoing
 - Hosted the Business Expo alongside the Chamber Banquet in February – The next Expo will be February 28, 2023
- (iii) Strengthen workforce development and education programs throughout the community in conjunction with Chamber partnerships with Kaufman ISD, Trinity Valley Community College, and the North Texas Workforce Commission.

- Have hosted Quarterly round tables (June 7th and September 8th) with KISD, TVCC, major employers, Chamber, KEDC and the City to identify ways to shrink the gap between open positions and the skill sets available to fill them. At the September 8th meeting, representatives from the Federal Reserve presented to the group and asked for feedback on the current business climate. They have reached out since, to follow up with Numo Manufacturing.
 - The Chamber Board is starting a scholarship fund to reward students who work at Kaufman Area Businesses. The goals of this initiative are threefold: to provide member businesses with employees, to highlight job opportunities in Kaufman following graduation and to incentivize students to work locally while in school. The scholarship received a donation from the Kaufman Lions Club of just over \$5,000 and it has been recommended that we start a 501 (c) 3 organization for the fund both for the tax deduction for donors and the ability to give non taxable grant monies in the future. An accountant has been secured for this process (po bono) as well as to review the monthly financials.
 - Identify opportunities for Gavin Eastep, the CTE Director for KISD to present and share the Intern Program for KISD Students with businesses. Gavin was the speaker at the March Quarterly Membership Luncheon.
 - Collaborating with the EDC and other cities along the 175 corridor for a job fair in May. (First Meeting March 4th) The Job Fair was a Countywide Fair. The Chamber hosted the Job Fair meetings, assisted Stewart in recruiting Kaufman Businesses, assisted with communications, utilized staff for Job fair Set up and logistics and worked the event. Kaufman provided the lion's share of effort for this event.
- (iv) Promote and host events at the Small Business Development Center
- Hosting the SBDC in our Boardroom weekly – Ongoing. Jamie is here weekly on Tuesdays.
- (v) Promote and host monthly 12 @ 12 meetings with business leaders in the community, the Mayor, the KEDC Director, Assistant City Manager and the Chamber CEO
- Starting in August 2021, we have held these each month except January because of scheduling conflicts. The response has increased, and we have had some very good conversations. From the feedback we've received, the businesses really appreciate these, feel like they are being seen and heard and doors are opened for them. The last of these meetings will be held October 21st – moved from September 16th because of a scheduling conflict.
- (vi) Welcome new businesses to the community, answer phone calls at the Chamber related to Economic Development and refer such calls to the KEDC as necessary
- This is ongoing. Forward Calls and E-mails to Stewart meant for the EDC. Update Senders with the correct contact information.

Additionally, over the past several months the following have been done on behalf of the EDC:

- Provided the Updated Community Profile by January 2022.

- Assist with the move of the EDC office; Pack up files, supplies etc. that went to City Hall
- Aid as needed with the Audit
- Aid as needed with questions on past arrangements, agreements etc.
- Introduce Stewart where needed
- Counseled 2 businesses who came to the Chamber on the Matching Grants
- Move EDC Phone to City Hall (One Ring Still had the EDC # connected to the Chamber Phone line as recently as October 5th)
- Worked with Stewart and Connected Nation on the Countywide Broadband Survey Project, sharing the survey on social media, Chamber newsletters, KCLC contact list, and assisting with specific target areas as needed.
- Held the 2nd Annual Kaufman Economic Summit increasing Attendance by 25%. Have secured 3 of the 2023 speakers. (Glenn Hamer -TAB, David Brown - Zonda and Molly Weiner – Connected Nation)
- Meet Monthly with Stewart

Scan here for the Chamber's program of work





Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 4	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on the minutes from the September 13, 2022 Kaufman Economic Development Corporation meetings.			
BACKGROUND: Minutes from the September regular meeting of the Kaufman EDC Board.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: N/A			

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



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, SEPTEMBER 13, 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 Ben Brashear, Charles Gillenwater, and Barry Ratcliffe. President Gillenwater declared a quorum present. Also present were Assistant City Manager Mike Holder, City Secretary Jessie Hanks, and Economic Development 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 to 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 August 9, 2022 Kaufman Economic Development Corporation meeting.

Director Ratcliffe made a motion to approve the minutes from the August 9, 2022, Kaufman Economic Development Corporation Meeting. The motion was seconded by Director Brashear and passed 3/0.

4. Consider and take appropriate action on a Resolution of the Kaufman Economic Development Corporation Board of Directors supporting the Kaufman Independent School District's November 2022 Bond Election.

President Gillenwater made a motion to approve a Resolution of the Kaufman Economic

Development Corporation Board of Directors supporting the Kaufman Independent School District's November 2022 Bond Election. The motion was seconded by Director Brashear and passed 3/0.

5. Consider and take appropriate action on the adoption of an Incentives Application form.

Mr. McGregor presented the proposed incentives application form for consideration.

Director Brashear made a motion to approve the adoption of an incentives application form. The motion was seconded by Director Ratcliffe and passed 3/0.

6. Consider and take appropriate action on the consent of property transfer from the City of Kaufman at 112 S. Jackson Street.

Mr. McGregor reviewed the purpose of the board giving consent for a property transfer from the City of Kaufman to the corporation for a property located at 112 S. Jackson St.

President Gillenwater made a motion to consent to the transfer of property from the City of Kaufman regarding the property located at 112 S. Jackson Street. The motion was seconded by Director Ratcliffe and passed 3/0.

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 Executive Session at 6:16 PM.

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, Blue, Orange; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871

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 S. Jackson St.; Parcel IDs #49240, 5313, 5388, 5487

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 6:44 PM.

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

No actions were required.

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 6:45 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 5	Dept.: KEDC
---------------------------------	-------------------------	------------------	--------------------

(Check one)

☐ Consent	☒ Action	☐ Discussion
---	---	--

SUBJECT:
 Consider and take appropriate action on a Downtown Destination Matching Grant for Christian Serrano Construction, LLC, to be located at 217 W. Mulberry St. in Downtown Kaufman.

BACKGROUND:
 Mr. Serrano is the owner of Christian Serrano Construction. Originally from Kaufman, Christian started his custom home business here a few years ago and has quickly grown. His office is currently located at 11 Oak Creek Dr. They have outgrown their office space and plan to expand from their current 900 square feet into 1,400 square feet in the space above My Love's Diner, along with adding 4 new positions located at this site. The Destination Matching Grant program does allow for expansion of existing business and location of non-sales tax remitting businesses in the upstairs of properties. His business expansion to the square will bring primarily high net worth clients from throughout the Dallas area to Downtown Kaufman as they design their new home.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
---	---

Cost: Up to \$20,000	Funds Available: \$80,000	Source: KEDC Budget
--------------------------------	-------------------------------------	-------------------------------

Recommendation:
Board Action

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



DOWNTOWN DESTINATION MATCHING GRANT PROGRAM

INCENTIVE APPLICATION

Please return completed application with necessary attachments and signatures to the Kaufman Economic Development Corporation, 209 S. Washington St., Kaufman, TX 75142. If you have application questions, please contact Kaufman EDC staff at (972) 932-5332.

Applicant Name: Christian Serrano **Date:** 9/23/2022

Legal Business Entity Name: Christian Serrano Construction Group LLC

Mailing Address: PO Box 1383 Forney, TX 75126

Phone Number: (469)383-6084 **Email:** cserrano@cserranohomes.com

Building Owner (if different from applicant): Seveca AGAM Management

Project Site/Address: 217 W. Mulberry St Kaufman, TX 75142

Tax ID Number: 87-4426365

**Business must remit sales tax, unless improvement is for second floor commercial use*

Type of Business:

- ☐ New/Unique Dining Concept ☐ Specialty Retail ☐ Entertainment
- ☐ Brewery/Winery/Distillery ☒ 2nd Floor Commercial Use (specify): Architectural Design Office Firm

Days/Hours of Operation: Monday-Friday 8am-5pm

**Businesses open until at least 8:00 p.m. two nights a week are eligible for up to \$25,000 in matching funds*

Type of Work (check all that apply):

- ☐ Exterior Façade ☐ Signage ☒ Paint (Exterior/Interior)
- ☐ Utility Upgrades ☐ Environmental ☒ Building Renovation
- ☐ Awnings ☐ Demolition ☒ Property Repairs
- ☒ Mechanical/Electrical/Plumbing ☐ ADA Accessibility ☐ Fire Code Improvements
- ☐ Property Beautification ☐ Other (specify): _____

Description of Fixed Site Improvements:

Replace existing HVAC Duct to exposed duct for a more aesthetic finish. Restore original hard wood flooring and level finish floor elevations. Replace lighting fixtures with updated modern office space light fixtures. Add non-structural walls for office space privacy and storage room. Retexture existing walls and new walls with fresh layers of paint. Remodel existing office restroom with new flooring and new light fixtures.

Total Anticipated Improvement Costs: \$26,000.00

**Attach all estimates for work subject to the applicable uses of this grant program*

Name/Contact Info of General Contractor: Christian Serrano Construction Group

Type of Financing (check all that apply):

☒ Self-Funded

☐ Business Loan

☐ Private Equity

Name/Contact Info of Banker (if applicable):

Describe how your business will contribute to the square and attract customers from outside Kaufman. Also, describe any new concept/improvement your business will provide that's not currently in Kaufman:

Our firm is a proud member of the Dallas Builders Association and have built great relationships in the past years with builders, developers and investors whom we do business with. We hold business meetings multiple times a week with these business partners and clients from all over DFW and the Houston area. Christian Serrano plans to join the KDML to contribute with events on the square and get more involved with the community that has helped shape his business these past years.

Does your business have other existing locations?

If yes, where? Length of business at location(s):

☐ Yes

☒ No

Describe owner(s) background and industry experience: Christian Serrano a Kaufman native and Kaufman High School class of 2010 graduate holds a bachelors degree in structural engineering with 10 years of construction experience. He is also well known around the DFW construction industry for his driven ambition as a young professional and entrepreneur. With 5 years in business, Christian plans to open his second operations office in Houston, TX early 2023 with plans to expand his business state-wide.

Type of Project: ☐ New Location ☒ Relocation ☐ Expansion

Is this project competitive? Are other area cities being considered for this project? ☐ Yes ☒ No

Will product be manufactured on site? ☐ Yes ☒ No

If yes, describe (including any export activity): _____

Anticipated Job Creation (specify FT/PT): 9FT _____

Average Job Wage: \$14,000.00 _____

Value Type	Estimated Amount (\$)
Annual Taxable Sales	\$1,200,000.00
Real Property (after improvements)	
Business Personal Property (Inventory/FF&E)	\$140,000.00
Annual Mixed Beverage Sales (if applicable)	

Attachments Requested (if available):

- Building Plans/Renderings
- Contractor/Other Estimates
- Photos of Existing Location(s)
- City of Kaufman Permit(s)
- Sales Tax Permit
- Lending Institution Letter of Support
- Business Plan
- Business Owner(s) Resume

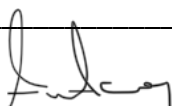
I have met with Kaufman EDC Staff and have read and fully understand the Downtown Destination Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to advance the historic Downtown Kaufman square as a destination for unique businesses that will draw visitors to the community. *I have not received, nor will I receive insurance monies for this redevelopment project.*

I understand that if awarded this grant, any deviation from the approved project may result in the partial or total withdrawal of the grant. If I am awarded a grant for any work pursuant to this program and the completed work is altered for any reason within 18 months from construction, I may be required to reimburse the KEDC for the full amount of the grant.

Business Name: Christian Serrano Construction Group LLC

Applicant Signature: Christian Serrano

Applicant Name (printed): Christian Serrano

Property Owner Signature (if different): 

Property Owner Name (printed): Avilene Aceves

Date: _____

This section to be completed by KEDC Staff

KEDC Staff Review: _____ **Date:** _____

Staff Recommendation: ☐ Approve ☐ Deny ☐ More Information Needed

KEDC Board Action: ☐ Approve ☐ Deny ☐ More Information Needed **Date:** _____

Due to the lease term on our existing office lease, we have began doing minor work on the office space on the square. We plan to have a speedy move in as our business is experiencing a heavy ammount of work during the last quarter of the year.



Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 6	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			
SUBJECT: Consider and take appropriate action on a contract for business retention services between the Kaufman Economic Development Corporation and the Kaufman Chamber of Commerce.			
BACKGROUND: Last year, the KEDC Board approved a contract for business retention services with the Kaufman Chamber of Commerce. The contract for this fiscal year provides an amended amount with accompanied scope of services.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: \$8,500	Funds Available: \$8,500	Source: KEDC Budget	
Recommendation: Approval			

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

**ECONOMIC DEVELOPMENT PROGRAM AGREEMENT
BETWEEN THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
AND THE KAUFMAN CHAMBER OF COMMERCE**

This Agreement is made between the City of Kaufman Economic Development Corporation, ("KEDC"), and the City of Kaufman Chamber of Commerce, ("Chamber"), for the purpose of providing for a program to promote economic development and business retention through the joint efforts of the parties hereto, who in consideration of the mutual promises, agree as follows:

- A. Over the term of this Agreement, the Chamber shall provide the following services to the KEDC, in accordance with Exhibit A, attached hereto and incorporated as if set forth fully herein:
- i. **Development of a Revised Kaufman Community Profile.** The Chamber shall provide the KEDC with updated information to be used in the annual community profile for the KEDC.
 - ii. **Business of the Month Coordination.** The Chamber shall promote existing businesses by working with the KEDC on a monthly basis to award a business in the City limits of Kaufman a monthly recognition award.
 - iii. **Quarterly Workforce Roundtables.** The Chamber shall work with major employers, workforce and education partners in hosting a quarterly roundtable meeting to discuss local industry and workforce needs.
 - iv. **Quarterly Industry Roundtables.** The Chamber shall work with the KEDC in hosting a quarterly industry roundtable discussion that targets a specific industry and invites employer stakeholders to discuss issues pertaining to local business and industry.
 - v. **Support for One (1) Major Event.** The Chamber shall coordinate with the KEDC on one (1) major economic development each year at the KEDC's discretion. Chamber shall be responsible for providing staff support in planning and execution of the event.
 - vi. **Annual Manufacturing Day with KISD.** The Chamber shall coordinate with the KEDC, Kaufman ISD and local industry in planning and execution of an annual manufacturing day for Kaufman High School students.
 - vii. **Monthly KEDC/Chamber Meetings.** The KEDC and the Chamber shall conduct monthly staff meetings to review the implementation of this Agreement, including ongoing projects, and any projects associated with this Agreement.
- B. **Compensation.** The total annual cost of the services identified above shall be \$8,500.00 payable in monthly installments at \$708.33, due to the Chamber the first of each month, as long as this Agreement is in effect. In no event shall the Agreement amount change without mutual written agreement of the parties hereto. The Chamber shall keep current and accurate records of all funds received and expended, as well as deliverables and metrics specified herein, which shall be subject to inspection and audit by the KEDC at all reasonable times. All such records shall be subject to the Texas Public Information Act, Tex. Gov't Code Ch. 552.

- C. **Use of KEDC Funds and Scope of Work.** As a condition of the receipt of KEDC funds, the Chamber hereby agrees to use and expend all funds pursuant to this Agreement, which shall comply with all applicable federal, state, and local laws.
- D. **Reporting Requirements.** The Chamber shall provide written reports to the KEDC as follows:
1. An oral report twice per year evidencing Chamber services performed under this Agreement; and
 2. Other reports, upon request by the KEDC.
- E. **INDEMNITY. THE CHAMBER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE KEDC, ITS ELECTED OFFICIALS, OFFICERS, AGENTS, EMPLOYEES, AND REPRESENTATIVES FROM ANY AND ALL CLAIMS, SUITS, OR LIABILITIES ARISING FROM OR RELATED TO ANY ACT OR OMISSION OF THE CHAMBER, ITS OFFICERS, DIRECTORS, OFFICIALS, EMPLOYEES, OR REPRESENTATIVES IN THE PERFORMANCE OF THIS AGREEMENT. THIS INCLUDES PROPERTY DAMAGE, PERSONAL INJURY OR DEATH AND ALSO COVERS COSTS OF SUIT AND ATTORNEYS' FEES.**
- F. **Term of Agreement.** This Agreement shall be effective from October 11, 2022, through September 30, 2023.
- G. **Termination.** Either party may terminate this Agreement by giving written notice to the other party thirty (30) days in advance of the termination date, in which case any unexpended funds provided by the KEDC shall be returned to the KEDC within fifteen (15) days from the date the written notice is mailed to the Chamber. If the Chamber fails to meet the deliverables or metrics required under this Agreement, and it results in termination of the Agreement by the KEDC, then the Chamber will not be eligible for any future funding from the KEDC for a one (1) year period.
- H. **Entire Agreement.** This Agreement constitutes the entire agreement between the parties and supersedes any previous agreements, oral or written. This Agreement may only be modified by the subsequent mutual written agreement executed by the KEDC and the Chamber.
- I. **Waiver.** Any waiver by the KEDC of any provision or condition of this Agreement shall not be construed to be a waiver of any other provisions or conditions of this Agreement.
- J. **Governing Law.** This Agreement shall be governed by the laws of the State of Texas.
- K. **Severability.** Should any provision of this Agreement be adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity of enforceability of the Agreement as a whole or any sections, subsections, sentences, or clauses herein.

EXECUTED this the _____ day of _____, 2022.

KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION:

BY: _____
PRESIDENT

APPROVED AS TO LEGAL FORM:
EMILY BOWLIN, KEDC ATTORNEY

By: _____

KAUFMAN CHAMBER OF COMMERCE

By: _____

Its: _____

Exhibit A

Chamber/EDC Contract Scope of Services

- Community Profile – 16 hours
- Business of the Month Coordination – 24 hours
- Quarterly Workforce Roundtables – 20 hours
- Quarterly Industry Roundtables – 28 hours
- Support for 1 Major Event – 61 hours
- Annual Manufacturing Day – 36 hours
- Monthly Chamber/EDC Meetings – 36 hours

221 hours x \$38.44 = \$8,495.24

TOTAL CONTRACTED AMOUNT: \$8,500



Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 7	Dept.: KEDC
(Check one)			
☐ Consent	☒ Action	☐ Discussion	
SUBJECT: Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman.			
BACKGROUND: Many EDCs around the State of Texas contract with their corresponding municipality for a host of services, including employee benefits, city staff support, office space and related items. Funds approved in the FY 2023 KEDC budget include several reimbursements to the City of Kaufman, particularly Finance and City Secretary staff support and the KEDC's share of the SH 34 bypass debt service. Other items are also outlined in the contract.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: \$109,551	Funds Available: \$109,551	Source: KEDC Budget	
Recommendation: Approval			

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

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF KAUFMAN §

THIS AGREEMENT, effective the 11th day of October, 2022, by and between the CITY OF KAUFMAN, a municipal corporation, situated in Kaufman County, Texas, (hereinafter referred to as "City"), acting by and through its Mayor, and the Kaufman Economic Development Corporation, a Texas Non-Profit Corporation originally organized under Sec. 4A of Article 5190.6, Texas Civil Statutes, now Chapter 504 of the Local Government Code (the "Act"), (hereinafter referred to as "KEDC") acting by and through its President of the Board of Directors (the "Board"):

WITNESSETH:

I. TERM OF AGREEMENT:

This Agreement shall be effective as of October 11, 2022, and shall continue until September 30, 2023, unless sooner terminated in accordance with Section IV. The Agreement may be renewed upon mutual written agreement of the parties hereto.

II. CITY AGREES TO:

1. Provide administrative support, support from the City Secretary, records retention, and financial management services, including proprietary sales tax software, as needed, to the KEDC as requested by the KEDC Board or the KEDC's Executive Director; and
2. Serve as KEDC's Investment Officer as required by Texas Government Code Section 2256 and advise the KEDC, as needed, in conformity with Section 2256 and the KEDC's Investment Policy; and
3. Provide office space for the KEDC; and
4. Provide general liability and property insurance coverage for the KEDC's activities and property through its insurance carriers; and
5. Provide for the timely payment of the State Highway 34 Bypass debt service payments, including both parties' previously agreed upon portions of the total outstanding debt.

III. LEGAL ADVISOR:

Any expenses for legal services incurred by the KEDC will be paid by the KEDC. It is agreed and understood that these charges are not a part of this Agreement.

IV. KEDC AGREES TO:

1. Provide to the City, for the purpose of administering an economic development program, all necessary funds for said purposes enumerated in Section II. The total Agreement cost shall not exceed \$109,551.00, as set forth in Exhibit A, attached hereto and incorporated as if set forth fully herein, for the initial term of this Agreement, ending September 30, 2023.
2. Either party may terminate this Agreement upon written Notice of Termination to the other party as provided below. After receipt of a Notice of Termination, the City shall:
 - a) Stop work on the date as specified in the thirty (30) day Notice of Termination to the extent possible; and
 - b) Place no further orders or subcontracts except as may be necessary for completion of the work not terminated; and
 - c) Terminate all orders and subcontracts to the extent that they relate to the performance of work terminated by the Notice of Termination in so far as possible.
3. After receipt of a Notice of Termination, KEDC shall pay all expenses incurred through the date of termination.

V. OFFICIALS NOT TO BENEFIT:

No public official of the governing body of the City or of KEDC who exercises any functions or responsibilities in the review or the approval of the undertaking or carrying out of any project hereunder, shall participate in any decision relating to the contract which affects his personal interest, nor shall he have any personal or pecuniary interest direct or indirect in this contract or proceeds thereof, without the filing of a Statement or Affidavit required by State Law for full disclosure in the Minutes of KEDC, and the subsequent approval of the Minutes of KEDC by the City Council.

VI. SEVERABILITY:

Should any provision of this Agreement be adjudged illegal, invalid or unenforceable, such illegality, invalidity or unenforceability shall not affect the legality, validity of enforceability of the Agreement as a whole or any sections, subsections, sentences, or clauses herein.

VI. EFFECTIVE DATE:

This Agreement shall be effective as of October 11, 2022.

IN WITNESS WHEREOF, the parties have executed this Agreement in the year and on the day of the acknowledgments below.

KAUFMAN ECONOMIC DEVELOPMENT CORPORATION:

By:

Name:

Title: President

CITY OF KAUFMAN, TEXAS:

By:

Name:

Title: Mayor

ATTEST:

Jessie Hanks, City Secretary

APPROVED:

Emily Bowlin
Assistant City Attorney/KEDC Attorney

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

 This instrument was acknowledged before me on this ____ day of October, 2022,
by _____, President of the Kaufman Economic Development Corporation,
a corporation, on behalf of said agency.

My Commission expires _____
Notary Public, State of Texas

STATE OF TEXAS §
 §
COUNTY OF KAUFMAN §

 This instrument was acknowledged before me on this ____ day of October, 2022,
by _____, the Mayor of the City of Kaufman, a municipal corporation
of Kaufman County, Texas.

My Commission expires _____
Notary Public, State of Texas

Exhibit A

City Administrative Services	
Finance	\$ 3,000.00
City Secretary	\$ 2,600.00
Insurance	\$ 1,100.00
Avenu Software	\$ 2,750.00
Postage	\$ 100.00
Office Rent	\$ 1.00
TXDOT 34 Debt Service	\$ 100,000.00
TOTAL	\$ 109,551.00



Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 8	Dept.: KEDC
---------------------------------	-------------------------	------------------	--------------------

(Check one)

☐ Consent	☒ Action	☐ Discussion
---	---	--

SUBJECT:
 Consider and take appropriate action on amendments to the Kaufman Economic Development Corporation's Site Enhancement Matching Grant Program.

BACKGROUND:
 In an effort to streamline the KEDC's site enhancement matching grant program, there are several amendments for board consideration to the program attached to this item. Major adjustments include board approval of each incentive instead of committee approval, some adjustments in the percentage match schedule and restricting applicants to one application per fiscal year.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
---	---

Cost: N/A	Funds Available: \$30,000	Source: KEDC Budget
---------------------	-------------------------------------	-------------------------------

Recommendation:
 Approval

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

KEDC Site Enhancement Matching Grant Program

Proposed Amendments

- **New Section – “Program”:** The Kaufman EDC assists businesses and commercial property owners within designated areas of the City of Kaufman with enhancement, aesthetic appeal and general safety of such properties. The Site Enhancement Matching Grant program provides matching funds toward qualified fixed site improvements in compliance with Chapter 501.103 of the Texas Local Government Code. Below are the available matching funds offered by the KEDC, subject to KEDC Board approval.
- **Development District:** Add “Other areas subject to approval by KEDC Board”
- **Improvements Available:**
 - Façade – Add “murals in the downtown area facing public Right of Way that are in compliance with the City of Kaufman Mural Ordinance. Applicants for murals must be a business owner or commercial property owner.”
 - Add “doors” to replacing windows
 - Awnings – Add “for properties on the downtown square, awnings must reflect historic aesthetic and qualified improvements that are limited to drop front and canvas uses, unless otherwise approved by the Director of Development Services.”
 - Landscaping – Eliminate “removal of old plants and planting new plants/trees”
 - Move accent lighting to Façade section
 - Pedestrian Amenities – Delete “Pedestrian Amenities” and change to “Additional Improvements”
 - Delete “addition of bus stop”
 - Update outdoor dining/seating to “addition of fixed patios and outdoor venue space”
 - Move “roof replacement” to this section
 - Add “protective screening”
 - Add “others as deemed qualified by the KEDC Board”
- **Matching Grant Schedule:**
 - Façade
 - Awnings – Amend to 50% up to \$2,000
 - Windows – Amend to 50% up to \$3,000
 - Painting – Amend to 50% up to \$2,500
 - Public Art Murals – 50% up to \$1,000
 - Brick/Stone – Amend to 50% up to \$5,000
 - Move “Accent Lighting” to this section – adjust to 50% at \$2,000
 - Move “Doors” into Façade section
 - Eliminate the landscaping section
 - Signage
 - Amend to 50% at \$1,500
 - Change “Pedestrian Amenities” section to “Additional Improvements”

- Addition of Fixed Patios & Outdoor Venue Space – 50% match up to \$2,000
 - Roof Replacement – 50% up to \$5,000
 - Protective Screening facing public Right of Way – 50% up to \$1,500
 - Other Improvements – Case by Case Basis
- **Add section – “Time to Complete”**
 - Approved applicants will have 6 months upon approval to complete updates, unless approved for an amended timeline.
- **Add section – “Process”**
 - Applicant must fill out an application and cannot begin work until such application is approved by the KEDC Board. Upon application, KEDC Staff will meet with the applicant and verify all submitted documentation. Depending on the proposed improvements and location of the property, KEDC Staff may seek feedback from the City of Kaufman’s Development Services Department. The application will be placed on the next agenda for the KEDC Board of Directors meeting (2nd Tuesday of each month). The KEDC Board will vet the application and vote whether to approve, deny or request additional information. It is highly encouraged the applicant attend this meeting to answer any specific questions from the KEDC Board. Upon approval, the applicant will need to sign a performance agreement with the Kaufman EDC. The applicant and their contractor must comply with all City of Kaufman ordinances and development standards. This includes obtaining all necessary permits from the City of Kaufman. Work done out of compliance with City of Kaufman requirements may result in breach of contract with the KEDC and forfeiture of funding eligibility. Upon completion of improvements, KEDC and City of Kaufman Staff shall verify compliance and process a reimbursement based on applicant’s proof of paid receipt(s). The Site Enhancement Matching Grant Program cannot be combined with the Downtown Destination Matching Grant Program unless otherwise approved by the Kaufman EDC Board of Directors.
- **Participants**
 - Move “nonprofit entities” to list of ineligible participants, add “and tax exempt” to the sentence
 - Add “eligible applicants may only apply for funds once per year”
- **Amend Ineligible Improvements to “Ineligible Expenditures”**
 - Add “permit fees” to list
 - Amend “new commercial construction” and add “unless expansion of existing property”
 - Add “residential improvements” to the list
 - Add “improvements not otherwise permanently fixed to the property”
 - Add “professional service fees (outside of contractor services)”
 - Eliminate fencing (since screening is allowed)
- **Grant Application Amendments**
 - Eliminate nonprofit checkbox
 - Add a line for “total cost of eligible improvements”
 - Change address to 209 S. Washington



Development District:

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

Improvements Available for Matching Grants from EDC:

Facade

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

Sidewalks

- Addition of sidewalks
- Repair of broken/sunken sidewalks

Parking and Drives

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

Landscaping

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

Signage

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

Pedestrian Amenities

- Addition of bus stop
- Outdoor dining/seating

Matching Grant Schedule

Facade

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

Doors

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

Roof Replacement

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

Sidewalks

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

Parking and Drives

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

Landscaping

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

Signage

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

Pedestrian Amenities

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

Other Improvements

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

Participants

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

Ineligible Improvements

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

Targeted Areas/Businesses

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

Purpose of Program:

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



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



Meeting Date: 10-11-2022	Date: 10-07-2022	Item #: 9	Dept.: KEDC
---------------------------------	-------------------------	------------------	--------------------

(Check one)

☐ Consent	☒ Action	☐ Discussion
---	---	--

SUBJECT:
 Consider and take appropriate action on a date for the November Regular KEDC Board Meeting.

BACKGROUND:
 The November KEDC Board Meeting is currently schedule for Tuesday, November 8th. The KEDC Director is scheduled to be in Atlanta that week with Oncor exhibiting to prospects at the Fabtech Metal Trade Show. The board might consider dates the week of November 14th.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
---	---

Cost: N/A	Funds Available: N/A	Source: N/A
---------------------	--------------------------------	-----------------------

Recommendation:
 Board Direction

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