



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
WEDNESDAY, FEBRUARY 15, 2023 - 6:00 PM
KAUFMAN CITY HALL
209 S WASHINGTON ST
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.**

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 January 10, 2023 Kaufman Economic Development Corporation 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:

4. 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 Lock Box, Bluebonnet, Lego, Ryegrass, Forest, Kettle, Razorback, Cowbell, Sunshine, Snooze, Blue, Orange, Big Event; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871,

16826, 190536, 16821, 79084, 16829, 16832, 3876, 5404, 202751, 202752, 202753, 219551, 5521

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; Parcel IDs #49240, 5313, 5388, 5487, 50066, 50080, 50072

RECONVENE INTO OPEN SESSION

5. 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 4:30 P.M. ON FRIDAY, FEBRUARY 10, 2023, 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).

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.

Department: Non departmental

Program:

Revenue		Subtotal	-----	576,080.00-	191,979.27-	384,100.73-	66.675
536,481.44-	635,256.37-						

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15:51 02/10/23
Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental Program:

Period Ending: 2/2023

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	137,574.00			34,963.73	102,610.27	74.586
120,388.10							
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		142,574.00			34,963.73	107,610.27	75.477
120,388.10							
32-5203-000-0	Operating Supplies	4,500.00			40.08	4,459.92	99.109
6,059.85							
32-5213-000-0	Meetings	9,000.00			2,456.28	6,543.72	72.708
7,585.79	390.43						
32-5214-000-0	Promotional Material	5,400.00			259.80	5,140.20	95.189
3,456.21	3,465.00						
32-5220-000-0	Minor Tools & Equipm	7,675.00			4,850.00	2,825.00	36.808
4,978.44	1,000.00						
Subtotal:		26,575.00			7,606.16	18,968.84	71.379
22,080.29	4,855.43						

32-5302-000-0	Postage & Delivery	500.00	203.81	296.19	59.238
34.87	18.13				
32-5303-000-0	Advertising	15,425.00	2,500.00	12,925.00	83.793
10,208.08	5,164.33				
32-5305-000-0	Licenses, Dues & Sub	3,380.00	2,091.75	1,288.25	38.114
2,290.05	1,175.00				
32-5306-000-W	Utilities-Electric/W	550.00	79.00	471.00	85.636
423.17	461.90				
32-5309-000-0	Insurance & Bonds	1,100.00	1,100.00		
1,100.00					
32-5322-000-0	Tuition & Education	6,275.00	1,050.00	5,225.00	83.267
3,433.68	300.00				
32-5330-000-0	Travel	9,600.00	3,568.80	6,031.20	62.825
3,658.87					
32-5352-000-0	Maintenance-Grounds	62,000.00	1,000.00	61,000.00	98.387
8,000.00	8,000.00				
32-5362-000-0	Professional Svcs-Ad	95,101.00	9,220.32	85,880.68	90.305
99,272.24	57,495.00				
32-5362-000-I	Professional Svcs-Ad				
67,665.50					
32-5363-000-0	Professional Svcs-Te	8,000.00	2,900.00	5,100.00	63.750
10,750.00	23,255.45				
Subtotal:		201,931.00	23,713.68	178,217.32	88.257
139,170.96	163,535.31				
32-5500-000-0	Matching Grants	105,000.00	16,489.48	88,510.52	84.296
17,365.39	38,272.99				
32-5501-000-0	Incentives / Intergo				
454,204.00					
32-5506-000-0	Chapter 380 Funding				
80,000.00					
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00		100,000.00	100.000
100,000.00	100,000.00				
Subtotal:		205,000.00	16,489.48	188,510.52	91.956
117,365.39	672,476.99				
Program number:		576,080.00	82,773.05	493,306.95	85.632
399,004.74	840,867.73				
Department number:	Non departmental	576,080.00	82,773.05	493,306.95	85.632
399,004.74	840,867.73				
Expenditure	Subtotal -----	576,080.00	82,773.05	493,306.95	85.632
399,004.74	840,867.73				
Fund number:	32 ECONOMIC DEVELOPMENT CORP.		109,206.22-	109,206.22	
237,476.70-	205,611.36				

Executive Director's Report

February 15, 2023

Calendar

1/11: Met w/ Si Energy Natural Gas; Guest Speaker to Kaufman Clover Club

1/12: Met w/ Architectures Firm

1/16: MLK Holiday

1/17: Met w/ The Michaels Co. (developer); Monthly Chamber-EDC Meeting; Met w/ prospective buyer of Rubio property off SH 34

1/18-20: ICSC Red River Retail Show

1/23: Met w/ Ridge Pointe Commercial Real Estate; BRE Visit w/ Galleher Industries; January Monthly Council Meeting

1/24: BRE Visit w/ Texas Health Hospital

1/25: Call w/ Kevin Vela (developer); Met w/ Avison Young Industrial Real Estate Division; Bohler Engineering Commercial Real Estate Networking Reception

1/26: Met w/ ECS Environmental & BWA Architects; Met w/ Republic Services Disposal; Co-Hosted TEDC Webinar on State Legislative Process

1/30: Call on Soulman's BBQ Master Planning

2/1: Call w/ Skybox Data Centers

2/2: Call w/ Comptroller's Office (Qualified Hotel Program); Call w/ Morris & Mitchell PR Firm

2/5-6: Kaufman County Day at the Capitol

2/7: Meetings at Texas Capitol

2/8: Met w/ Trinity Valley Community College; Met w/ Eisenberg Design Firm

2/9: Call w/ Trinity Valley Community College; Met w/ Dana Chun (Broker) & Developer Client; Joint Meeting w/ Crandall and land owner on prospective Municipal Management District development; Call w/ RESPACE (investor/developer)

2/10: Call w/ Avison Young Industrial Real Estate Division; Met w/ Toya White (Texas Health Hospital COO)

2/14: Met w/ Falcon Realty

2/15: Future Land Use Meeting w/ Art Browning & Ray/Sandy Rubio

Prospect Lead Responses: Project White Out, Project Global Brand, 2 Internal Broker Leads

Upcoming Events: TEDC Legislative Conference (Austin) – February 22-24; Kaufman Chamber Banquet – February 28

Next Regular KEDC Board Meeting: Tuesday, March 14th

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



Meeting Date: 2-15-2023	Date: 2-10-2023	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 January 10, 2023 Kaufman Economic Development Corporation meetings.

BACKGROUND:
 Minutes from the January regular meeting of the Kaufman EDC 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
☐	☐	☐	☐	☒



**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JANUARY 10, 2023 - 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 6:05 PM. The directors present were Ben Brashear, Charles Gillenwater, and Gail Godwin-Mason. Directors Jane Lucas and Barry Ratcliffe were absent. 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 Finance 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 for this month.

STAFF PRESENTATION

3. Staff presentation and discussion on the EDC's Annual Report and program of work.

Mr. McGregor presented the Annual Report for KEDC. He outlined the tax base for Kaufman, the marketing initiatives, and business attraction initiatives. There were discussions regarding business retention and expansion, and incentives that were granted in 2022.

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on the minutes from the December 13, 2022 Kaufman Economic Development Corporation meeting.

Director Godwin-Mason made a motion to approve the minutes from the December 13, 2022, Kaufman Economic Development Corporation meeting. The motion was seconded by Director Brashear and passed 3/0.

5. Consider and take appropriate action on a Downtown Destination Matching Grant for The Rancher's Wife Boutique, to be located at 105 W. Mulberry St. in Downtown Kaufman.

Mr. McGregor presented the application from The Rancher's Wife Boutique for improvements to a building located at 105 W. Mulberry St.

Amy Wiley, The Rancher's Wife owner, gave a brief history of her shops. She informed the corporation about the success of her business. She discussed the reasons for her desire to open a location in Downtown Kaufman.

Director Godwin-Mason made a motion to approve a Downtown Destination Matching Grant for **Aire Rise LLC** on behalf of The Rancher's Wife Boutique, to be located at 105 W. Mulberry St. in Downtown Kaufman. The motion was seconded by President Gillenwater and passed 3/0.

6. Consider and take appropriate action on a date for the February Regular KEDC Board Meeting.

The corporation directed Mr. McGregor to move the Regular February KEDC meeting from February 14, 2023, to February 15, 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:

President Gillenwater recessed into Executive Session at 6:44 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 Bluebonnet, Lego, Razorback, Cowbell, Sunshine, Snooze, Big Event, Blue, Orange; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871, 16826, 190536, 16821, 79084, 16829, 16832, 3876, 5404, 202751, 202752, 202753, 219551, 5521

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; Parcel IDs #49240, 5313, 5388, 5487

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:07 PM.

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

There were no actions from 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 7:07 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer