



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
WEDNESDAY, FEBRUARY 15,
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.**

Vice President Ratcliffe called the KEDC meeting to order at 6:04 PM. The directors present were Ben Brashear, Jane Lucas, and Barry Ratcliffe. President Charles Gillenwater arrived at the meeting at 6:18 PM. Director Gail Godwin-Mason was 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.**

Buddy McBride, 1601 Highglen Trail, Kaufman, Texas 75142, stated he is here representing Dance Factory, who recently relocated to a building in the Downtown Square area. He explained his issues with the relocation of the business. There were significant improvements needed to be completed to the property prior to them moving in to the building for the safety and function of the building. He stated he would like to submit an application for the Downtown Development Grant through KEDC. He asked KEDC to consider the work that has been done on the property and requested KEDC waive the requirement to apply for the grant prior to the work being done.

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.

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on the minutes from the January 10, 2023 Kaufman Economic Development Corporation meeting.

Director Brashear made a motion to approve the minutes from the January 10, 2023, Kaufman Economic Development Corporation meeting. The motion was seconded by Director Lucas 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:

Vice President Ratcliffe recessed into Executive Session at 6:18 PM.

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

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

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

Director Brashear made a motion to authorize a brokerage agreement with Range Realty as discussed in the Executive Session. The motion was seconded by Vice President Gillenwater and passed 4/0.

Director Brashear made a motion to authorize a brokerage agreement with M&D Broker Group as discussed in the Executive Session. The motion was seconded by Director Lucas and passed 4/0.

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 7:17 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer