MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, APRIL 18, 2023
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 Jane Lucas. Director Ben Brashear was absent. President Gillenwater declared a quorum present. Also present were 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.

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 Directors report about his activities for this month.

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action on the minutes from the March 14, 2023 Kaufman Economic Development Corporation meeting.

Director Lucas made a motion to approve the minutes from the March 14, 2023 Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Ratcliffe and passed 3/0.

4. Consider and take appropriate action on a site enhancement matching grant for Eleanor's Coffee Shop, to be located at 303 W. Mulberry St., Kaufman, TX.

Mr. McGregor outlined the proposed site enhancement grant request for Eleanor's Coffee Shop. He reviewed the process the applicant had gone through to get to this point in the business process. He informed the corporation about the proposed improvements to the property.

Director Ratcliffe made a motion to approve a site enhancement matching grant for Eleanor's Coffee

Shop, LLC, to be located at 303 W. Mulberry St., Kaufman, TX, for an amount not to exceed $24,000. The motion was seconded by Director Lucas and passed 3/0.

5. Consider and take appropriate action on an economic development performance agreement between the Kaufman Economic Development Corporation and Galleher Acquisition Corporation (dba Galleher Industries) for an expansion project in a total amount not to exceed $50,000.00, setting performance benchmarks and authorizing the board president to execute a contract, in a form approved by counsel, regarding same.

Mr. McGregor reviewed the proposed economic development performance agreement with Gallaher Industries. He outlined the purpose of the expansion and the economic impact of this project on the community.

Director Lucas made a motion to approve an economic development performance agreement between the Kaufman Economic Development Corporation and Galleher Acquisition Corporation (dba Galleher Industries) for an expansion project for an amount not to exceed $50,000.00, setting performance benchmarks and authorizing the board president to execute a contract, in a form approved by counsel, regarding same. The motion was seconded by Director Ratcliffe and passed 3/0.

6. Consider and take appropriate action on a confidentiality and non-disclosure agreement for the Board of Directors of the Kaufman Economic Development Corporation.

Mr. McGregor informed the corporation about the KEDC attorney's request for the board to enter into a non-disclosure agreement for the purpose of protecting the board due to the nature of discussions held by the board on various projects.

Director Lucas made a motion to approve a confidentiality and non-disclosure agreement for the Board of Directors of the Kaufman Economic Development Corporation. 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 6:28 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 Lock Box, Bluebonnet, Lego, Elsie, Forest, Razorback, Cowbell, Sunshine, Snooze, Blue, Orange, Home Run, 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

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

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:03 PM.

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

Director Lucas made a motion to approve a non-binding letter of intent with Project Range and direct staff to continue negotiations as discussed in executive session. The motion was seconded by Director Ratcliffe and passed 3/0.

FINANCIAL REPORT

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

Director Ratcliffe gave the monthly Financial Report to the corporation.

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 7:05 PM.

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