

**MINUTES OF THE  
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTOR'S MEETING  
Tuesday, January 13, 2015 at 6:00 p.m.  
Kaufman City Hall  
209 S. Washington  
Kaufman, TX 75142**

<b>PRESIDENT</b>	<b>ROY FERRELL</b>
<b>VICE-PRESIDENT</b>	<b>BARRY RATCLIFFE</b>
<b>SECRETARY/TREASURER</b>	<b>JEFF JORDAN</b>
<b>MEMBER</b>	<b>CARL STAPP</b>
<b>MEMBER</b>	<b>LISA PARKER</b>

CALL TO ORDER: President Roy Ferrell called the meeting to order on Tuesday, January 13, 2015 at 6:05 p.m. Board members present were Carl Stapp, Roy Ferrell, Barry Ratcliffe, Lisa Parker and Jeff Jordan. President Ferrell declared a quorum present. Also present were Executive Director Lee Ayres and Secretary Jo Ann Talbot.

1. CONSIDER APPROVAL OF THE NOVEMBER 10, 2014 MEETING MINUTES.

Board member Jordan moved to approve the November 10, 2014 meeting minutes. Board member Stapp made the second. All voted AYE, and the motion carried.

2. REVIEW OF FINANCIAL STATEMENTS.

Board member Jordan asked if there was anything out of the ordinary in the October Financials.

Executive Director Ayres reminded everyone that we report no revenue in October and November because sales tax payments received in those months are accrued in FY 2014. Executive Director Ayres said other than there was nothing unusual. Board member Jordan moved to approve the financials. Board member Stapp seconded the motion. All voted AYE and the motion was approved.

3. PRESENTATION BY MR. ROBERT ELDRIDGE ON PROPOSED SENIOR HOUSING DEVELOPMENT (TENTATIVE).

No presentation was made. Mr. Eldridge was unavailable to attend the meeting.

4. CONSIDER PHILOSOPHICALLY, IF ALLOWED BY ZONING AND CITY ORDINANCE OR CODE, TO ALLOW AUSTIN BRIDGE AND ROAD TO LEASE LAND IN PRAIRIE CREEK CROSSING BUSINESS AND INDUSTRY PARK FOR A TEMPORARY CONCRETE BATCH PLANT.

After discussion, the Board was not interested placing a concrete batch plant at Prairie Creek Crossing Business Park. No action was taken.

5. CONSIDER ASKING THE CITY OF KAUFMAN IF THE KEDC CAN CONTRACT WITH THE CITY FOR NAIM KHAN, CITY ENGINEER, TO DO ENGINEERING, PLANNING, BIDDING AND PROJECT MANAGEMENT FOR NEW ENTRANCE AND STREET IN PRAIRIE CREEK CROSSING.

Executive Director Ayres explained that we will need an engineer for the new entrance and street into Prairie Creek Crossing. He said he understood the City Engineer had taken on a portion of the utility relocation engineering for the Highway 34 By-pass that saved the city money. Ms. Talbot said City Engineer Naim Khan also engineered a sewer line replacement expansion recently. After some discussion, Board member Ratcliffe moved for the Kaufman Economic Development Corporation to formally request that the KEDC contract with the City of Kaufman for Engineering Services for engineering, planning, bidding, contractor selection and project management for the new entrance and street in Prairie Creek Crossing. Board member Jordan made the second. All voted AYE and the motion carried.

Mr. Ayres stated there was no need to go into executive session.

### **EXECUTIVE SESSION**

THE KAUFMAN EDC WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO CHAPTER 551, GOVERNMENT CODE V.T.C.A. (OPEN MEETINGS LAW), IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN TEX. GOV'T CODE SECTION 551.086 ECONOMIC DEVELOPMENT.

Economic Development - Under TEX. GOV'T. CODE Sec. 551.086

1. DISCUSSION ON CONFIDENTIAL FINANCIAL INFORMATION AND GIFTING OF LAND OR OTHER INCENTIVES FOR ABOX PACKAGING FOR BUSINESS RETENTION AND TO RETAIN PRIMARY JOBS.

ANY FINAL ACTION, DECISION, OR VOTE ON A MATTER DELIBERATED IN EXECUTIVE SESSION MEETING OR ON INFORMATION RECEIVED IN A CONFERENCE WITH EMPLOYEES WILL ONLY BE TAKEN IN AN OPEN MEETING THAT IS HELD IN COMPLIANCE WITH TEX. GOV'T CODE CH. 551. THE CITY COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AS AUTHORIZED BY TEX. GOV'T CODE SEC. 551.001, ET SEQ. (TEXAS OPEN MEETINGS ACT) ON ANY ITEM ON ITS OPEN MEETING AGENDA OR TO RECONVENE IN A CONTINUATION OF EXECUTIVE SESSION ON THE EXECUTIVE SESSION MEETING ITEMS NOTED ABOVE, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, INCLUDING, WITHOUT LIMITATION, SECTIONS 551.071-551.086 OF THE OPEN MEETINGS ACT.

### **END OF EXECUTIVE SESSION**

6. CONSIDER ANY OFFICIAL ACTION ON THE EXECUTIVE SESSION CLOSED MEETING ITEMS:

Economic Development - Under TEX. GOV'T. CODE Sec. 551.086

- a. Consider any official action on financial information and gifting of land or other incentives for Abox Packaging Company for business retention and to retain primary jobs.

No Action was taken on this item.

There being no further business the meeting declared adjourned at 6:23 p.m.

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Roy Ferrell, President

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Date

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Jeff Jordan, Secretary

\_\_\_\_\_  
Date