

AGENDA
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, DECEMBER 19, 2017 AT 6:00 P.M.
KAUFMAN CHAMBER OF COMMERCE
2311 S. WASHINGTON, SUITE A
KAUFMAN, TEXAS 75142

PRESIDENT	ROY FERRELL
VICE-PRESIDENT	BARRY RATCLIFFE
SECRETARY/TREASURER	CARL STAPP
MEMBER	LISA PARKER
MEMBER	CHARELS GILLENWATER

CALL TO ORDER: Call the meeting to order, state date and time. State board members present and declare a quorum present.

1. CONSIDER APPROVAL OF THE MINUTES FOR DECEMBER 12, 2017.

EXECUTIVE SESSION

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE V.T.C.A. (OPEN MEETINGS LAW), IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN TEX. GOV'T CODE SECTION 551.074 PERSONNEL.

1. PERSONNEL - Under TEX. GOV'T. CODE Sec. 551.074
 - a. DISCUSS TERMS OF ECONOMIC DEVELOPMENT ADMINISTRATION AGREEMENT BETWEEN KEDC AND CITY OF KAUFMAN

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. 551.074 THE KEDC 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

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

1. PERSONNEL - Under TEX. GOV'T. CODE Sec. 551.074
 - a. CONSIDER ANY OFFICIAL ACTION REGARDING TERMS OF ECONOMIC DEVELOPMENT ADMINISTRATION AGREEMENT BETWEEN KEDC AND CITY OF KAUFMAN

ADJOURNMENT.

I, LEE AYRES, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 3003 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, 3003 S. WASHINGTON, KAUFMAN, TEXAS AT 4:30 P.M. ON FRIDAY, DECEMBER 15, 2017 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.



LEE E. AYRES
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), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES) AND 551 .086 (ECONOMIC DEVELOPMENT).

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.

**MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, DECEMBER 12, 2017 AT 5:30 P.M.
KAUFMAN CHAMBER OF COMMERCE
2311 S. WASHINGTON, SUITE A
KAUFMAN, TEXAS 75142**

PRESIDENT	ROY FERRELL
VICE-PRESIDENT	BARRY RATCLIFFE
SECRETARY/TREASURER	CARL STAPP
MEMBER	LISA PARKER
MEMBER	CHARELS GILLENWATER

President Roy Ferrell called the meeting to order at 5:34 p.m. on Tuesday, December 12, 2017. Board members present were Barry Ratcliffe, Carl Stapp, Lisa Parker and Charles Gillenwater. President Ferrell declared a quorum present. Also present were City Manager Mike Slye, Executive Director Lee Ayres, Secretary Jo Ann Talbot and Mike Holder.

1. **CONSIDER APPROVAL OF MINUTES FOR OCTOBER 18, 2017, NOVEMBER 14, 2017, NOVEMBER 16, 2017 AND NOVEMBER 28, 2017.**

Board member Gillenwater moved to approve the minutes for October 18, 2017, November 14, 2017, November 16, 2017 and November 28, 2017. Board member Ratcliffe made the second. All voted AYE and the motion carried.

2. **CONSIDER ACCEPTANCE OF FINANCIALS FOR OCTOBER 2017.**

Executive Director Ayres stated that there was nothing unusual in the P&L but reminded the Board members that the \$800,000.00 cash reserve on the balance sheet would be cut in half after they make a \$400,000.00 payment for the town square project. Executive Director Ayres added that this would give the board the lowest cash reserve to work with in many, many years. Board member Stapp moved to accept the financials. Board member Ratcliffe offered a second. All voted AYE and the motion carried.

3. **CONSIDER A REQUEST BY DR. BEN BRASHEAR TO PURCHASE LOT 11 IN MILLENNIUM BUSINESS PARK.**

Executive Director Ayres explained that Dr. Brashear had first expressed an interest in building a new building in our business park about three years ago. He said they had talked about Lot 14R-A which is now under contract for another medical office building. He reminded the board that in February

2016, the board increased the asking prices for pretty much all of the lots in the park. Executive Director Ayres said that Dr. Brashear approached him about 3 months ago about purchasing the lot next to 14RA which used to be at \$55,000 per acre but had been changed to \$162,500.00 per acre. He said they also discussed lot 11 now priced at \$43,500.00 per acre. Executive Director Ayres said he told Dr. Brashear he would come to the board and ask them to consider Lot 14R-B at the old rate of \$55,000 per acre, the same price in the contract for the lot next door. The KEDC Board approved that two months ago. He said Dr. Brashear in early November then asked the board to reduce that lot to \$20,000 per acre, citing the fact that the board sold the KLLM lot for \$10,000 per acre. Executive Director Ayres said he explained that the price for KLLM was part of an incentive packaged that also included tax abatement on rolling stock. He said the state allows EDC's to offer incentives for entities that create primary jobs. Ayres went on to say that Dr. Brashear indicated he understood that but the doctor later offered to purchase lot 11 for \$20,000 per acre. After some discussion about the price of land around the community and the fact that we still have to pay to get electricity to that lot, there seemed to be a consensus to keep that lot priced at the \$43,500.00 per acre price. Board member Ratcliffe moved to keep lot 11 priced at \$43,500.00 per acre. Board member Stapp made the second. All voted AYE and the motion carried.

President Ferrell declared Executive Session at 5:44 p.m.

EXECUTIVE SESSION

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO CHAPTER 551, TEXAS GOVERNMENT CODE V.T.C.A. (OPEN MEETINGS LAW), IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN TEX. GOV'T CODE SECTION 551.074 PERSONNEL.

PERSONNEL - Under TEX. GOV'T. CODE Sec. 551.074

1. DISCUSS TERMS OF EMPLOYMENT FOR EXECUTIVE DIRECTOR POSITION

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. 551.074 THE KEDC 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.

President Ferrell declared to go out of Executive Session at 6:41 p.m.

END OF EXECUTIVE SESSION

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

PERSONNEL - Under TEX. GOV'T. CODE Sec. 551.074

- a. CONSIDER ANY OFFICIAL ACTION REGARDING TERMS OF EMPLOYMENT FOR KEDC EXECUTIVE DIRECTOR POSITION.

After some discussion, Board member Ratcliffe moved to direct Executive Director Ayres to visit with the City Manager about options for the KEDC to contract with the City of Kaufman for the City to provide Executive Director Staffing for the Kaufman EDC. Board member Parker made the second. All voted AYE and the motion carried.

President Ferrell adjourned the meeting at 6:44 p.m.

Roy Ferrell, President

Date

Carl Stapp, Secretary

Date