

**MINUTES
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, MARCH 8, 2016 at 6:00 p.m.
Kaufman City Hall
209 S. Washington
Kaufman, TX 75142**

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| PRESIDENT | ROY FERRELL |
| VICE-PRESIDENT | BARRY RATCLIFFE |
| SECRETARY/TREASURER | CARL STAPP |
| MEMBER | LISA PARKER |
| MEMBER | CURTIS SNOW |

Board member Stapp called the meeting to order at 6:25 p.m. on Tuesday, March 8, 2016. Board members present were Carl Stapp, Lisa Parker and Curtis Snow. Board member Stapp declared a quorum present. Also present were Executive Director Lee Ayres, City Manager Mike Slye and Secretary Jo Ann Talbot.

1. **CONSIDER APPROVAL OF THE FEBRUARY 2, 2016 MEETING MINUTES.**

Board member Parker moved to approve the February 2, 2016 meeting minutes. Board member Snow made the second. All voted AYE and the motion carried.

2. **REVIEW/ACCEPTANCE OF JANUARY, 2016 FINANCIAL STATEMENTS.**

Board member Snow moved to accept the January 2016 Financial Statements. Board member Parker made the second. All voted AYE and the motion carried.

3. **REVIEW AND ACCEPT FISCAL YEAR 2015 AUDIT.**

Executive Director Ayres pointed out we had a very clean audit for FY 2015. After some discussion, Board member Snow moved to accept the 2015 Audit. Board member Parker made the second. All voted AYE and the motion carried.

4. **DISCUSSION/ACTION ON SPECULATIVE BUILDING.**

Executive Director Ayres reported we probably will not need to take any action tonight but wanted to get some feedback from board members and share some things. He asked if everyone understood he was preparing an RFP primarily to get estimates on the costs to hire and architect. He said that he looked at the 2014 estimate from the contractor and saw that he used about \$93,000.00 in his estimate for architect and engineering services on a \$2.7 Million project. Executive Director Ayres reported he visited several websites and the costs seemed to vary by the complexity of the building. He added that it appeared a big box warehouse building was among the least complex. He said that several

websites showed a range of 3% to 6% of the project costs, which on a \$3 M building would be \$90,000 to \$180,000. Executive Director Ayres shared that he found a template on the American Institute of Architects website that he as modified for our KEDC needs. He said he is now seeking out architects to send the RFP to. After some discussion, no action was taken.

5. ANNOUNCEMENTS FROM EXECUTIVE DIRECTOR.

Executive Director Ayres said board members are invited to a briefing on the Thoroughfare Plan on March 16 at KISD Administration Building, 8:00 a.m.

Executive Director will be on Vacation March 21 to April 4th or 5th.

Reported he had a new prospect seeking to lease a building for a Women's Boutique.

Sonic will be resubmitting plans to city this week for lot on S. Washington.

Jim Meara is working on a two tenant deal with Starbucks and Chipotle.

Kaufman County Day in Austin is April 3rd and 4th.

Chamber Banquet is April 19th.

Tables Mfg. Ribbon Cutting April 20.

Dairy Queen opens April 21

6. ADJOURNMENT.

There being no further business, Board member Stapp adjourned the meeting at 6:53 p.m.

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| Roy Ferrell, President | Date | Carl Stapp, Secretary | Date |