

MINUTES
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, JULY 14, 2015 at 5:00 p.m.
KAUFMAN CITY HALL
209 S. WASHINGTON
KAUFMAN, TX 75142

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

CALL TO ORDER: President Roy Ferrell called the meeting to order on Tuesday, July 14, 2015 at 5:14 p.m. Board members present were Carl Stapp, Roy Ferrell and Lisa Parker. President Ferrell declared a quorum present. Board member Ratcliffe arrived at 5:23 p.m. Also present were Executive Director Lee Ayres and Secretary Jo Ann Talbot.

BUDGET WORKSHOP

1. DISCUSSION ON PROPOSED FISCAL YEAR 2015/2016 BUDGET.

Executive Director Lee Ayres described what each of the columns represented on the first page of the proposed budget worksheet.

The board discussed short term and long term obligations of the KEDC. These obligations include approximately \$79,000.00 for a Falcon Steel incentive agreement, \$346,000.00 for a new entrance and new street in Prairie Creek Crossing Business Park, just under \$300,000.00 per year for next 4 years for the KEDC's portion of the Chapter 380 Agreement for Kings Fort Market Center infrastructure and \$100,000.00 per year for next 15 years for the Kaufman Highway 34 by-pass.

Executive Director Ayres went over each line item in the proposed FY 2016 budget.

Executive Director Ayres and the Board spent considerable time reviewing sub line items under the proposed \$30,000 Advertising line item. There was an obvious consensus to include an additional \$1,500 in Advertising to cover half of the cost of an ad in the new Chamber of Commerce official map of Kaufman.

Discussion was held for the future Business Plan to update the video that is on the Web Site of KEDC, City and Chamber after Highway 34 By-Pass is complete and other new development comes to Kaufman. City Manager Mike Slye said that it is always good to have thumb drives available for the public.

Executive Director Ayres noted that other projects are in the works including potential investment in infrastructure for the town square, incentives for project Tables and incentives for project Dottie. Executive Director added that at some point KEDC may need to extend the east bound service road on US 175 to reach KEDC's property next to the law enforcement center.

After discussion of the Fiscal Year 2015-2016 Budget, Board member Stapp moved and seconded by Board member Parker to adjourn the work shop at 6:00 p.m.

REGULAR MEETING

MONDAY, JULY 14, 2015 – 6:00 P.M.

1. CONSIDER APPROVAL OF THE MAY 12, 2015 MEETING MINUTES.

After review Board member Ratcliffe moved to approve the May 12, 2015 meeting minutes. Board member Stapp made the second. All voted AYE and the motion carried.

2. REVIEW OF FINANCIAL STATEMENT(S) FOR APRIL AND MAY 2015.

Executive Director Ayres said the only unusual thing was the new \$300,000.00 payment on the year to date that represented the first of five installments for the KEDC's obligation to Kings Fort Market Center infrastructure. Board member Stapp moved to accept the April and May 2015 financial statements. Board member Ratcliffe made the second. All voted AYE and the motion carried.

3. DISCUSSION/ACTION ON CITY-KEDC PARTNERSHIP AGREEMENT ON BUILDING NEW ENTRANCE AND NEW STREET IN PRAIRIE CREEK CROSSING BUSINESS AND INDUSTRY PARK.

After some discussion, Board member Stapp moved to approve the CITY-KEDC Partnership Agreement on building new entrance and new street in Prairie Creek Crossing Business and Industry Park. Board member Parker made the second. All voted AYE and the motion carried.

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 AND 551.074 PERSONNEL MATTERS.

President Ferrell declared to go into executive session at 6:08 p.m.

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

1. DISCUSSION ON CONFIDENTIAL FINANCIAL INFORMATION AND CASH GRANTS OR OTHER INCENTIVES FOR PROJECT TABLES FOR BUSINESS RETENTION AND TO RETAIN PRIMARY JOBS.

Personnel Matters – under TEX. GOV'T. CODE Sed. 551.074

2. DISCUSSION ON NEW EMPLOYMENT AGREEMENT FOR EXECUTIVE DIRECTOR FOR KEDC.

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

President Ferrell declared to out of executive session at 6:33 p.m.

4. 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 cash grants or other incentives for project Tables for business retention and to retain primary jobs.

Board member Stapp made the motion to approve the incentives for project Tables as discussed in Executive Session. Board member Parker made the second. All voted AYE and the motion carried.

Personnel Matters – Under TEX. GOV'T. CODE Sec. 551.074

- b. Consider a new employment agreement for KEDC executive director.

Board member Parker made a motion to approve the recommended new employment agreement for KEDC Executive Director effective August 1, 2015 through December 31, 2017. Board member Ratcliffe made the second. All voted AYE and the motion carried.

5. NOMINATION AND ELECTION OF NEW SECRETARY-TREASURER FOR KAUFMAN ECONOMIC DEVELOPMENT BOARD OF DIRECTORS.

Board member Ratcliffe moved to nominate and elect Board member Stapp as new Secretary-Treasurer for KEDC Board of Directors. Board member Stapp accepted the nomination. Board member Parker made the second. All voted AYE and the motion carried.

6. ELECTION OF NEW KEDC BOARD REPRESENTATIVE TO MATCHING GRANT EVALUATION COMMITTEE.

Executive Director Ayres mentioned that Board member Parker had shown an interest in this position last year. Board member Stapp moved to appoint Board member Parker as new board representative for matching grant evaluation committee. Board member Ratcliffe made the second. All voted AYE and the motion carried.

7. CONSIDER APPROVAL OF FISCAL YEAR 2016 BUDGET.

Board member Ratcliffe moved to approve the FY 2016 budget adding \$1,500 in expenditures from advertising; adding \$1,500 from reserves in the reserves revenue line item; bringing total revenues and expenses to \$988,209.00. Board member Stapp made the second. All voted AYE and the motion Carried.

8. ANNOUNCEMENTS FROM KEDC EXECUTIVE DIRECTOR.

No announcements were made.

There being no further business the meeting was adjourned at 6:46 p.m.

Roy Ferrell, President Date

Carl Stapp, Secretary Date