



AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, JANUARY 10, 2023 - 6:00 PM
KAUFMAN CITY HALL
209 S WASHINGTON ST
KAUFMAN, TEXAS 75142

Members of the public can join this meeting using videoconference/teleconferencing technology with public access via:
WWW.ZOOM.US/JOIN OR
(888) 788-0099 (TOLL FREE)
MEETING/WEBINAR ID: 875 9077 6565
PASSWORD: 713154

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.**

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.**

FINANCIAL REPORT

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

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

STAFF PRESENTATION

3. Staff presentation and discussion on the EDC's Annual Report and program of work.

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on the minutes from the December 13, 2022 Kaufman Economic Development Corporation meeting.
5. Consider and take appropriate action on a Downtown Destination Matching Grant for The Rancher's Wife Boutique, to be located at 105 W. Mulberry St. in Downtown Kaufman.

6. Consider and take appropriate action on a date for the February Regular KEDC Board Meeting.

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:

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 Bluebonnet, Lego, Razorback, Cowbell, Sunshine, Snooze, Big Event, Blue, Orange; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871, 16826, 190536, 16821, 79084, 16829, 16832, 3876, 5404, 202751, 202752, 202753, 219551, 5521
- 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; Parcel IDs #49240, 5313, 5388, 5487

RECONVENE INTO OPEN SESSION

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

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.

ADJOURNMENT

I, STEWART McGREGOR, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN MUNICIPAL COMPLEX, 209 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, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 5:00 P.M. ON FRIDAY, JANUARY 6, 2023 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
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).

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.

Account	Description	Current Year	Current Month	Current Encumbrances	YTD Actual	Budget Balance	Budget Balance Percent
Prior Year	2 Years Prior						
Actual	Actual				& Encumbr		
Total		Budget	Actual				

32-4105-000-0 General Sales & Use 565,830.00- 144,689.39- 421,140.61- 74.429

551,377.00- 486,373.99- Subtotal: 565,830.00- 144,689.39- 421,140.61- 74.429

32-4400-000-0 Land Proceeds/MIl Pa 91,738.63-

Subtotal: 91,738.63- 250.00- 19.27- 230.73- 92.292

32-4604-000-0 Interest Income 104.44- 439.75- 200.00- 200.00- 100.000

32-4606-000-0 Miscellaneous Revenue 32-4608-000-0 Loan Revenue 10,000.00-

32-4612-000-0 Intergovernmental Re 75,000.00- 56,704.00-

Subtotal: 85,104.44- 57,143.75- 10,250.00- 219.27- 10,030.73- 97.861

Program number: 636,481.44- 635,256.37- 576,080.00- 144,908.66- 431,171.34- 74.846

Department number: Non departmental 636,481.44- 635,256.37- 576,080.00- 144,908.66- 431,171.34- 74.846

Revenue 636,481.44- 635,256.37- Subtotal ----- 576,080.00- 144,908.66- 431,171.34- 74.846

glbase_scm1 kedcdir
 Page 2
 15:44 01/06/23
 Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman
 Revenue & Expense Report
 Department: Non departmental
 Period Ending: 1/2023
 Program:

Account	Description	Current Year	Current Month	Encumbrances	YTD Actual	Budget Balance	Budget Balance
Prior Year	2 Years Prior						
Actual	Actual	Budget	Actual		& Encumbr		Percent
Total							

32-5101-000-0	Salaries & Wages	137,574.00			19,879.93	117,694.07	85.550
120,388.10						5,000.00	100.000
32-5177-000-0	Retention Pay	5,000.00			19,879.93	122,694.07	86.056

Subtotal:		142,574.00			19,879.93	122,694.07	86.056
120,388.10							

32-5203-000-0	Operating Supplies	4,500.00			11.86	4,488.14	99.736
6,059.85						6,813.19	75.702
32-5213-000-0	Meetings	9,000.00			2,186.81	5,209.20	96.467
7,585.79						190.80	36.808
32-5214-000-0	Promotional Material	5,400.00			190.80	2,825.00	36.808
3,456.21							
32-5220-000-0	Minor Tools & Equipm	7,675.00			4,850.00		
4,978.44							

Subtotal:		26,575.00			7,239.47	19,335.53	72.758
22,080.29							
4,855.43							

32-5302-000-0	Postage & Delivery	500.00	162.70	337.30	67.460
34.87	18.13				
32-5303-000-0	Advertising	15,425.00	2,500.00	12,925.00	83.793
10,208.08	5,164.33				
32-5305-000-0	Licenses, Dues & Sub	3,380.00	1,051.75	2,328.25	68.883
2,290.05	1,175.00				
32-5306-000-W	Utilities-Electric/W	550.00	79.00	471.00	85.636
423.17	461.90				
32-5309-000-0	Insurance & Bonds	1,100.00	1,100.00		
1,100.00					
32-5322-000-0	Tuition & Education	6,275.00	300.00	5,975.00	95.219
3,433.68	300.00				
32-5330-000-0	Travel	9,600.00	1,534.59	8,065.41	84.015
3,658.87					
32-5352-000-0	Maintenance-Grounds	62,000.00	1,000.00	61,000.00	98.387
8,000.00					
32-5362-000-0	Professional Svcs-Ad	95,101.00	8,511.99	86,589.01	91.050
99,272.24	57,495.00				
32-5362-000-I	Professional Svcs-Ad				
67,665.50					
32-5363-000-0	Professional Svcs-Te	8,000.00	750.00	7,250.00	90.625
10,750.00	23,255.45				
Subtotal:		201,931.00	16,990.03	184,940.97	91.586
139,170.96	163,535.31				
32-5500-000-0	Matching Grants	105,000.00	16,489.48	88,510.52	84.296
17,365.39	38,272.99				
32-5501-000-0	Incentives / Intergr				
454,204.00					
32-5506-000-0	Chapter 380 Fundin	100,000.00		100,000.00	100.000
80,000.00					
32-5507-000-0	HWY 34 Bypass Fundin				
100,000.00	100,000.00				
Subtotal:		205,000.00	16,489.48	188,510.52	91.956
117,365.39	672,476.99				
Program number:		576,080.00	60,598.91	515,481.09	89.481
399,004.74	840,867.73				
Department number:	Non departmental	576,080.00	60,598.91	515,481.09	89.481
399,004.74	840,867.73				
Expenditure		576,080.00	60,598.91	515,481.09	89.481
399,004.74	840,867.73				
Subtotal	-----	576,080.00	60,598.91	515,481.09	89.481
399,004.74	840,867.73				
Fund number:	32 ECONOMIC DEVELOPMENT CORP.	84,309.75-	84,309.75		
237,476.70-					

Executive Director's Report

January 10, 2023

Calendar

12/14: Kaufman Employee Christmas Banquet

12/15: Met w/ Dr. Dre Johnson (TVCC Provost)

12/16: Mayor's Roundtable Meeting

12/19: Met w/ Henry S. Miller Retail Brokers; December Monthly City Council Meeting

12/21: Project Lego Site Visit

12/22: Met w/ Proxy Properties (New owner of 201 W. Mulberry Building)

12/23-26: Christmas Holiday

12/28: Met w/ Brad Davis (Oncor Electric); Farewell Reception for County Judge Richards & Commissioner Ken Cates

12/29: Met w/ Cody Davis (RichCo Preferred Contractors); Closing on 112 S. Jackson St. w/ Tony Collins Art

1/2: New Year's Holiday

1/3: Met w/ Judy Kurtz (M&D Real Estate)

1/4: Met w/ Carole Saucedo (Core States Group)

1/5: Presented at Leadership Kaufman County Economic Development Day

1/6: Kaufman County Day Planning Meeting

1/9: TEDC Executive Committee Legislative Conference Call

Prospect Lead Responses: Project Tuxedo Black, Project Lock Box, Project UPSA Texas, Project Volta Texas, Internal Broker Lead

Upcoming Events: Christian Serrano Construction Open House Reception (217 W. Mulberry St. - TBA); ICSC Red River Retail Trade Show (Dallas) – January 18-20; Kaufman County Day at the Capitol (Austin) – February 5-6; TEDC Legislative Conference (Austin) – February 22-24

Next Regular KEDC Board Meeting: Tuesday, February 14th

Economic Development Prospects: Board to receive update on active prospects in Executive Session



Meeting Date: 1-10-2023	Date: 1-06-2023	Item #: 4	Dept.: KEDC
(Check one) <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Action <input type="checkbox"/> Discussion			
SUBJECT: Consider and take appropriate action on the minutes from the December 13, 2022 Kaufman Economic Development Corporation meetings.			
BACKGROUND: Minutes from the November regular meeting of the Kaufman EDC Board.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: N/A			

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input checked="" type="checkbox"/>
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MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, DECEMBER 13, 2022 - 6:00 PM
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 6:04 PM. The directors present were Ben Brashear, Charles Gillenwater, and Barry Ratcliffe. Director Jane Lucas and Gail Godwin-Mason were absent. President Gillenwater declared a quorum present. Also present were Assistant 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.

FINANCIAL REPORT

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

Director Brashear gave the monthly Finance Report to the corporation.

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 Director's Report about his activities for this month.

BOARD PRESENTATION Presentation and discussion by an invited guest providing pertinent information related to economic development issues and programming.

3. Presentation by Janie Havel, North Texas Regional Representative, on information and programs provided by the Governor's Office Department of Economic Development & Tourism.

Janie Havel, North Texas Regional Representative of the Texas Governor's Office Department of Economic Development and Tourism, gave a presentation to the corporation regarding various programs and information the Governor's Office has to offer. She outlined the various offices and services within the Economic Development and Tourism office.

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on the minutes from the November 15, 2022, Kaufman Economic Development Corporation meeting.

President Gillenwater made a motion to approve the minutes from the November 15, 2022, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear and passed 3/0.

5. Consider and take appropriate action on a Site Enhancement Matching Grant for Clear Film Printing, Inc., located at 3020 E. US Hwy. 175.

There was no discussion or action on the agenda item.

6. Consider and take appropriate action to finalize the purchase and sale of the City-owned property at 112 S. Jackson St. with Project Pegasus.

There was no discussion or action on the agenda item.

EXECUTIVE SESSION

President Gillenwater adjourned into Executive Session at 6:37 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 Pegasus, Bluebonnet, Lego, Road Trip, Razorback, Post Oak, Cowbell, Sunshine, Snooze, Home Run, Big Event, Blue, Orange; Downtown Square Properties; KEDC-Owned Properties; Parcel IDs #426, 188001, 3871, 16826, 190536, 16821, 79084, 16829, 16832, 3876, 5404, 202751, 202752, 202753, 219551, 5521

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; 112 S. Jackson St.; Project Pegasus; Parcel IDs #49240, 5313, 5388, 5487

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:08 PM.

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

There were no actions required.

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 7:08 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



Meeting Date: 1-10-2023	Date: 1-6-2023	Item #: 5	Dept.: KEDC
<small>(Check one)</small>			
<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	
SUBJECT: Consider and take appropriate action on a Downtown Destination Matching Grant for The Rancher’s Wife Boutique, to be located at 105 W. Mulberry St. in Downtown Kaufman.			
BACKGROUND: Doug and Alexandra Kelly recently acquired the former Daisy’s property at 105 W. Mulberry. The Rancher’s Wife Boutique recently signed a lease with the Kelly’s for the location. They currently have stores in Terrell, Canton and Texarkana along with an online store catering to women with “western chic” clothing. A strong segment of their market lives in Kaufman hence their pursuit of adding a new store in Downtown Kaufman. The Kelly’s plan on engaging a contractor with anticipated buildout costs of approximately \$100,000.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: See application	Funds Available: FY 2023 Budget	Source: N/A	
Recommendation: Approval not to exceed \$20,000 toward matching funds for qualified fixed site improvements.			

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



DOWNTOWN DESTINATION MATCHING GRANT PROGRAM

INCENTIVE APPLICATION

NOTE: Application must be submitted and approved before any work is done on your project.

Please return completed application with necessary attachments and signatures to the Kaufman Economic Development Corporation, 209 S. Washington St., Kaufman, TX 75142. If you have application questions, please contact Kaufman EDC staff at (972) 932-5332.

Applicant Name: The Rancher's Wife Boutique-LLC Date: Jan 3, 2023

Legal Business Entity Name: (same as above)

Mailing Address: 11300 FM 148 Terrell, TX 75160

Phone Number: (469) 474-4766 Email: _____

Building Owner (if different from applicant): Helrise LLC - Series A - ADK Designs

Project Site/Address: 105 W Mulberry st. Kaufman, TX 75142

Tax ID Number: 84-3953394

**Business must remit sales tax, unless improvement is for second floor commercial use*

Type of Business:

- New/Unique Dining Concept
- Specialty Retail
- Entertainment
- Brewery/Winery/Distillery
- 2nd Floor Commercial Use (specify): _____

Days/Hours of Operation: 10:00am - 6:00 pm

**Businesses open until at least 8:00 p.m. two nights a week are eligible for up to \$25,000 in matching funds*

Type of Work (check all that apply):

- Exterior Façade
- Signage
- Paint (Exterior/Interior)
- Utility Upgrades
- Environmental
- Building Renovation
- Awnings
- Demolition
- Property Repairs
- Mechanical/Electrical/Plumbing
- ADA Accessibility
- Fire Code Improvements
- Property Beautification
- Other (specify): _____

Description of Fixed Site Improvements: - new flooring

- New electrical including a new panel
- New, updated plumbing
- New ADA bathroom
- interior paint
- repair roof
- new exterior awning
- new signage

Total Anticipated Improvement Costs: \$50,000 - \$75,000

*Attach all estimates for work subject to the applicable uses of this grant program

Name/Contact Info of General Contractor: Doug Kelly

Type of Financing (check all that apply):

- Self-Funded
- Business Loan
- Private Equity

Name/Contact Info of Banker (if applicable):

Describe how your business will contribute to the square and attract customers from outside Kaufman. Also, describe any new concept/improvement your business will provide that's not currently in Kaufman:

TRW Boutique is a multiple location business that has grown into an experience destination where many of our shoppers visit all of our locations. Between our Canton and Terrell stores, we have 400 new customers monthly and 1200 returning customers monthly.

Does your business have other existing locations? Yes No

If yes, where? Length of business at location(s): Terrell (9.5 yrs) Texarkana (8.5) Canton (7.5)

Describe owner(s) background and industry experience:

Amy has ran TRW Boutique successful retail company

for close to 10 years. She is self taught and excels in marketing and event planning.

Type of Project: New Location Relocation Expansion

Is this project competitive? Are other area cities being considered for this project? Yes No

Will product be manufactured on site? Yes No

If yes, describe (including any export activity): _____

Anticipated Job Creation (specify FT/PT): 2 PT / 2 FT

Average Job Wage: Starting wages is \$15/hr.

Value Type	Estimated Amount (\$)
Annual Taxable Sales	3 million
Real Property (after improvements)	
Business Personal Property (Inventory/FF&E)	\$15000.00
Annual Mixed Beverage Sales (if applicable)	—

Attachments Requested (if available):

- Building Plans/Renderings
- Contractor/Other Estimates
- Photos of Existing Location(s)
- City of Kaufman Permit(s)
- Sales Tax Permit
- Lending Institution Letter of Support
- Business Plan
- Business Owner(s) Resume

I have met with Kaufman EDC Staff and have read and fully understand the Downtown Destination Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to advance the historic Downtown Kaufman square as a destination for unique businesses that will

draw visitors to the community. I have not received, nor will I receive insurance monies for this redevelopment project.

I understand that if awarded this grant, any deviation from the approved project may result in the partial or total withdrawal of the grant. If I am awarded a grant for any work pursuant to this program and the completed work is altered for any reason within 18 months from construction, I may be required to reimburse the KEDC for the full amount of the grant.

Business Name: The Rancher's Wife Boutique

Applicant Signature: Amy Wiley

Applicant Name (printed): Amy Wiley

Property Owner Signature (if different): Alex Kelly

Property Owner Name (printed): Alexandra Kelly

Date: 01/03/23

This section to be completed by KEDC Staff

KEDC Staff Review: _____ Date: _____

Staff Recommendation: Approve Deny More Information Needed

KEDC Board Action: Approve Deny More Information Needed Date: _____

RK Construction Services, Inc.

8622 Reata St. / Ft. Smith, AR 72916 / PH 479-806-6001 / rhorn46@aol.com

Job Location:

Mr. & Mrs. Doug Kelly
105 W. Mulberry St.
Kaufman, TX 75214

Budget Remodel
Scope of Work

1)	Demolition: a. demo the interior partition walls, electrical, spline ceiling	\$ 9,600.00
	b. demo the carpet and pad	\$ 300.00
2)	Drywall: a. approx. 40LF of insulated walls for the 2 restrooms	\$ 2,400.00
3)	Doors/Frames/Hardware: a. 2- 3070 Redi- frames, prefinished SC doors	
	and hardware	\$ 1,500.00
	b. install a new 6070 frame and pair of hollow metal doors	\$ 1,800.00
4)	Acoustical/Ceiling: a. for the 2 restrooms	\$ 600.00
5)	TBT/Paint: a. prep & paint the interior walls	\$ 5,800.00
	b. prep and paint the metal ceiling	\$ 5,500.00
6)	Wallcovering/FRP:	\$ 800.00
7)	Electrical: a. upgrade the service to 200 amps 1 phase - allowance	\$ 4,800.00
	b. install a new 200 amp breaker panel inside the space	\$ 1,200.00
	c. install 12 - quad outlets and feed with 4 20 amp breakers	\$ 4,200.00
	d. install conduit, 18 light boxes and wire along both side	
	walls for wall sconce lights by others	\$ 4,600.00
	e. relocate power for the furnace	\$ 800.00
	f. 2- RR motion switches, 2 RR lights & power for exhaust fans	\$ 1,750.00
	g. 5 ceiling j-box locations for lights by others	\$ 1,500.00
	h. refeed power to the 2 exterior csconce lights on front wall	\$ 300.00
	i. install 4 light switches	\$ 1,400.00
8)	Plumbing: a. install plumbing for 2 ADA restrooms - 2 toilets, 2 wall hung	
	sinks	\$ 14,600.00
	b. install 2 small under sink insta hots	\$ 800.00
	c. install a small plastic shop sink next to restrooms	\$ 1,200.00
9)	Restroom/Accessories: a. TP & PT dispensers, grab bars, mirrors	\$ 950.00
10)	Millwork:	\$ 0.00
11)	Glass: a. replace the door closer with one that is ADA rated	\$ 225.00
12)	HVAC: a. Relocate the furnace to the back as discussed	\$ 1,200.00
	b. build a new furnace closet and platform	\$ 1,500.00
	c. install approx. 225LF of spiral ducting - allowance	\$ 15,000.00
	e. 2 RR exhaust fans	\$ 800.00
13)	Flooring: a. excluded	\$ 0.00
14)	Flooring other: a.	\$ 0.00
15)	Roofing: a. patch the damaged areas (40sf) then recoat the roof with	
	elastomeric coating	\$ 8,500.00
	b. 2 new roof penetrations	\$ 1,200.00
16)	O/H Door: a.	\$ 0.00
17)	Gutters: a. replace 25LF of 6" gutter	\$ 1,200.00
18)	Concrete: a. for plumbing access - allowance	\$ 1,200.00
	b. patch the busted interior brick/plaster wall near back	\$ 250.00
19)	Cleaning/prep:	\$ 600.00
20)	Permits: a. electrical, mechanical, plumbing - allowance	\$ 1,200.00
	b. asbestos survey	\$ 750.00
21)	Other: a. lift rental	\$ 1,800.00
	b. remove dormant vegetation from East wall in rear	\$ 200.00
22)	Trash:	\$ 1,400.00
23)	Sub-Total:	\$ 103,425.00
24)	Supervision/Profit/OH/GC/Insurance: 18%	\$ 18,616.50
25)	Tax: 8.25 %	\$ 829.27

Total Estimated Cost - \$122,870.77 excludes options & alternates



Meeting Date: 1-10-2023	Date: 1-6-2023	Item #: 6	Dept.: KEDC
(Check one) <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Action <input type="checkbox"/> Discussion			
SUBJECT: Consider and take appropriate action on a date for the February Regular KEDC Board Meeting.			
BACKGROUND: The scheduled KEDC Board Meeting for February is set for 2/14. Due to the Valentine’s Day holiday, there may be a need to reschedule the meeting for an alternate date.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: Discussion and action, if warranted.			

Safe & Secure	Business Friendly/Economic Development	Partnership & Community Involvement	Healthy & Environmentally Cons. Comm.	Financial & OPS Stewardship
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>