



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 10, 2023 AT 6:00 PM
KAUFMAN CITY HALL
COUNCIL CHAMBERS
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142**

**ALL ITEMS ARE SUBJECT
TO ACTION BY THE BOARD**

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.**

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.
2. Consider and take appropriate action on the minutes from the September 12, 2023 and September 21, 2023 Kaufman Economic Development Corporation meetings.

EXECUTIVE DIRECTOR'S REPORT Receive an update and discussion regarding the following: a.) Meetings/Events of Interest; b.) Prospect Activity; c.) Staff Announcements

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)
 - 3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;
 - 3.2) Staff Report on monthly business retention and expansion (BRE) activities;
 - 3.3) Staff Report on monthly commercial development activities;
 - 3.4) Staff Report on events attended by KEDC Staff

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a site enhancement matching grant for Superior Exposition Services, LLC, located at 706 Rand Road, Kaufman, TX 75142.

5. Consider and take appropriate action on a site enhancement matching grant for Cocamo Family Services, LLC, located at 250 N. Shannon Street, Kaufman, TX 75142.
6. Consider and take appropriate action on an amended purchase and sale agreement with Project Range for approximately 104.89 acres of land in the City of Kaufman to support the creation and retention of primary jobs for new and expanding business enterprises.

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 Elsie, Cowbell, Blue, Orange, Snooze, Park, Lego, TLH Enterprises
- 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; SH 34 Connector Road; Projects Pie, Range, Prairie

RECONVENE INTO OPEN SESSION

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

ITEMS OF COMMUNITY INTEREST Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or Kaufman EDC Staff may make an announcement about items of community interest during a meeting of the corporation without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expression of thanks, congratulations or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the corporation; (5) information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the corporation that was attended or is scheduled to be attended by a board member or employee of the corporation.

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 6:00 P.M. ON FRIDAY, OCTOBER 10, 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.

Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 9/2023

Account Prior Year	Description 2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent
32-4105-000-0 551,377.00-	General Sales & Use 486,373.99-	565,830.00-	46,923.00-		587,162.04-	21,332.04	-3.770
Subtotal: 551,377.00-	486,373.99-	565,830.00-	46,923.00-		587,162.04-	21,332.04	-3.770
32-4400-000-0 91,738.63-	Land Proceeds/Mil Pa						
Subtotal: 91,738.63-							
32-4604-000-0 104.44-	Interest Income 439.75-	250.00-			116.38-	133.62-	53.448
32-4606-000-0 32-4608-000-0 10,000.00-	Miscellaneous Revenu Loan Revenue				200.00- 10,000.00-	200.00	
32-4612-000-0 75,000.00-	Intergovernmental Re 56,704.00-						
Subtotal: 85,104.44-	57,143.75-	10,250.00-			10,316.38-	66.38	-.648
Program number: 636,481.44-	635,256.37-	576,080.00-	46,923.00-		597,478.42-	21,398.42	-3.714
Department number: 636,481.44-	Non departmental 635,256.37-	576,080.00-	46,923.00-		597,478.42-	21,398.42	-3.714
Revenue 636,481.44-	Subtotal ----- 635,256.37-	576,080.00-	46,923.00-		597,478.42-	21,398.42	-3.714

City of Kaufman

Revenue & Expense Report

Department: Non departmental Program:

Period Ending: 9/2023

Account	Description	Current	Current	Encumbrances	Current	Budget	Budget
Prior Year	2 Years Prior	Year	Month		YTD Actual	Balance	Balance
Actual	Actual	Budget	Actual		& Encumbr		Percent
Total							
32-5101-000-0	Salaries & Wages	137,574.00			109,646.15	27,927.85	20.300
120,388.10							
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		142,574.00			109,646.15	32,927.85	23.095
120,388.10							
32-5203-000-0	Operating Supplies	4,500.00			120.59	4,379.41	97.320
6,059.85							
32-5213-000-0	Meetings	9,000.00			5,141.52	3,858.48	42.872
7,585.79	390.43						
32-5214-000-0	Promotional Material	5,400.00			3,007.80	2,392.20	44.300
3,456.21	3,465.00						
32-5220-000-0	Minor Tools & Equipm	7,675.00			6,800.00	875.00	11.401
4,978.44	1,000.00						
Subtotal:		26,575.00			15,069.91	11,505.09	43.293
22,080.29	4,855.43						

32-5302-000-0	Postage & Delivery	500.00		203.81	296.19	59.238
34.87	18.13					
32-5303-000-0	Advertising	15,425.00		11,110.00	4,315.00	27.974
10,208.08	5,164.33					
32-5305-000-0	Licenses, Dues & Sub	3,380.00		3,918.25	538.25-	-15.925
2,290.05	1,175.00					
32-5306-000-W	Utilities-Electric/W	550.00	40.22	521.42	28.58	5.196
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		2,174.00	4,101.00	65.355
3,433.68	300.00					
32-5330-000-0	Travel	9,600.00		8,281.58	1,318.42	13.734
3,658.87						
32-5352-000-0	Maintenance-Grounds	12,000.00		6,200.00	5,800.00	48.333
8,000.00	8,000.00					
32-5362-000-0	Professional Svcs-Ad	95,101.00		16,224.05	78,876.95	82.940
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		7,920.17	79.83	.998
10,750.00	23,255.45					
Subtotal:		151,931.00	40.22	57,653.28	94,277.72	62.053
139,170.96	163,535.31					
32-5500-000-0	Matching Grants	105,000.00		36,489.48	68,510.52	65.248
17,365.39	38,272.99					
32-5501-000-0	Incentives / Intergo	50,000.00			50,000.00	100.000
454,204.00						
32-5506-000-0	Chapter 380 Funding					
80,000.00						
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00		100,000.00		
100,000.00	100,000.00					
Subtotal:		255,000.00		136,489.48	118,510.52	46.475
117,365.39	672,476.99					
Program number:		576,080.00	40.22	318,858.82	257,221.18	44.650
399,004.74	840,867.73					
Department number: Non departmental		576,080.00	40.22	318,858.82	257,221.18	44.650
399,004.74	840,867.73					
Expenditure	Subtotal -----	576,080.00	40.22	318,858.82	257,221.18	44.650
399,004.74	840,867.73					
Fund number: 32 ECONOMIC DEVELOPMENT CORP.			46,882.78-	278,619.60-	278,619.60	
237,476.70-	205,611.36					



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, SEPTEMBER 12, 2023
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 6:02 PM. Directors present were Ben Brashear, Tommy Henricks, Charles Gillenwater, and Barry Ratcliffe. Director Jane Lucas was absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Rachel Balthrop Mendoza, 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.

CONSENT AGENDA

1. Consider and take appropriate action on the monthly Financial Report from the Treasurer of the Corporation.

This item was not discussed due to a lack of a report for review.

2. Consider and take appropriate action on the minutes from the July 13, 2023, and the August 8, 2023, Kaufman Economic Development Corporation meeting.

Director Brashear made a motion to approve the July 13, 2023, KEDC Minutes and approve the August 8, 2023, KEDC minutes with the correction to the Call to Order Caption. The motion was seconded by Director Henricks and passed 4/0.

EXECUTIVE DIRECTOR'S REPORT Receive an update and discussion regarding the following: a.) Meetings/Events of Interest; b.) Prospect Activity; c.) Staff Announcements

3. KEDC Executive Director's Report - Discussion Only (No Action Taken)
 - 3.1) Staff Report on monthly Kaufman EDC marketing and prospect activities;
 - 3.2) Staff Report on monthly business retention and expansion (BRE) activities;

- 3.3) Staff Report on monthly commercial development activities;
- 3.4) Staff Report on events attended by KEDC Staff

Mr. McGregor presented the KEDC Executive Director's report about his activities for this month.

DISCUSSION/ACTION ITEMS

- 4. Consider and take appropriate action on a site enhancement matching grant for 114 N. Washington St., Kaufman, TX, in an amount not to exceed \$5,500.00.

Mr. McGregor presented the site enhancement matching grant for the Maples Hall Building located in Downtown. This grant would be for the replacement of windows on the top level of the building.

Director Ratcliffe made a motion to approve a site enhancement matching grant for 114 N. Washington St., Kaufman, TX, for an amount not to exceed \$5,500.00. The motion was seconded by Director Henricks and passed 4/0.

- 5. Consider and take appropriate action on the extension of a Downtown Destination Matching Grant in an amount not to exceed \$25,000.00 for Jesse's Fajitas & Ritas, LLC, located at 101 W. Mulberry St., Kaufman, TX.

Mr. McGregor outlined the purpose of the requested extension of a Downtown Destination Matching Grant for Jesse's Fajitas & Ritas, LLC.

Director Brashear made a motion to approve the extension to October 10, 2023, of a Downtown Destination Matching Grant for an amount not to exceed \$25,000.00 for Jesse's Fajitas & Ritas, LLC, located at 101 W. Mulberry St., Kaufman, TX. The motion was seconded by Director Ratcliffe and passed 4/0.

- 6. Consider and take appropriate action on a contract for business retention services between the Kaufman Economic Development Corporation and the Kaufman Chamber of Commerce for the FY 2023-2024 fiscal year.

Mr. McGregor reviewed the proposed changes to the contract for business retention services with the Kaufman Chamber of Commerce.

Director Brashear made a motion to approve a contract for business retention services between the Kaufman Economic Development Corporation and the Kaufman Chamber of Commerce for the FY 2023-2024 fiscal year. The motion was seconded by Director Henricks and passed 4/0.

- 7. Consider and take appropriate action on a contract for professional services between the Kaufman Economic Development Corporation and the City of Kaufman for the 2023-2024 fiscal year.

Mr. McGregor outlined the proposed changes to the professional services agreement with the City of Kaufman.

Director Henricks made a motion to approve a contract for professional services between the Kaufman Economic Development Corporation and the City of Kaufman for the 2023-2024 fiscal year.

The motion was seconded by Director Brashear and passed 4/0.

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:

President Gillenwater recessed into executive session at 6:26 PM.

9. 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 Elsie, Cowbell, Blue, Orange, Snooze, Razorback, Park, Lego
- 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; SH 34 Connector Road; Projects Pie, Range, Prairie
- C. Sec. 551.074. PERSONNEL MATTERS; CLOSED MEETING. (1) To deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Executive Director Annual Review

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:42 PM.

8. Consider and take appropriate action on a budget amendment for the FY 2022-2023 KEDC budget.

Director Brashear made a motion to approve the budget amendments for the FY 2022-2023 KEDC Budget and to move \$75,000 into incentives and intergovernmental line items. The motion was seconded by Director Ratcliffe and passed 4/0.

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

There were no actions required from items discussed in Executive Session.

ITEMS OF COMMUNITY INTEREST Pursuant to Texas Government Code Sec. 551.0415, a member of the Board or Kaufman EDC Staff may make an announcement about items of community interest during a meeting of the corporation without having given notice of the subject of the announcement. "Items of community interest" includes: (1) expression of thanks, congratulations or condolence; (2) information regarding holiday schedules; (3) an honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision; (4) a reminder about an upcoming event organized or sponsored by the corporation; (5) information regarding a social, ceremonial, or community event organized or

sponsored by an entity other than the corporation that was attended or is scheduled to be attended by a board member or employee of the corporation.

No comments were given.

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 7:47 PM.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
THURSDAY, SEPTEMBER 21, 2023
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 6:22 PM. Directors present were Ben Brashear, Tommy Henricks, Charles Gillenwater, and Jane Lucas. Director Barry Ratcliffe was absent. President Gillenwater declared a quorum present. Also present were Assistant City Manager Rachel Balthrop Mendoza, 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.

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:

The KEDC did not recess into the executive session.

1. A. Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Project Range
- B. Sec. 551.071. CONSULTATION WITH ATTORNEY; CLOSED MEETING. To seek advice from its attorney regarding (A) Pending or contemplated litigation; or (B) A settlement offer; OR (2) On a matter in which the duty of the Attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act: Land Purchase Agreement, Loan Resolution and Loan Agreements

RECONVENE INTO OPEN SESSION

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

DISCUSSION/ACTION ITEMS

3. Consider and take appropriate action regarding a resolution and certificate for resolution of the Board of Directors of the Kaufman Economic Development Corporation regarding the issuance of debt in the principal amount not to exceed \$2,791,250.00.

Mr. McGregor discussed the proposed issuance of debt for the purchase of property for future economic development purposes. There were discussions regarding the financing options, KEDC's financial standing, and the timeline for the financing process.

President Gillenwater made a motion to approve the resolution and certificate for resolution on behalf of the Board of Directors of the Kaufman Economic Development Corporation regarding the issuance of debt in the principal amount not to exceed \$2,791,250.00 with Government Capital Corporation, authorizing staff and legal counsel to negotiate agreements on behalf of the KEDC, subject to rectification by the Kaufman City Council. The motion was seconded by Director Lucas and passed 4/0.

4. Consider and take appropriate action regarding Project Range on authorization for a purchase and sale agreement for approximately 105 acres of land in the City of Kaufman to support the creation and retention of primary jobs for new and expanding business enterprises.

Mr. McGregor outlined the proposed Project Range sale agreement. There were discussions about the process staff went through to get to this point and the construction of the commercial contract for the purchase of this property.

Director Brashear made a motion to authorize a purchase and sale agreement to acquire approximately 105 acres of land from the Trinity Valley Community College Foundation for the purposes of future industrial development and declaring a project in the amount of \$2,750,000.00 authoring staff and legal counsel to finalize agreements and to amend the contract for payment of earnest money within 10 days instead of 3 days. The motion was seconded by Director Henricks and passed 4/0.

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

Executive Director's Report October 10, 2023

Calendar

- **9/13:** M&D Commercial Real Estate Kaufman Interview Video Recording
- **9/14:** Kaufman Chamber Board Meeting; The Real Estate Council of Dallas (TREC) Reception
- **9/18:** Meeting w/ Community Internet Providers (now Point Broadband)
- **9/21:** Meeting w/ MR Development; Special KEDC Meeting
- **9/22:** TVCC Foundation Board Meeting
- **9/23:** Kaufman Chamber of Commerce Auction
- **9/25:** Monthly Kaufman City Council Meeting
- **9/26:** KEDC-Chamber Monthly Meeting
- **9/27:** Design District Industry Roundtable Meeting; JET Grant Presentation to Kaufman ISD at TVCC; Workforce Solutions of North Central Texas Accelerator Session in Rockwall
- **9/28:** All Hands City Staff Meeting; Meeting w/ Falcon Realty; Neon Cloud Video Graphics Follow Up Call
- **9/29:** Meeting w/ SVN Dunn Commercial (Five Points Listing Brokers)
- **10/3:** TVCC Small Business Development Center Marketing Lunch & Learn
- **10/4:** Meeting w/ Rod Holland Real Estate
- **10/5:** Meeting w/ RCA Global (Dr. Ashley Conner office developer); Flyby Tour w/ Centerpoint Commercial; Kaufman Chamber Nominations Committee Meeting
- **10/9:** Columbus Day Holiday
- **10/10:** Kaufman County Leadership Council Nominations Committee Meeting

Prospect Lead Responses: N/A

Upcoming Events: Texas Economic Development Council Annual Conference (October 11-13 – Houston); KISD Education Foundation Gala (October 28 – 5:00, Dallas Arts District Mansion); Texas Health-Kaufman Mardi Gras Fundraiser Reception (November 11 – 5:30, Kaufman Civic Center)

Next Regular KEDC Board Meeting: Tuesday, November 14th

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



Meeting Date: 10-10-2023	Date: 10-6-2023	Item #: 4	Dept.: KEDC
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<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 site enhancement matching grant for Superior Exposition Services, LLC, located at 706 Rand Road, Kaufman, TX 75142.

BACKGROUND:
 Vanessa Thornton, owner of Superior Expo Services, recently acquired the former ABOX building located at 706 Rand Road. They have relocated their growing tradeshow business headquarters to this facility which will support office staff and warehousing needs. They plan to make several large improvements to the exterior of the facility. An application with renderings is included and they have requested the following matches based on their renovations:

Windows: \$2,500 (Match: \$1,250)
 Doors: \$4,800 (Match: \$1,500)
 Exterior Paint: \$10,700 (Match: \$2,500)
 Accent Lighting: \$2,500 (Match: \$1,250)
 Signage: \$6,727 (Match: \$1,500)
 New Paving/Resurfacing: \$6,075 (Match: \$3,037.50)

TOTAL MATCH REQUESTED: \$11,037.50

Staff recommends approval of the grant application at a total match not to exceed \$11,038.00.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$11,038	Funds Available: FY 2024 Budget	Source: KEDC Revenues
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Recommendation:
 Approval

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input checked="" type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input type="checkbox"/>
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SITE ENHANCEMENT 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: Vanessa Thornton Watson Date: 9/7/23

Legal Business Entity Name: Superior Expo Services

Type of Business: Tradeshows Site Address: 706 Rand Kaufman, TX 75142

Building Owner (if different from applicant): Superior EXPO Services

Mailing address: Same

Phone Number: 972-271-7444 E-mail: vanessat@superior-expo.com

Project Information

Description of proposed eligible improvements: windows, doors, exterior paint, accent lighting, signage, landscaping, parking lot drainage

Total Cost of Eligible Improvements: \$ 47,915

Requested grant amount: \$ _____

General or Main Contractor

Name: _____ Firm: _____ Phone: _____

Contractor Address: _____

Estimated start date of construction: ASAP

Estimated completion date of construction: 2 months

Description of other improvements planned to property not eligible for grant funding (if applicable):

Source of matching funds: cash

Attachments

Photographs of structure showing existing facades, landscaping, drives, parking, etc.

Project budget

Written bids for work to be completed (minimum two requested)

Drawings or renderings that illustrate improvements (if available)

Other supporting plans or illustrations of improvements (if available)

I have met with Kaufman EDC Staff and have read and fully understand the Site Enhancement Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to improve my property and business. *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. Further, I understand that I will have six months to complete my project unless an amended project timeline is approved by the KEDC Board of Directors.

Applicant Signature: Vanessa Thornton Watson

Applicant Name (printed): Vanessa Thornton Watson

Property Owner Signature (if different): Ken

Property Owner Name (printed): Ken Thornton Superior Expo Services

Date: 9/17/23

KEDC Staff Review: _____ Date: _____

Windows	2500											
Doors	4800											
Exterior Paint	10700											
Accent Lighting	2500											
Signage	6727											
New Paving. Resurfacing	6075											Includes rock load, striping of fire lane, parking lane and skid steer rental

QUOTE

GARVIN CONSTRUCTION LLC.

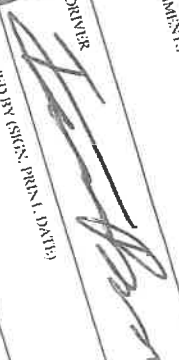
INVOICE # 3847
DATE 8/17/2023

TO: 706 Rand (EXTRAS)

Description		Amount
Electrical	2 trips + panel box door order/install Lighting upgrade 96-12"x12" lights @ \$20.00 ea.	\$ 1,200.00 \$ 1,920.00
6 Windows	Remove, replace	\$ 2,500.00
Doors	Remove, replace	\$ 4,800.00
Texture	Up office – sand, float, texture walls. Dn conference rm – remove paneling, float, texture	\$ 3,500.00
Outside Lighting	Install accent light around building and front door	\$ 2,500.00
Sheetrock repair	Dn conference rm. Repair ceiling	\$ 350.00
Paneling	Install brick paneling @ up office	\$ 300.00
Vanessa office	Panel design back wall, paint	\$ 1,500.00
Breakroom	Remove AC	\$ 800.00
Dn breakroom	Remove metal, install panels, paint. Stain ceiling	\$ 4,500.00
Dn baths	Install wallpaper, chair rail @ top 2 baths	\$ 400.00
Up baths	Install shiplap @ back walls 2 baths	\$ 1,100.00
Up work out rm	Install 8' cabinets, butcher block top, sink	\$ 3,500.00
Door knobs	Material Upgrade	\$ 475.00
Baseboards	Remove vinyl base, install wood baseboards @ 2 dn rooms. 310 LF	\$ 1,200.00
Plumbing	Remove, install new HW heater, relocate back warehouse sink plumbing	\$ 1,500.00

RNF

J/M Materials, Inc.
P.O. Box 2107 · 4595 Hwy 380 West · Decatur, TX 76234
(822) 325-3308 · SMC 0109312

DATE	7-19-93	CARRIER #	3615	IM TRUCK #	3615	IM TICKET #	752824
LOAD SITE NAME	Blg c, 114	LOAD SITE ADDRESS	Dallas tx	PRODUCT	Flex base	CHARGE TO	Ken thompson
QUANTITY	125	UNITS	TONS	RECEIVED BY		PRINTED	Kou F man
DRIVER START TIME		DRIVER END TIME		MINUS LUNCH		TOTAL TIME	
TERMS: SET IN DIRECTIAN W 151 C CENX 111 S. INTEREST CHARGED AFTER 30 DAYS. THE DEPT. IS THE RESPONSIBLE PARTY FOR CREDIT. CONTRACT FOR OUR OWNERS TO ELIM							



ESTIMATE

All estimates over \$1000.00 will require a 50% deposit, plus any permit fees that are expected.

Forney Signs
 2864 WATERS EDGE
 QUINLAN, Texas 75474
 United States

9402109844
 www.forneysigns.com

**BILL TO
 SES**

Estimate Number: 1233
P.O./S.O. Number: Building Sign
Estimate Date: July 25, 2023
Expires On: August 24, 2023
Grand Total (USD): \$5,820.75

Product/Service	Quantity	Price	Amount
Signage Manufacture and install 63" x 108" LED illuminated channel letter set with multi depth returns for flush look,	1	\$5,100.00	\$5,100.00
Permits City Permit Fees AT COST IF APPLICABLE	1	\$0.00	\$0.00
Permit Fee Permit Charge For Applying For Permits and Being Present For All Inspections	1	\$300.00	\$300.00
		Subtotal:	\$5,400.00
		TXSALES 8.25%:	\$420.75
		Total:	\$5,820.75
		Grand Total (USD):	\$5,820.75

Notes / Terms

All estimates are good for 14 days from receipt.

Thank you for the opportunity to provide you with this quote. We hope to do business with you in the future.

SIGN GUY DFW INC.

**P.O. Box 853
TERRELL, TX 75160**

herman@signguydfw.com
www.signguydfw.com

Estimate

**WE ARE NOT
ACCEPTING CREDIT
CARDS AT THIS TIME.**

Phone # 972-463-5500

Date
7/24/2023

Estimate #
2746

A 50% deposit is required upon placement of orders over \$500. The remaining balance is due at the time of installation, delivery or pick up.

Name / Address
Superior Expo Services 706 Rand Rd. Kaufman, TX 75142

P.O. No.
Ship To

Quote Good for 30 Days	Rep	Customer Phone	Customer Email	Terms
				50% Down/COD on Install

Description	Qty	Rate	Amount	Discount	Total
Individually mounted channel letters, LED Illuminated, UL Listed, installed	1	4,933.50	4,933.50		4,933.50
Permit Acquisition Fee	1	475.00	475.00		475.00
Permit Fee (Actual permitting & registration cost added to final invoice)	1	0.00	0.00		0.00
Sales Tax		8.25%			407.01

THIS NOTICE REQUIRED BY STATE LAW All Electrical Sign Work to be Performed by Registered & Licensed Contractor by State Law. Regulated by The Texas Department of Licensing and Regulation, P.O. Box 12157 Austin, TX 78711 1-800-803-9202, 512-463-6599. website: www.license.state.tx.us/complaints Registered / Licensed Electrical Sign Contractor # 18536	Total	\$5,815.51

Vanessa Thornton

From: Doug Chase
Sent: Wednesday, April 26, 2023 3:29 PM
To: Vanessa Thornton
Subject: FW: Quote

Hi Vanessa,
Here's the quote for the outside sign....Highlighted below.
Let me know if you want me to send it.
Thanks!

From: Terry Patrick <tpatrick@xldigital.com>
Sent: Wednesday, April 26, 2023 3:29 PM
To: Doug Chase <Douglas@superior-expo.com>

1-60"x36"

Dibond Material

Single Sided

\$304.00

X 3

Terry Patrick | Business Development Executive
XL Digital Imaging, LP | xldigital.com
Main: 214-904-9400 | Cell: 847-561-3033 | Fax: 214-904-9402
tpatrick@xldigital.com

QUOTE

GARVIN CONSTRUCTION LLC.

INVOICE # 3254
DATE 7/24/2023

TO: 706 Rand

Description		Amount
Ext Paint	Prime/Paint exterior front side of building using DTM (direct to metal) paint product. 3 colors	\$ 10,700.00

INVOICE

Big D Parking Lot Striping

INVOICE #7066239
DATE: SEPTEMBER 6, 2023

Po Box 170055
Dallas Texas 75217
469-449-8896
Email: Rosharahudson@yahoo.com

TO Superior Expo Services
10548 W US Highway 80
Fomey TX 75126
972-271-7888

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Don Hudson	New Fire Lane	Upon Receipt	September 6, 2023

QTY	DESCRIPTION	ITEM	LINE TOTAL
	Job location: 706 Rand Rd. Kaufman TX 75142		\$1,500.00
	Trim all needed grass from edge of concrete		
	Remove all gravel from edge of concrete		
	Pressure wash all needed areas to ensure paint will adhere		
	Create, stripe & stencil New Layout of Fire Lane: FIRE LANE NO PARKING		
	Red 6" line with white 4" stencil		
		Sub-Total	\$1,483.68
		Tax	\$16.32
		Total	\$1,500.00

**THANK YOU FOR YOUR BUSINESS
PLEASE MAKE CHECK PAYABLE TO:
Big D Parking Lot Striping**



SUPERIOR
EXPO
SERVICES

706 RAND RD
KAUFMAN, TEXAS 75142
972.271.7444



SES SUPERIOR
EXPO
SERVICES

SES SUPERIOR
EXPO
SERVICES



SUPERIOR
EXPO
SERVICES

706 RAND RD
KAUFMAN, TEXAS 75142
972.271.7444



Meeting Date: 10-10-2023	Date: 10-6-2023	Item #: 5	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 site enhancement matching grant for Cocamo Family Services, LLC, located at 250 N. Shannon Street, Kaufman, TX 75142.

BACKGROUND:
 Nicole Thompson recently acquired the property at 250 N. Shannon Street (near the hospital) with plans to renovate the building into a daycare facility. She has received the necessary approvals from planning and zoning in preparation for her renovation. This building is outside of the approved corridors for the site enhancement matching grant program, however, due to the significant need for childcare services that supports industry retention and expansion, KEDC staff believes this project to be worthy of assistance.

Requested grants include:

- Concrete Paving
- Sidewalks
- Exterior Paint
- External Doors

The maximum allowable match for these items is \$11,000. The applicant has provided a list of quotes (listed as invoices, but no work has been performed). They are sending a more detailed breakout of information that should be available at the time of the KEDC Meeting.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
---	---

Cost: TBD (Up to \$11,000)	Funds Available: FY 2024 Budget	Source: KEDC Revenues
--------------------------------------	---	---------------------------------

Recommendation:
 Approval

Safe & Secure <input type="checkbox"/>	Business Friendly/Economic Development <input checked="" type="checkbox"/>	Partnership & Community Involvement <input type="checkbox"/>	Healthy & Environmentally Cons. Comm. <input type="checkbox"/>	Financial & OPS Stewardship <input type="checkbox"/>
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SITE ENHANCEMENT 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: Nicole Thompson Date: 10/4/2023

Legal Business Entity Name: Cocamo Family Services DBA Kokonuts CEC

Type of Business: Childcare Site Address: 250 N. Phannon

Building Owner (if different from applicant):

Mailing address: 1543 TAVISTOCK RD FORNEY TX 75142

Phone Number: 972 513 6741 E-mail: kokonuts.kids@outlook.com

Project Information

Description of proposed eligible improvements: Paint exterior of property, install sidewalk near the streets

Total Cost of Eligible Improvements: \$

Requested grant amount: \$ 10,000

General or Main Contractor

Name: Gomez Concrete Firm: Phone: 214 440 6184

Contractor Address:

Estimated start date of construction: 10/15/2023

Estimated completion date of construction: 11/30/23

Description of other improvements planned to property not eligible for grant funding (if applicable):

Parking lot installed w/ landscaping (9 designated parks)
add'l landscaping & lighting, irrigation system

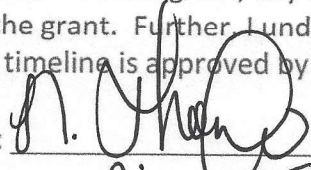
Source of matching funds: Personal

Attachments

- Photographs of structure showing existing facades, landscaping, drives, parking, etc.
- Project budget
- Written bids for work to be completed (minimum two requested)
- Drawings or renderings that illustrate improvements (if available)
- Other supporting plans or illustrations of improvements (if available)

I have met with Kaufman EDC Staff and have read and fully understand the Site Enhancement Matching Grant Program policies and procedures. I intend to use this grant program for the aforementioned renovation projects to improve my property and business. *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. Further, I understand that I will have six months to complete my project unless an amended project timeline is approved by the KEDC Board of Directors.

Applicant Signature: 

Applicant Name (printed): Nicole Thompson

Property Owner Signature (if different): _____

Property Owner Name (printed): _____

Date: 10/4/23

KEDC Staff Review: _____ Date: _____

From: [N Thompson](#)
To: [Stewart McGregor](#)
Subject: Re: Business Development
Date: Thursday, October 5, 2023 4:29:47 PM

Hi Stewart
None of the projects have started.
Sent from my iPhone

On Oct 5, 2023, at 4:03 PM, Stewart McGregor <smcgregor@kaufmantx.org> wrote:

Hi Nicole,

Thanks for sending. In the attachments I see most listed as invoices. Has the work already been completed? Please advise.

Thank you,

Stewart McGregor, CECD

Executive Director
Kaufman Economic Development Corporation
(972) 932-5332 office
(682) 564-5542 cell
www.kaufmanedc.com
209 S. Washington St.
Kaufman, TX 75142
<image001.jpg>

From: N Thompson <Kokonuts.kids@outlook.com>
Sent: Wednesday, October 4, 2023 6:50 PM
To: Stewart McGregor <smcgregor@kaufmantx.org>
Subject: Re: Business Development

Mr. McGregor,
I have attached the application and additional information. Please let me know if you have any questions.

Nicole Thompson, MA, LCPAA

CEO/Director
Kokonuts CEC
(972)-513-6741

From: Stewart McGregor <smcgregor@kaufmantx.org>
Sent: Thursday, September 28, 2023 6:15 PM
To: N Thompson <Kokonuts.kids@outlook.com>
Subject: RE: Business Development

Hi Nicole,

Attached is an application. Your location is outside of the designated area, however, since child care is a dire need and a retention initiative for employers, I believe the board would be willing to make an exception. **Any qualified work must be approved by the KEDC Board prior to starting.** The next KEDC Board meeting is October 10th. Please fill out the application with the items of match requested (a schedule is provided). If possible, please provide two quotes for the work. Please send back the application and supporting documents by end of day Wednesday, October 4th to give me time to review and ask any questions.

Please let me know if you have any questions.

Thank you,

Stewart McGregor, CEcD

Executive Director
Kaufman Economic Development Corporation
(972) 932-5332 office
(682) 564-5542 cell
www.kaufmanedc.com
209 S. Washington St.
Kaufman, TX 75142
<image001.jpg>

From: N Thompson <Kokonuts.kids@outlook.com>
Sent: Tuesday, September 26, 2023 2:33 PM
To: Stewart McGregor <smcgregor@kaufmantx.org>
Subject: Re: Business Development

Hi Stewart,

I am circling back regarding our correspondence about funding that may be available for my childcare center. You may be aware that we received City Council approval at last night's meeting. Is it possible to be awarded funding to assist in landscaping or the sidewalks the city has requested near the streets?

I look forward to hearing from you.

Nicole Thompson, MA, LCPAA

CEO/Director

Kokonuts CEC

(972)-513-6741

From: Stewart McGregor <smcgregor@kaufmantx.org>

Sent: Monday, July 24, 2023 10:20 AM

To: N Thompson <Kokonuts.kids@outlook.com>

Subject: RE: Business Development

Thanks, please keep me posted as you work through the site plan process. Have you received licensing from the state yet? As a friendly reminder, no funds can be reimbursed unless previously approved by the EDC Board.

While Shannon Street is not in our approved corridors for this matching grant, the board may look at an exception since child care is a major need that supports the local workforce. We will need to visit at a future date should things start coming to fruition.

Thank you,

Stewart McGregor, CEcD

Executive Director

Kaufman Economic Development Corporation

(972) 932-5332 office

(682) 564-5542 cell

www.kaufmanedc.com

209 S. Washington St.

Kaufman, TX 75142

<image002.jpg>

From: N Thompson <Kokonuts.kids@outlook.com>

Sent: Friday, July 14, 2023 5:24 PM

To: Stewart McGregor <smcgregor@kaufmantx.org>

Subject: Re: Business Development

Hello,
250 N Shannon. It does need development.

Sent from my iPhone

On Jul 14, 2023, at 4:54 PM, Stewart McGregor
<smcgregor@kaufmantx.org> wrote:

Hi Nicole,

It depends on the area where you are looking to locate and improvements to the property. We have a matching grant for certain corridors of town for fixed site improvements to property. The match has a cap (see attached). I'm unable to provide direct grants for childcare centers per state law, but can assist with "site improvements." Where are you looking to open and what are your plans?

Thank you,

Stewart McGregor, CEcD

Executive Director

Kaufman Economic Development Corporation

(972) 932-5332 office

(682) 564-5542 cell

www.kaufmanedc.com

209 S. Washington St.

Kaufman, TX 75142

<image003.jpg>

From: N Thompson <Kokonuts.kids@outlook.com>

Sent: Thursday, July 13, 2023 3:42 PM

To: Stewart McGregor <smcgregor@kaufmantx.org>

Subject: Business Development

Hello,

I am inquiring about incentives and grants available for new businesses in the area. I am currently in the process of opening a childcare center in the city of Kaufman. Please provide any information that may be available regarding being a part of economic development in the area.

Thank You,

Nicole Thompson, Owner

Cocamo Family Services, LLC

972-513-6741

<[Amended Site Enhancement Matching Grant Program.pdf](#)>

PROJECT INFORMATION

PROJECT ADDRESS

250 N. Shannon St.
Kaufman, TX 75142

PROJECT DESCRIPTION

SITE PLAN PARKING ADDITION FOR
FUTURE DAYCARE CENTER

LOT # & DESCRIPTION

LOT 1R, BLOCK 386

ZONING: COMMERCIAL

OWNERS

NICOLE THOMPSON

PHONE: (972) 513-6741

EMAIL: KOKONUTS.KIDS@OUTLOOK.COM

ADDRESS: 250 N. SHANNON ST. KAUFMAN TX, 75142

AREA CALCULATIONS

BUILDING AREA (TOTAL UNDER ROOF) :

1,603 SQ.FT.

PROPERTY AREA :

19,692 SQ.FT.

PARKING AREA :

3,853 SQ.FT.

INDEX

- A000 Title Sheet
- A101.1 Exhibit A - Property Survey and Descrip.
- A101.2 Exhibit B - Site Plan
- A101.3 Exhibit C - Exterior Elevations
- A101.4 Exhibit D - Landscaping Plan

PROJECT NOTES

1. ALL DIMS TO CENTER OF STUD WALL U.N.O.
2. ALL NEW INTERIOR WALLS TO BE 2X4 CONSTRUCTION WITH ONE LAYER OF 1/2" GYP. BD. AT EACH SIDE. U.N.O.
3. ALL WALLS TO BE TAPED & BEDDED GYP. BD. WITH SMOOTH PAINTED FINISH, OWNER TO SELECT COLOR.
4. PROVIDE BRACING AND BLOCKING AS REQUIRED.

DRAWINGS IN THIS PACKAGE SHOW ONLY THE GENERAL DESIGN INTENT. IT IS THE CLIENTS RESPONSIBILITY TO PROVIDE ADDITIONAL DETAIL INFORMATION ABOVE AND BEYOND THESE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE NECESSARY MATERIAL AND FINISH INFORMATION THAT IS NOT PROVIDED IN THE CONSTRUCTION DOCUMENTS.

DRAWINGS IN THIS PACKAGE ARE INSTRUMENTS OF SERVICE AND THE INTELLECTUAL PROPERTY OF CHRISTIAN SERRANO CONSTRUCTION GROUP. TRANSFER OR REPRODUCTION OF THE DOCUMENTS BY PARTIES OTHER THAN THE OWNER INDICATED ON THESE DOCUMENTS OR THEIR AUTHORIZED CONTRACTORS FOR THE SOLE PURPOSE OF CONSTRUCTION OF THE STRUCTURE DESCRIBED WITHIN IS HEREBY PROHIBITED WITHOUT THE WRITTEN CONSENT OF CHRISTIAN SERRANO DESIGN GROUP.

SITE CHART

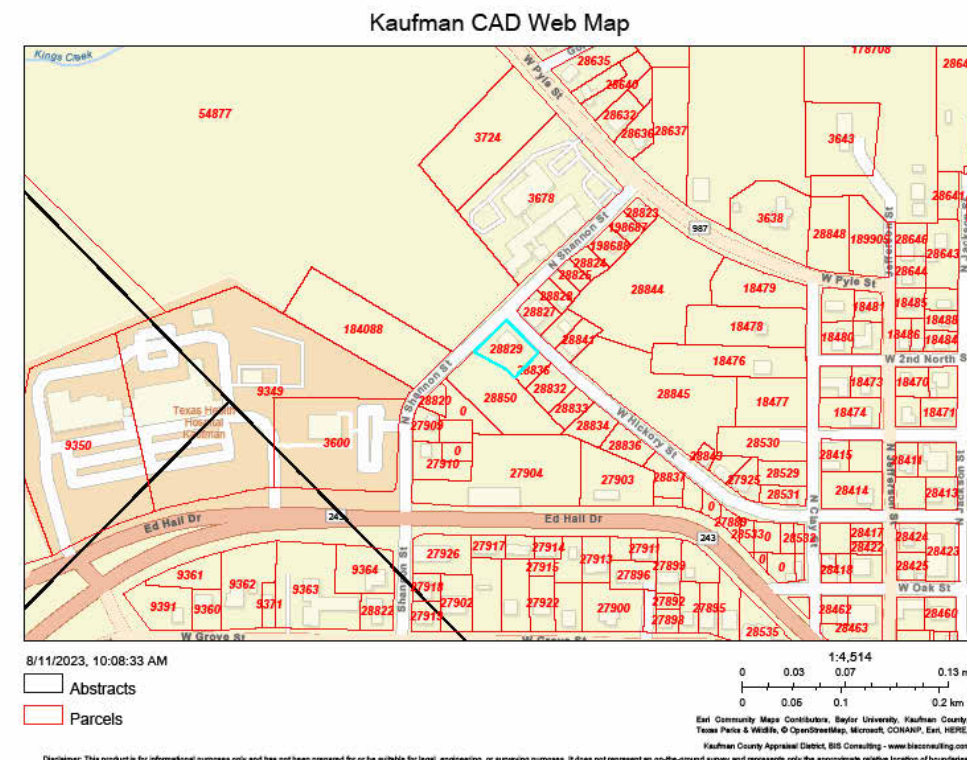
ZONING	COMMERCIAL
USAGE	DAY NURSERY
PARKING REQUIRED	ONE (1) SPACE PER TEN (10) PUPILS (BASED UPON MAXIMUM OCCUPANCY AND/OR LICENSING CAPACITY), PLUS ONE (1) SPACE PER TEACHER, PLUS ONE (1) FOR EACH BUS OR VAN
PROPOSED PARKING	- 6 STANDARD PARKING SPACES - 1 ADA PARKING SPACE - 1 BUS - 1 TEACHER
LANSCAPE REQUIRED	- SHORT SHRUBS TO BE ADDED TO PARKIN AREA FROM HICKORY ST.
PROPOSED LANSCAPE	- EXISTING LANSCAPE TO REMAIN. - (10) ADDITIONAL SHORT SHRUBS ADDED TO SCREEN PARKING AREA FROM HICKORY ST.
MAXIMUM ACCUPANCY CALCULATED	46
PLAYGROUND	FENCED PLAYGROUND AREA TO BE PHASE 2 OF CONSTRUCTIONS: PER OWNER
SIGN	NO SIGN TO BE ADDED - PER OWNER
GREASE TRAP	NO GREASE TRAP REQUIRED - MEALS WILL NOT BE PREPARED ON-SITE - THERE WILL BE NO OVEN/STOVE IN THE BUILDING - PER OWNER

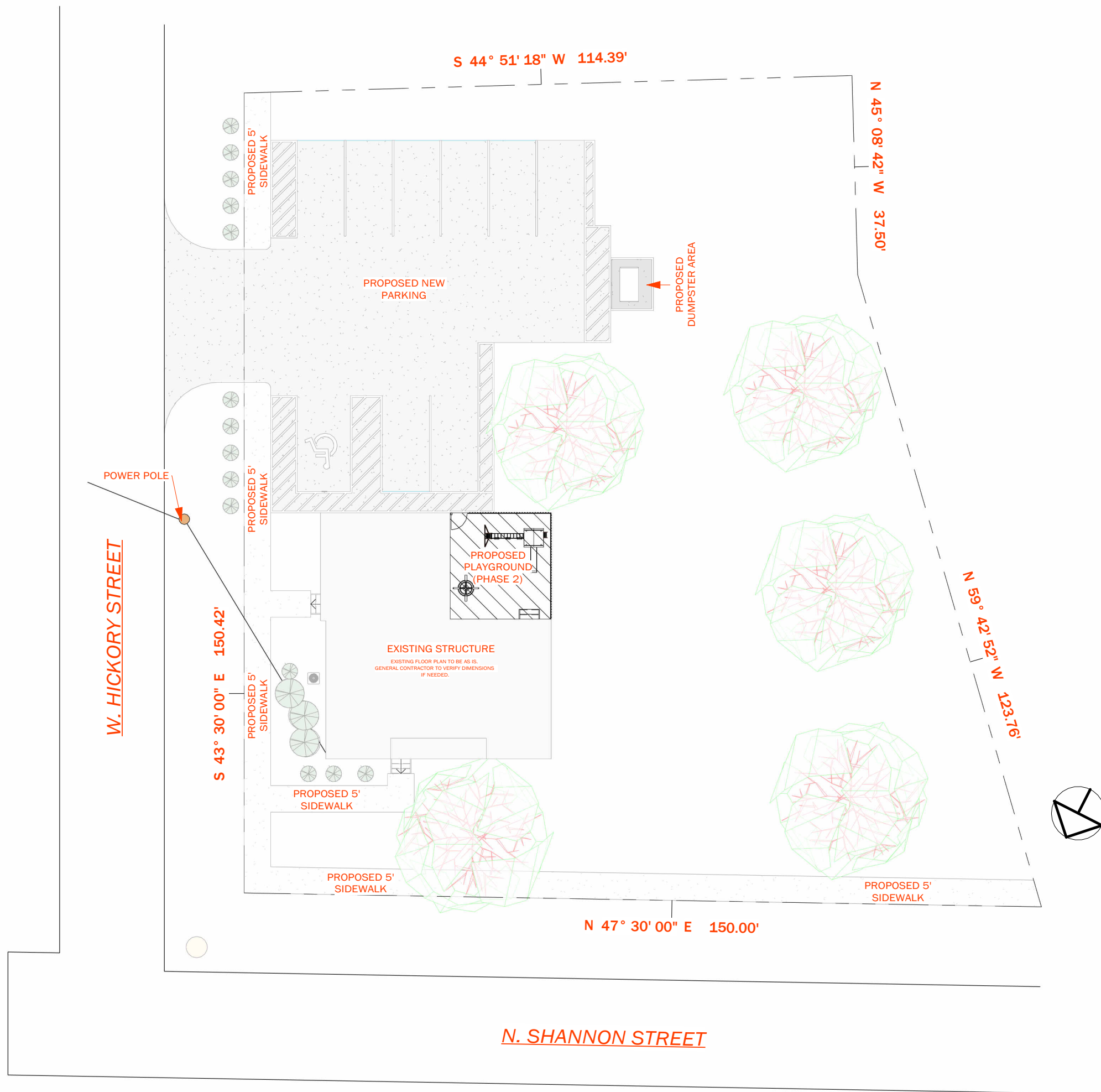
GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO BUILDING CODES REQUIRED BY ALL AUTHORITIES HAVING JURISDICTION OVER THE PROJECT.
- ALL IRC SECTIONS AND TABLES REFERENCED REFER TO THE 2015 IBC.

1. BUILDER SHALL VERIFY: ALL LOT DIMENSIONS, EASEMENTS, BUILDING LINES, AERIAL EASEMENTS, HEIGHT RESTRICTIONS, ROOF OVERHANG & GUTTER LIMITATIONS, FINISH FLOOR HEIGHTS (w/ RESPECT TO DRAINAGE & FLOOD PLAIN ISSUES), COVERAGE % AND ALL DEED RESTRICTIONS PRIOR TO COMMENCING CONSTRUCTION.
2. BUILDER & ALL SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS & NOTIFY ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY BEFORE COMMENCING ADDITIONAL WORK.
3. THE GARAGE SHALL BE SEPARATED FROM THE RESIDENCE AND ITS ATTIC AREA BY NOT LESS THAN 1/2" GYP. BD. & FROM HABITABLE ROOMS ABOVE GARAGE BY 5/8" TYPE X GYP. BD. AND COMPLY WITH IBC SEC. R302.
4. ESCAPE/RESCUE WINDOW FROM SLEEPING AREAS SHALL HAVE A MINIMUM OF 5.7 SQ.FT. CLEAR NET OPENING AND A MINIMUM CLEAR OPENING HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". FINISHED SILL HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FLOOR & PER IBC SEC 310.
5. CONTRACTOR IS TO PROVIDE STEEL LINTELS ABOVE ALL OPENINGS WITH MASONRY ABOVE PER IBC SEC. 703.8
6. ONE-HOUR RATED GYPSUM BOARD SHALL BE INSTALLED UNDER STAIRS.
7. PROVIDE CROSS VENTILATION AT ENCLOSED ATTICS PER IBC R806.
8. ELECTRICAL CONTRACTOR TO LOCATE 110V OUTLET WITHIN 25'-0" OF A/C COMPRESSOR (GFI).
9. FIREPLACE CHIMNEY TO BE 2'-0" HIGHER THAN ANY STRUCTURE WITHIN 10'-0" (& 3'-0" MIN. HEIGHT AT RIDGE).
10. FACTORY BUILT FIREPLACES SHALL BE INSTALLED IN ACCORDANCE w/ IBC SECTION R1004 & SHALL BE TESTED IN ACCORDANCE w/ UL 127.
11. SMOKE ALARMS SHALL BE HARD WIRED IN SERIES WITH BATTERY BACKUP POWER AS PER IBC SEC. R314.
12. HANDRAILS SHALL BE INSTALLED ALONG ALL STEPS/STAIRS WITH 4 OR MORE RISERS AND CONFORM TO IBC SEC R311.
13. ALL HORIZONTAL GUARD RAILS WILL BE A MINIMUM OF 36" IN HEIGHT & COMPLY TO IBC SEC R312.
14. WALLS SHALL BE BRACED IN ACCORDANCE OF IBC SEC R602.10.
15. GLAZING SHALL COMPLY WITH IBC SEC. R308.
16. ROOF OVERHANGS SHALL NOT EXTEND INTO ANY UTILITY EASEMENTS.
17. IN C.O.S.A., VENTS IN GARAGE PER C.O.S.A. AMENDMENTS TO I.B.C.
18. IN AREAS UNDER IBC 2006 OR LATER, PROJECTIONS LESS THAN 5' FROM PROP. LINE SHALL HAVE A 1-HOUR MIN. FIRE RESISTANCE RATING ON THE UNDERSIDE & SHALL NOT EXTEND TO WITHIN 4' OF PROP. LINE PER R302 & TABLE 302.1.
19. ALL DETAILS SHOWN ARE GENERAL AND ILLUSTRATIVE IN NATURE. BUILDER SHALL BE RESPONSIBLE FOR OVERSEEING AND INSURING ALL WATER-PROOFING, STRUCTURAL, AND OTHER CONSTRUCTION IS BUILT PROPERLY, PER CODES, INDUSTRY STANDARDS, AND MANUFACTURER'S SPECIFICATIONS.
20. REFER TO ATTACHED RESIDENTIAL DETAIL SHEET FOR STANDARD DETAILS. NOTIFY ARCHITECT IMMEDIATELY IF NOT INCLUDED IN THIS SET OF DRAWINGS.
21. ALL SITE & SURVEY INFORMATION PROVIDED BY OTHERS.
22. SITE GRADING AND DRAINAGE PLANS BY OTHERS.
23. ALL ENGINEERING DESIGNS INCLUDING, BUT NOT LIMITED TO, CIVIL, GEOTECHNICAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHALL BE PROVIDED BY OTHERS.

LOCATION MAP





1 Exhibit A - Property Survey & Descrip.
SCALE: 1" = 20'-0"

PLAYGROUND AREA:

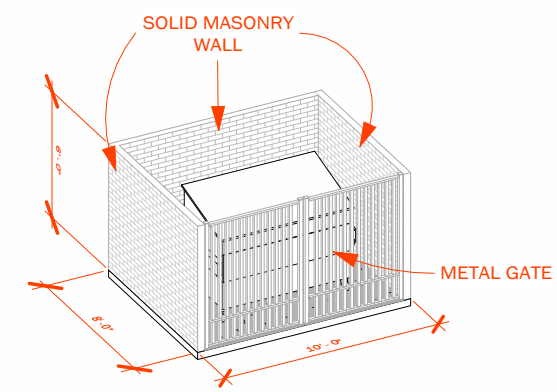
NO PLAYGROUND AREA TO BE ADDED: PER OWNER

DUMPSTER AREA:

- 10' X 8' X 6' DUMPSTER/TRASH ENCLOSURE - CONSTRUCTED OF 3 SOLID MASONRY WALLS AND ONE METAL GATE TO SCREEN AND ACCESSABLE BY PICKUP SERVICE. REF. VIEW #2 (DUMPSTER VIEW)

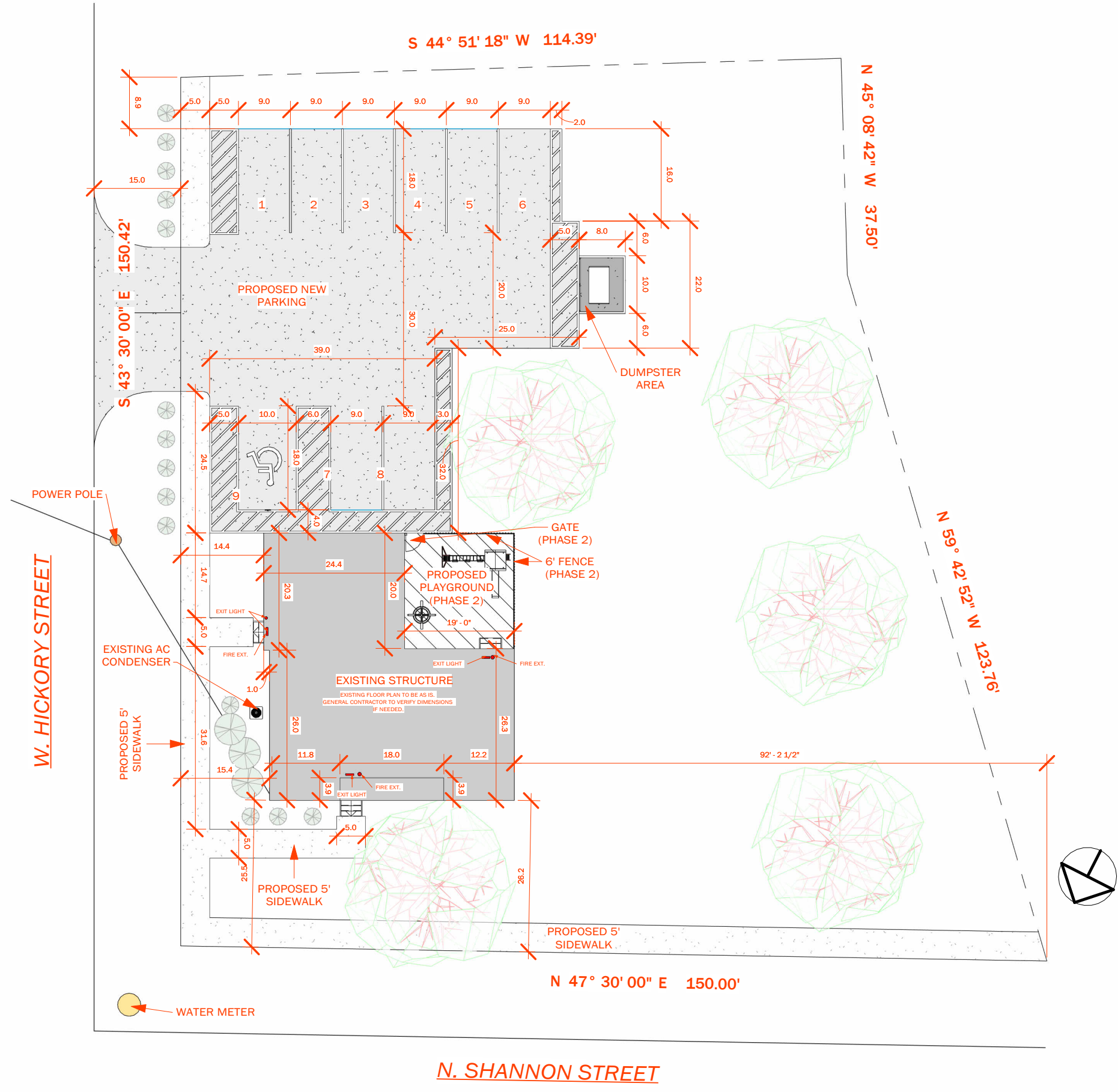
PLAYGROUND:

- FENCED PLAYGROUND AREA TO BE PHASE 2 OF CONSTRUCTIONS: PER OWNER



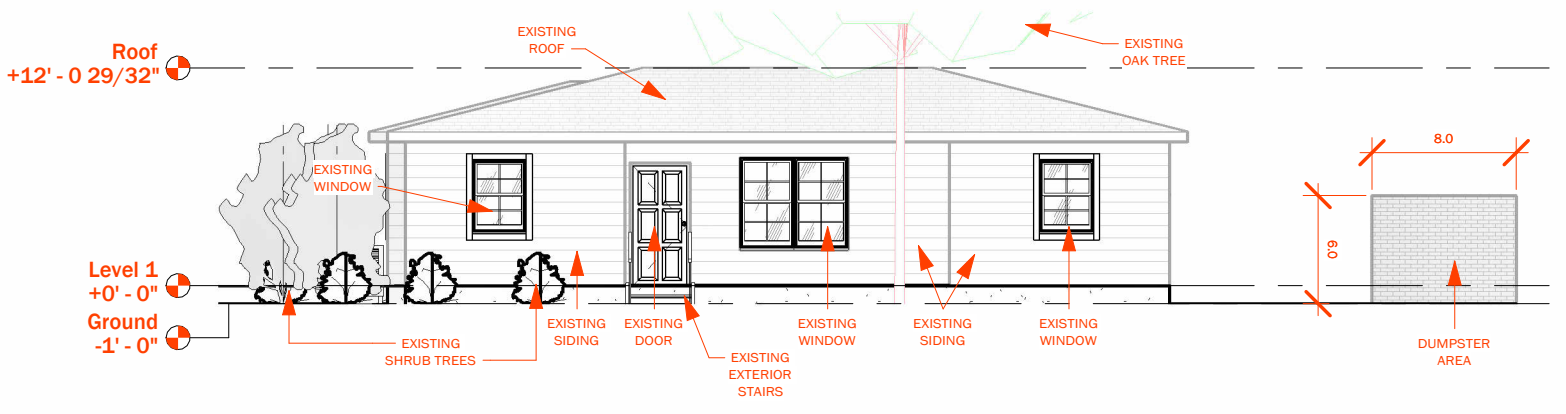
2 Dumpster View SCALE:

1 Exhibit B - Site Plan SCALE: 1" = 20'-0"

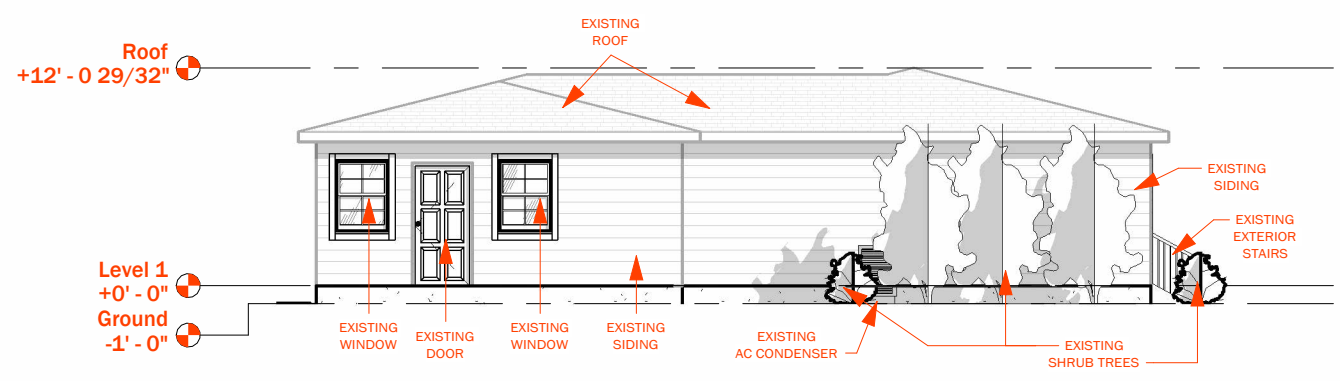


W. HICKORY STREET

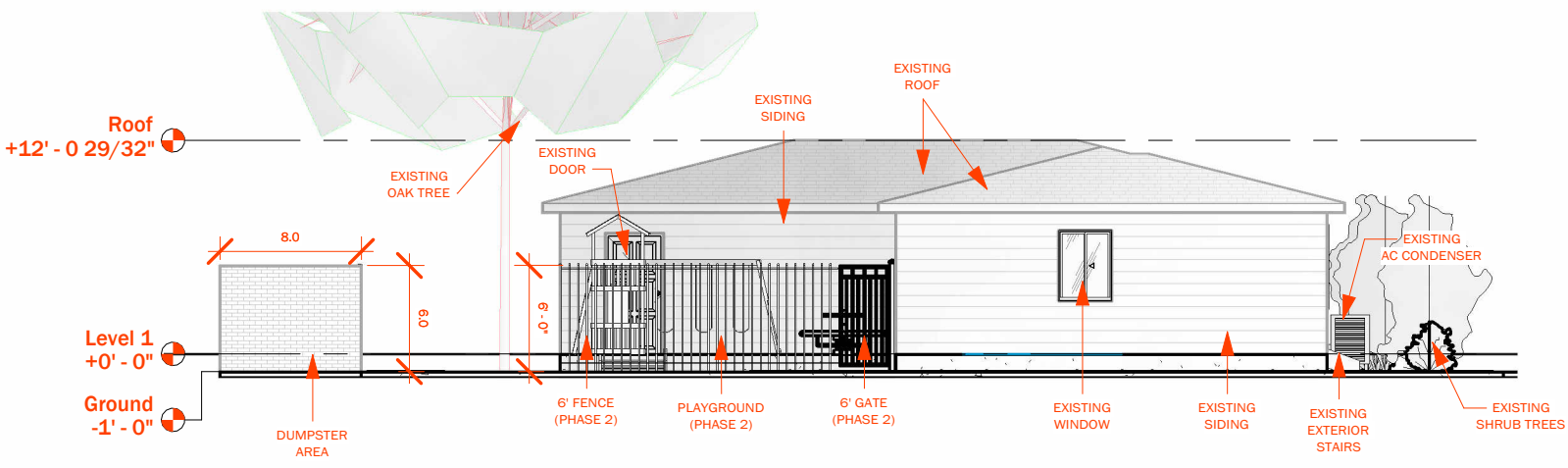
N. SHANNON STREET



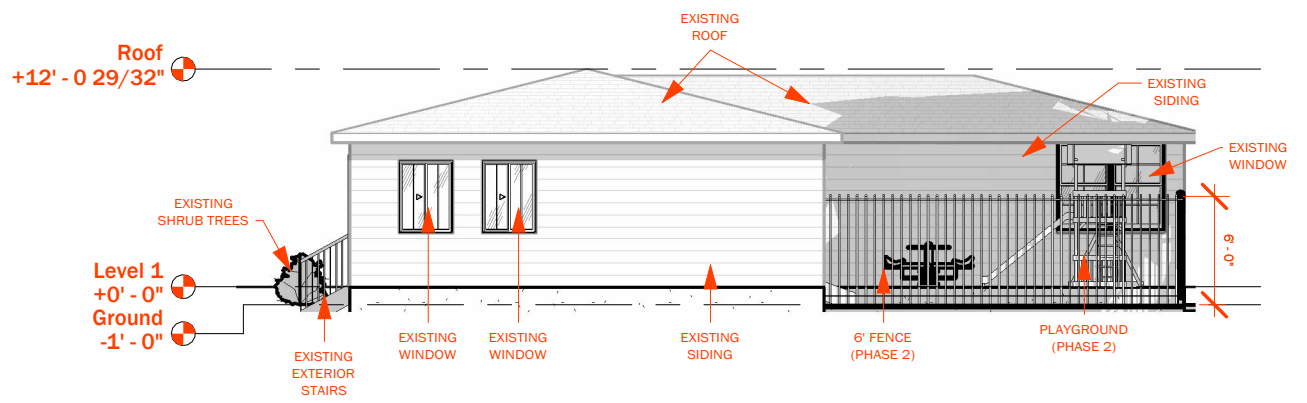
1 Front Elevation SCALE: 3/32" = 1'-0"



3 Left Elevation SCALE: 3/32" = 1'-0"



2 Back Elevation SCALE: 3/32" = 1'-0"



4 Right Elevation SCALE: 3/32" = 1'-0"

250 N Shannon

250 N. Shannon St.
Kaufman, TX 75142

Project No. CSC - 23037

08-31-2023

Revisions

Notes

CASE # SP-08-23

CHRISTIAN SERRANO DESIGN GROUP
 (469) 383 - 6084
 WWW.CHRISTIANSERRANOCONSTRUCTION.COM

MAHB
 Professional Association
 of Landscape Architects

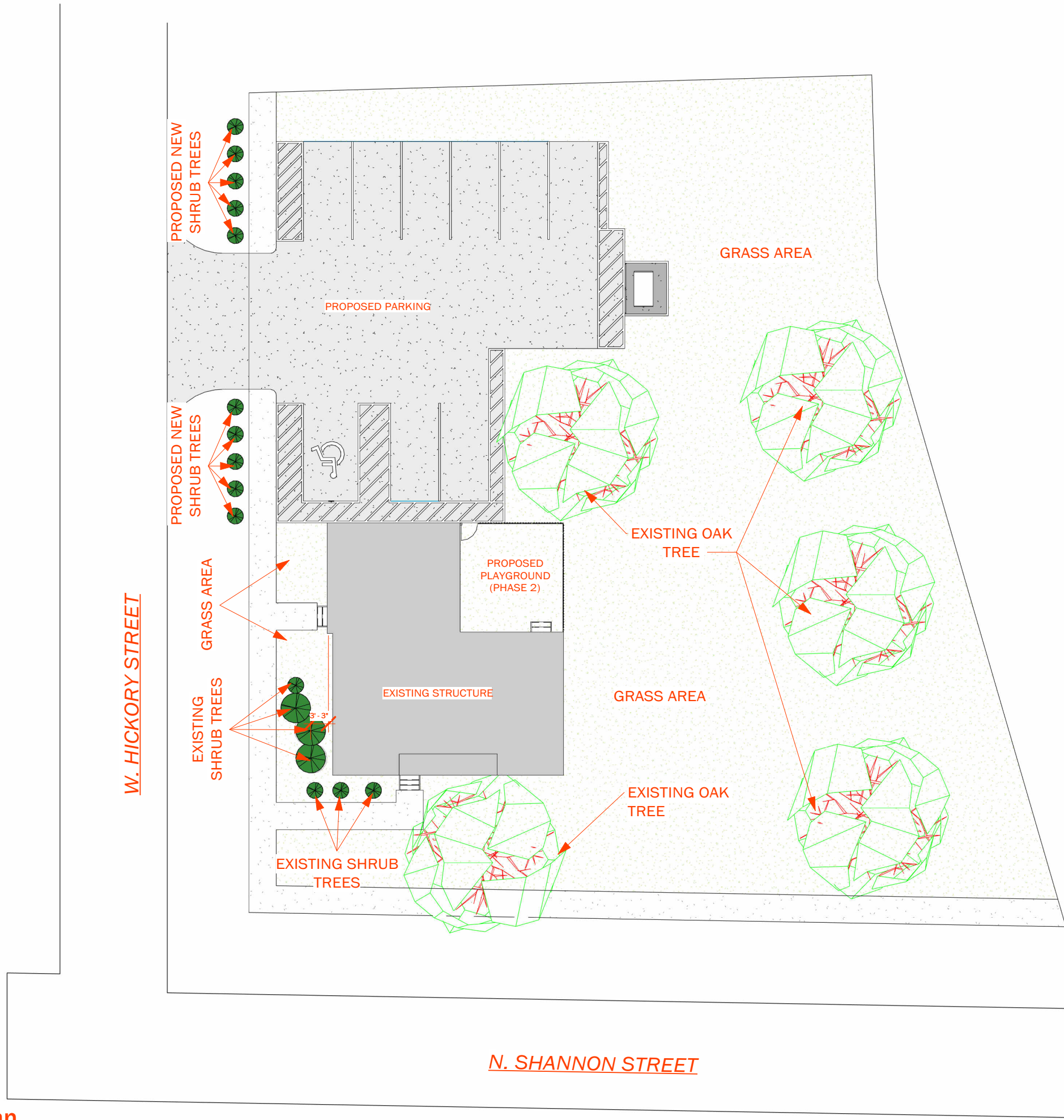
Dolita Builders ASSOCIATION

TEXAS

Scale 1" = 20'-0"

Exhibit D - Landscaping Plan

A101.4



1 Exhibit D - Landscape Plan
 SCALE: 1" = 20'-0"



Gomez Concrete

Auggie Gomez
Business Number Mathew 17:20
5410 county rd 4101 Kaufman tx
(214) 440-6184
noahisah1225@gmail.com
noahisah1225@gmail.com

INVOICE

INV0010

DATE

10/04/2023

DUE

On Receipt

BALANCE DUE

USD \$6,000.00

BILL TO

Nicole

☎ 9725136741

DESCRIPTION	RATE	QTY	AMOUNT
150ft x 5ft side walk Form graded and level Pour concrete 3500 psi Rebar 3/8 18/centers	\$3,500.00	1	\$3,500.00
Paint exterior of building	\$2,500.00	1	\$2,500.00
TOTAL			\$6,000.00
BALANCE DUE			USD \$6,000.00



Invoice

Complete Home Repairs

Oscar Alonso

2510 Glenfield
Dallas TX, 75233

Date: 7/4/2023
CELL 214-549-6507

Bill to:

250 N Shannon St
Kaufman, TX 75142

Job	Payment Terms
Parking Lot Only (5,000 sq ft)	Due on receipt

	Total
Concrete requires to be 5 1/2" thick with 18", 3/8 rebar	
To lay out concrete for parking lot, and side walk running from entrance to back entrance, also connected to public side walk as shown in floor plans (\$9.75 per sq ft)	
Material and Labor included	\$48,750.00
Require 50% down payment to start project	\$24,375.00
When project is complete, then we will receive the rest of balance	\$24,375.00
x <u>Oscar Alonso</u>	Total due

Make all checks payable to [Oscar Alonso]
Thank you for your business!



Complete Home Repairs

Oscar Alonso

2510 Glenfield
Dallas TX, 75233

Bill to:

250 N Shannon St.
Kaufman, TX 75142

Invoice

Date: 10/1/2023
CELL 214-549-6507

Job	Payment Terms
	Due on receipt

Outside- Repair steps, and reinforce side rails and install pickets, then repaint exterior (2 tone color)	\$4,500.00
Inside	
<i>Require 50% Down-payment</i>	<i>\$2,250.00</i>
x <u>Oscar Alonso</u>	Balance
	\$4,500.00

Make all checks payable to [Oscar Alonso]
Thank you for your business!



Meeting Date: 10-10-2023	Date: 10-6-2023	Item #: 6	Dept.: KEDC
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(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on an amended purchase and sale agreement with Project Range for approximately 104.89 acres of land in the City of Kaufman to support the creation and retention of primary jobs for new and expanding business enterprises.

BACKGROUND:
 This item will be further discussed in Executive Session. Action on this item will take place following Executive Session in Open Session.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$26,185 per acre	Funds Available: N/A	Source: Financing
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Recommendation:
 Approval

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"/>