



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, NOVEMBER 14, 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 October 10, 2023 Kaufman Economic Development Corporation meeting.

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 The Gent Law Firm, PLLC, located at 113 W. Mulberry St., Kaufman, TX 75142.

5. Consider and take appropriate action on rescinding a \$5,500 site enhancement matching grant for 114 N. Washington St., Kaufman, TX.

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:

6. 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, Pie, Cowbell, Blue, Orange, Snooze, Jetson, 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, Prairie

RECONVENE INTO OPEN SESSION

7. 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, NOVEMBER 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: 11/2023

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							

32-4105-000-0	General Sales & Use	606,500.00-			50,989.46-	555,510.54-	91.593
587,162.04-	551,377.00-						

Subtotal:		606,500.00-			50,989.46-	555,510.54-	91.593
587,162.04-	551,377.00-						

32-4604-000-0	Interest Income	250.00-			24.38-	225.62-	90.248
128.12-	104.44-						

32-4606-000-0	Miscellaneous Revenue						
200.00-							

32-4608-000-0	Loan Revenue	10,000.00-				10,000.00-	100.000
10,000.00-	10,000.00-						

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

Subtotal:		10,250.00-			24.38-	10,225.62-	99.762
10,328.12-	85,104.44-						

Program number:		616,750.00-			51,013.84-	565,736.16-	91.729
597,490.16-	636,481.44-						

Department number: Non departmental		616,750.00-			51,013.84-	565,736.16-	91.729
597,490.16-	636,481.44-						

Revenue		Subtotal -----			616,750.00-	51,013.84-	565,736.16-	91.729
597,490.16-	636,481.44-							

City of Kaufman

Revenue & Expense Report

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department: Non departmental

Program:

Period Ending: 11/2023

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	143,015.00				143,015.00	100.000
143,887.13	120,388.10						
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		148,015.00				148,015.00	100.000
143,887.13	120,388.10						
32-5203-000-0	Operating Supplies	3,400.00				3,400.00	100.000
39.41-	6,059.85						
32-5213-000-0	Meetings	7,500.00				7,500.00	100.000
5,446.37	7,585.79						
32-5214-000-0	Promotional Material	7,400.00				7,400.00	100.000
3,078.00	3,456.21						
32-5220-000-0	Minor Tools & Equipm	10,925.00			3,000.00	7,925.00	72.540
6,800.00	4,978.44						
Subtotal:		29,225.00			3,000.00	26,225.00	89.735
15,284.96	22,080.29						

32-5302-000-0	Postage & Delivery	500.00		500.00	100.000
203.81	34.87				
32-5303-000-0	Advertising	18,250.00	435.00	17,815.00	97.616
10,960.00	10,208.08				
32-5305-000-0	Licenses, Dues & Sub	3,905.00		3,905.00	100.000
3,918.25	2,290.05				
32-5306-000-W	Utilities-Electric/W	550.00		550.00	100.000
521.42	423.17				
32-5309-000-0	Insurance & Bonds	1,100.00		1,100.00	100.000
1,100.00	1,100.00				
32-5322-000-0	Tuition & Education	4,450.00		4,450.00	100.000
2,174.00	3,433.68				
32-5330-000-0	Travel	7,950.00		7,950.00	100.000
8,281.58	3,658.87				
32-5352-000-0	Maintenance-Grounds	12,000.00		12,000.00	100.000
8,200.00	8,000.00				
32-5362-000-0	Professional Svcs-Ad	97,751.00	27,935.00	69,816.00	71.422
69,859.88	99,272.24				
32-5363-000-0	Professional Svcs-Te	8,000.00	750.00	7,250.00	90.625
7,920.17	10,750.00				
Subtotal:		154,456.00	29,120.00	125,336.00	81.147
113,139.11	139,170.96				
32-5500-000-0	Matching Grants	100,000.00		100,000.00	100.000
44,272.10	17,365.39				
32-5501-000-0	Incentives / Intergo	150,000.00		150,000.00	100.000
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00		100,000.00	100.000
100,000.00	100,000.00				
32-5591-000-0	Budgetary Reserve	50,000.00		50,000.00	100.000
Subtotal:		400,000.00		400,000.00	100.000
144,272.10	117,365.39				
Program number:		731,696.00	32,120.00	699,576.00	95.610
416,583.30	399,004.74				
Department number: Non departmental		731,696.00	32,120.00	699,576.00	95.610
416,583.30	399,004.74				
Expenditure	Subtotal -----	731,696.00	32,120.00	699,576.00	95.610
416,583.30	399,004.74				
Fund number: 32 ECONOMIC DEVELOPMENT CORP.		114,946.00	18,893.84-	133,839.84	116.437
180,906.86-	237,476.70-				
*****	End of Report	*****			

Executive Director's Report November 14, 2023

Calendar

- **10/11-13:** TEDC Annual Conference (Houston)
- **10/14:** Kaufman Lion's Club Pancake Breakfast & Harvest Fest
- **10/19:** Kaufman Chamber Monthly Board Meeting; Quarterly Workforce Roundtable
- **10/20:** Panel Discussion at North Texas Appraisal Institute Conference
- **10/24:** Bisnow Data Center Seminar
- **10/25:** Meeting on SH 34 Connector Road ROW; Meeting w/ Deidre Hamid (Workforce Solutions)
- **10/26:** Project Jetson Site Visit
- **10/27:** Dallas Real Estate Ministries Annual Luncheon; Meeting w/ Hampton Inn Developer
- **10/28:** Kaufman ISD Education Foundation Gala
- **10/30:** Meeting w/ Tony Collins Art; KEDC-TVCC Property Closing
- **10/31:** Marketing Coordinator Interviews; Halloween on Houston Street; TXDOT RFEI Proposal Deadline
- **11/1:** Marketing Coordinator Interviews; TXDOT RFEI Proposal Review
- **11/2:** Kaufman Leadership Prayer Lunch
- **11/3-6:** Out of the Office (Vacation Time)
- **11/7:** Bisnow Industrial Seminar; TXDOT RFEI Proposal Interview
- **11/8:** TXDOT RFEI Proposal Interview
- **11/9:** Kaufman Chamber Lunch
- **11/10:** Veteran's Day Holiday Observance
- **11/11:** Texas Health-Kaufman Mardi Gras Benefit Dinner
- **11/13:** Meeting w/ Texas Health-Kaufman; Chamber-KEDC Monthly Meeting
- **11/14:** Quarterly Kaufman County Leadership Council Meeting

Prospect Lead Responses: Projects Wayfarer, Cabana 3 & Sunday Morning

Upcoming Events: TEDC Board Retreat (December 7-8; Dallas)

Next Regular KEDC Board Meeting: Tuesday, December 12th

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



Meeting Date: 11-14-2023	Date: 11-9-2023	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 The Gent Law Firm, PLLC, located at 113 W. Mulberry St., Kaufman, TX 75142.

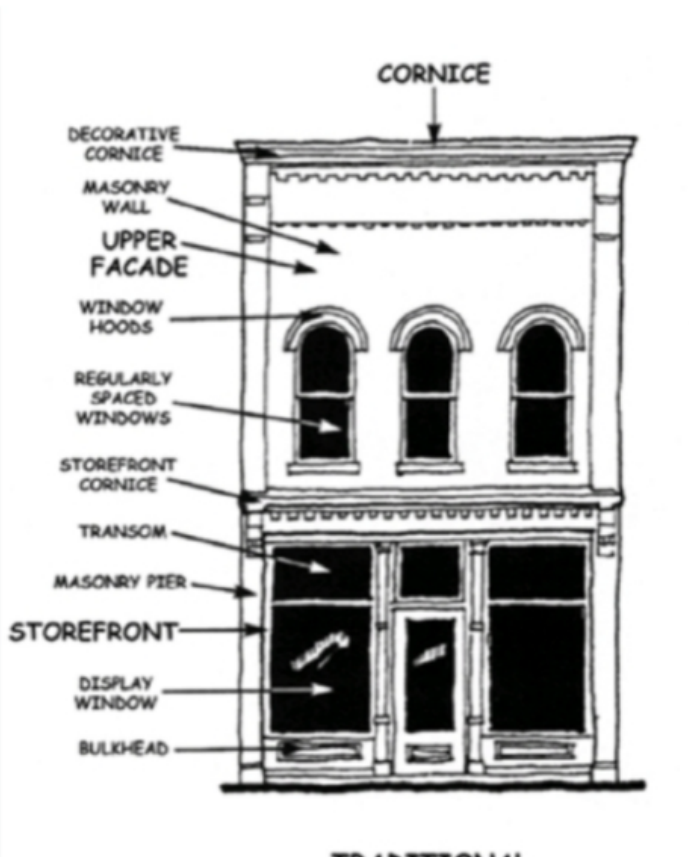
BACKGROUND:
 Wade Gent, owner of The Gent Law Firm and the building at 113 W. Mulberry St. on the Square plans to make changes to his building façade. He is requesting the board’s consideration for several items related to his building improvement. KEDC Staff is currently awaiting information from his contractor relating to the extent of the improvements.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: TBD – Awaiting Contractor Estimate	Funds Available: N/A	Source: KEDC Budget
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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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Meeting Date: 11-14-2023	Date: 11-9-2023	Item #: 5	Dept.: KEDC
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(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on rescinding a site enhancement matching grant for 114 N. Washington St., Kaufman, TX.

BACKGROUND:
 At the September KEDC Board Meeting, an item was approved for the Maples Hall building on the Square to provide up to \$5,500 in matching funds to the owner for upstairs window upgrades. The property owner has decided to make different building improvements in the near future and has requested the KEDC Board rescind this previously approved grant. No funds have been expended by the KEDC regarding this grant.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: KEDC Budget
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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"/>