



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, DECEMBER 12, 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 November 14, 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
 - 3.5) Staff Report introducing Josh Mazur, new City/KEDC Employee

DISCUSSION/ACTION ITEMS

4. Consider and take appropriate action on a Downtown Destination Matching Grant for Wiley's

Western Wear, to be located at 114 N. Washington St., Ste. A in Downtown Kaufman.

5. Consider and take appropriate action on a grazing lease with 2L Ranch (Brady & Olga Lambeth) for a term not to exceed six months on the recently acquired 105-acre property owned by the Kaufman EDC near Fair Road and US Highway 175.
6. Consider and take appropriate action on an economic development performance agreement between the Kaufman Economic Development Corporation and MyRish Hospitality, LLC.
7. Consider and take appropriate action on the dedication of Right of Way from the Kaufman Economic Development Corporation to Kaufman County for the purpose of the State Highway 34 Connector Road project.
8. Consider and take appropriate action on a budget amendment and assigned fund balance for the Kaufman Economic Development Corporation for Fiscal Year 2023-24.
9. Consider and take appropriate action on a bylaws amendment for the Kaufman Economic Development Corporation.

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:

10. 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; Prairie Creek Crossing Business Park Lots 8 & 9, Projects Pie, Prairie

RECONVENE INTO OPEN SESSION

11. Consider and take appropriate action on a purchase and sale contract between the Kaufman Economic Development Corporation and RSDS Investments for Lot 9 in the Prairie Creek Crossing Business Park.
12. 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, DECEMBER 8, 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: 12/2023

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-			104,445.74-	502,054.26-	82.779
587,162.04-	551,377.00-						

Subtotal:		606,500.00-			104,445.74-	502,054.26-	82.779
587,162.04-	551,377.00-						

32-4604-000-0	Interest Income	250.00-			1,392.44-	1,142.44	-456.976
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-			1,392.44-	8,857.56-	86.415
10,328.12-	85,104.44-						

Program number:		616,750.00-			105,838.18-	510,911.82-	82.839
597,490.16-	636,481.44-						

Department number: Non departmental		616,750.00-			105,838.18-	510,911.82-	82.839
597,490.16-	636,481.44-						

Revenue		Subtotal -----			616,750.00-	105,838.18-	510,911.82-	82.839
597,490.16-	636,481.44-							

City of Kaufman
 Revenue & Expense Report
 Period Ending: 12/2023

Department: Non departmental Program:

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			8,729.04	134,285.96	93.896
152,322.50	120,388.10						
32-5177-000-0	Retention Pay	5,000.00				5,000.00	100.000
Subtotal:		148,015.00			8,729.04	139,285.96	94.103
152,322.50	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			1,088.83	6,411.17	85.482
5,446.37	7,585.79						
32-5214-000-0	Promotional Material	7,400.00			253.50	7,146.50	96.574
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			4,342.33	24,882.67	85.142
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		1,685.00	90.767
10,960.00	10,208.08			16,565.00	
32-5305-000-0	Licenses, Dues & Sub	3,905.00		400.00	89.757
3,918.25	2,290.05			3,505.00	
32-5306-000-W	Utilities-Electric/W	550.00		86.86	84.207
542.22	423.17			463.14	
32-5309-000-0	Insurance & Bonds	1,100.00			100.000
1,100.00	1,100.00			1,100.00	
32-5322-000-0	Tuition & Education	4,450.00		900.00	79.775
2,174.00	3,433.68			3,550.00	
32-5330-000-0	Travel	7,950.00		605.41	92.385
8,281.58	3,658.87			7,344.59	
32-5352-000-0	Maintenance-Grounds	12,000.00			100.000
8,200.00	8,000.00			12,000.00	
32-5362-000-0	Professional Svcs-Ad	97,751.00		28,105.00	71.248
69,859.88	99,272.24			69,646.00	
32-5363-000-0	Professional Svcs-Te	8,000.00		750.00	90.625
7,920.17	10,750.00			7,250.00	
Subtotal:		154,456.00		32,532.27	78.938
113,159.91	139,170.96			121,923.73	
32-5500-000-0	Matching Grants	100,000.00	25,000.00-	33,500.00	66.500
44,272.10	17,365.39			66,500.00	
32-5501-000-0	Incentives / Intergo	150,000.00			100.000
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00			100.000
100,000.00	100,000.00			150,000.00	
32-5591-000-0	Budgetary Reserve	50,000.00			100.000
				50,000.00	
Subtotal:		400,000.00	25,000.00-	33,500.00	91.625
144,272.10	117,365.39			366,500.00	
Program number:		731,696.00	25,000.00-	79,103.64	89.189
425,039.47	399,004.74			652,592.36	
Department number: Non departmental		731,696.00	25,000.00-	79,103.64	89.189
425,039.47	399,004.74			652,592.36	
Expenditure	Subtotal -----	731,696.00	25,000.00-	79,103.64	89.189
425,039.47	399,004.74			652,592.36	
Fund number: 32 ECONOMIC DEVELOPMENT CORP.		114,946.00	25,000.00-	26,734.54-	123.258
172,450.69-	237,476.70-			141,680.54	
*****	End of Report *****				

Executive Director's Report December 12, 2023

Calendar

- **11/15:** Dallas Regional Chamber Legislative Seminar Panel Discussion; City Chili Cook Off
- **11/16:** Leadership Van Zandt County EDC Panel Discussion
- **11/20:** SH 34 Connector Road Pre-Bid Meeting; Monthly City Council Meeting
- **11/21:** Call w/ Project Cowbell
- **11/23-24:** Thanksgiving Holiday
- **11/27:** TVCC Board of Trustees Meeting
- **11/28:** Josh Mazur's First Day; Dallas Chamber Pegasus Park FAM Tour Lunch
- **11/29:** TXDOT Property Phase 1 ESA; EDC Tour w/ Josh Mazur
- **11/30:** Tour w/ ARCO Murray Construction; SH 34 Connector Road Bid Opening
- **12/1:** Tour w/ Westmount Realty Capital; Sour Sisters Ribbon Cutting
- **12/4:** Meeting w/ Brandon Peterson (First State Bank); CEO Insider Podcast Interview w/ Ed Curtis of Y Texas
- **12/5:** Call w/ Project Pie developer
- **12/6:** Meeting w/ Yates Construction
- **12/7:** Project Jetson Follow Up Site Visit
- **12/7-8:** TEDC Board Retreat (Dallas); DFW Marketing Team Christmas Party (Dallas Regional Chamber)
- **12/11:** East Side Allies Quarterly Meeting (Inland Port Tour)
- **12/12:** Call w/ Bisnow Real Estate News

Prospect Lead Responses: Projects Dough, Atomic Element

Upcoming Events: KEDC Office Closed 12/22-26 & 1/1/24; ICSC Red River Retail Show - Dallas (2/1-2)

Next Regular KEDC Board Meeting: Tuesday, January 9th

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



Meeting Date: 12-12-2023	Date: 12-6-2023	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 Downtown Destination Matching Grant for Wiley’s Western Wear, to be located at 114 N. Washington St., Ste. A in Downtown Kaufman.

BACKGROUND:
 Amy Wiley, owner of The Rancher’s Wife Boutique has decided to bring a “spinoff concept” focused on western apparel. She is renting the former Mothers & Daughter’s Boutique space inside Maples Hall on the Square. Sour Sisters already moved into the back of the space (formerly Hidden Door Nutrition) making homemade lemonades.

With the arrival of Wiley’s Western, building owner Alexandra Kelly plans to make several fixed site improvement upgrades for her tenant. These include window replacement, roof repair, paint, flooring, doors and a public art mural. Qualified improvements total approximately \$50,206.

Improvements will be done by the landlord on behalf of Wiley’s Western Wear. KEDC Staff recommends a Downtown Destination Matching Grant at 50%, not to exceed \$20,000.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$20,000	Funds Available: Matching Grant Funds	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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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: Wiloy's Western Wear Date: 11-20-2023

Legal Business Entity Name: Same as above

Mailing Address: [Redacted]

Phone Number: [Redacted] Email: _____

Building Owner (if different from applicant): Harisa LLC-Series A-ADK Design

Project Site/Address: 114 N. Washington St. Ste A. Kaufman Tx. 75142

Tax ID Number: [Redacted]

*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: _____

*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:

- Replace windows w/energy efficient windows trim & Paint
- replace doors on grove st. side w/energy efficient doors - Interior Paint - Interior flooring repair
- roof resurface - mural for easement on grove street between the merchantile building & the maples building.

Total Anticipated Improvement Costs: _____

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

Name/Contact Info of General Contractor: Douglas 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:

Does your business have other existing locations? Yes No

If yes, where? Length of business at location(s): _____

Describe owner(s) background and industry experience:

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): 3 FT 2-4 PT

Average Job Wage: \$15.00 per hour

Value Type	Estimated Amount (\$)
Annual Taxable Sales	\$300,000
Real Property (after improvements)	
Business Personal Property (Inventory/FF&E)	\$50,000
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: Wiley's Western Wear

Applicant Signature: *Amy Wiley*

Applicant Name (printed): Amy Wiley

Property Owner Signature (if different): *[Signature]*

Property Owner Name (printed): Heriste LLC-Series A- ADK Designs

Date: 12-1-23

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: _____

Proposal				Original Est	
				11/14/23	
114 n Washington Street Suite A Kaufman Tx. 75142					Trade
Job Location:					
Wiley's Western Wear					
114 N Washington Street Suite A					
Kaufman, TX 75214					
Budget Remodel					
Scope of Work					
1)	Window Replacement, Energy Efficient Trim Retrofit, Two side Street entry doors	\$	21,054.00		Cool Casa
		\$			
2)	Roof Repair with Elastomeric Roof Coating	\$	12,880.00		Mesquite Roofing
3)	Exterior Trim & Door Paint		4,800.00		RJ Builds
4)	Interior Paint & Drywall	\$	3,500.00		RJ Builds
5)	Flooring retrofit	\$	2,500.00		Rupe Flooring
6)	Grove Street Mural	\$	4,800.00		TBD
7)	Singe for Wiley' Western Wear	\$	672.00		Alpha Graphics
8)	Demo and rebuild DR	\$	2,800.00		
		\$			
19)	Cleaning/prep:	\$			
20)	Permits & filing	\$	1,800.00		
21)	Remove dormant vegetation from East wall in rear	\$			
25)	Sub-Total:	\$	54,806.00	0.00	
Total Estimated Cost -		<u>\$54,806.00</u>	excludes options & alternates		
Exclusions: Security/fire alarm work, phone/data lines, fire sprinkler upgrades, TAS review or fees, asbestos survey, fees or removal, any engineering or architectural fees, plumbing repairs or replacement, electrical service/lights repairs, slab moisture testing or sealing, utility company charges, any unforeseen conditions or anything not mentioned above.					
PAYMENT TERMS: Upon completion of the above Scope of Work.					
Acceptance of Proposal					
Authorized Signature _____			Date ____ / ____ / ____		
Contractor's Signature _____			Date ____ / ____ / ____		



Meeting Date: 12-12-2023	Date: 12-8-2023	Item #: 5	Dept.: KEDC
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(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on a grazing lease with 2L Ranch (Brady & Olga Lambeth) for a term not to exceed six months on the recently acquired 105-acre property owned by the Kaufman EDC near Fair Road and US Highway 175.

BACKGROUND:
 Upon acquisition of the 105-acre property from the TVCC Foundation, the Kaufman EDC was made aware of a local family with cattle on site. A lease was not assumed upon closing. After visiting with the owners of 2L Ranch, they are interested in keeping the cattle on site for several more months.

KEDC Staff checked on area comps and recommends a \$100 a month cattle grazing lease for a term not to exceed 6 months. 2L Ranch is insured and understands the future use of the property for industrial purposes and was open to a 30 day notice to terminate should the KEDC locate a user on the property. The agreement also allows for another lease in the future at the discretion of the KEDC Board of Directors.

The KEDC Attorney is currently drafting the lease agreement which will be available for review at the meeting. Staff recommends approval of the lease agreement.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A (\$600 profit)	Funds Available: N/A	Source: Private Contract
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Recommendation:
 Approval

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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Meeting Date: 12-12-2023	Date: 12-8-2023	Item #: 6	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 an economic development performance agreement between the Kaufman Economic Development Corporation and MyRish Hospitality, LLC.

BACKGROUND:
 MyRish Hospitality, LLC is the owner/developer of record for the Hampton Inn project in Kaufman. As part of a negotiated incentive package, staff recommends the following incentive rebate from the KEDC:

\$75,000 in qualified site improvements (infrastructure) upon Certificate of Occupancy along with the potential for an additional \$25,000 in rebates should they attract a fast casual or sit down restaurant within 3 years upon C.O. of the hotel should they need to develop off site parking improvements to accommodate the restaurant user. The total \$100,000 amount was budgeted in the FY 2024 KEDC Budget but no funds will be expended until time of Certificate of Occupancy.

This agreement is party to additional incentives being considered by the City of Kaufman. Due to timing of contract drafts by the KEDC Attorney, it is recommended any approval from the KEDC Board be done based on final approval of a contract by the KEDC Attorney.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$100,000 (combined)	Funds Available: Fund Balance	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: 12-12-2023	Date: 12-8-2023	Item #: 7	Dept.: KEDC
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(Check one)
 Consent **Action** **Discussion**

SUBJECT:
 Consider and take appropriate action on the dedication of Right of Way from the Kaufman Economic Development Corporation to Kaufman County for the purpose of the State Highway 34 Connector Road project.

BACKGROUND:
 Kaufman County has awarded a bid to Pavecon to provide construction on the SH 34 Connector Road. This is anticipated to commence around January 2024 and be completed within a year. In order to proceed with the project, the KEDC Board needs to dedicate the Right of Way for the project. This Right of Way also includes the area containing guy wires from the communications tower that will be committed, as well. Overall, the total area is 3.828 acres.

Staff recommends approval of the Right of Way dedication.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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Recommendation:
 Approval

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

- (C.M.) - CONTROLLING MONUMENT
- IRF - IRON ROD FOUND
- CIRF - CAPPED IRON ROD FOUND
- P.O.B. - POINT OF BEGINNING
- R.O.W. - RIGHT-OF-WAY
- AC - ACRES
- NO. - NUMBER
- D.R.K.C.T. - DEED RECORDS KAUFMAN COUNTY, TEXAS
- P.R.K.C.T. - PLAT RECORDS KAUFMAN COUNTY, TEXAS

NOTES:

1. BEARINGS ARE REFERENCED TO GRID NORTH OF THE TEXAS COORDINATE SYSTEM OF 1983 (NORTH CENTRAL ZONE 4202; NAD83(2011) EPOCH 2010) AS DERIVED LOCALLY FROM ALLTERRA CENTRAL RTKNET CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) VIA REAL TIME KINEMATIC (RTK) SURVEY METHODS. ALL DISTANCES SHOWN ARE SURFACE DISTANCES USING A COMBINED SCALE FACTOR OF 1.000114077.
2. THIS EXHIBIT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
3. ALL CORNERS ARE 5/8 INCH IRON ROD WITH CAP STAMPED "TNP" SET UNLESS OTHERWISE NOTES.

30' UTILITY EASEMENT FOR EXISTING POWER, WATER, PHONE LINES AND ANY FUTURE UTILITIES
CABINET 3, PAGE 94
P.R.K.C.T.

P.O.B.
3/8" IRF
(C.M.)

U.S. HIGHWAY NO. 175
(A VARIABLE WIDTH R.O.W.)

tnp

1" = 200'
SCALE IN FEET

D. FALCON SURVEY
ABSTRACT NO. 151

LOT NO. 1
KAUFMAN COUNTY LAW ENFORCEMENT CENTER ADDITION
CABINET 3, PAGE 94
P.R.K.C.T.

KAUFMAN COUNTY, TEXAS
VOLUME 1945, PAGE 299
D.R.K.C.T.

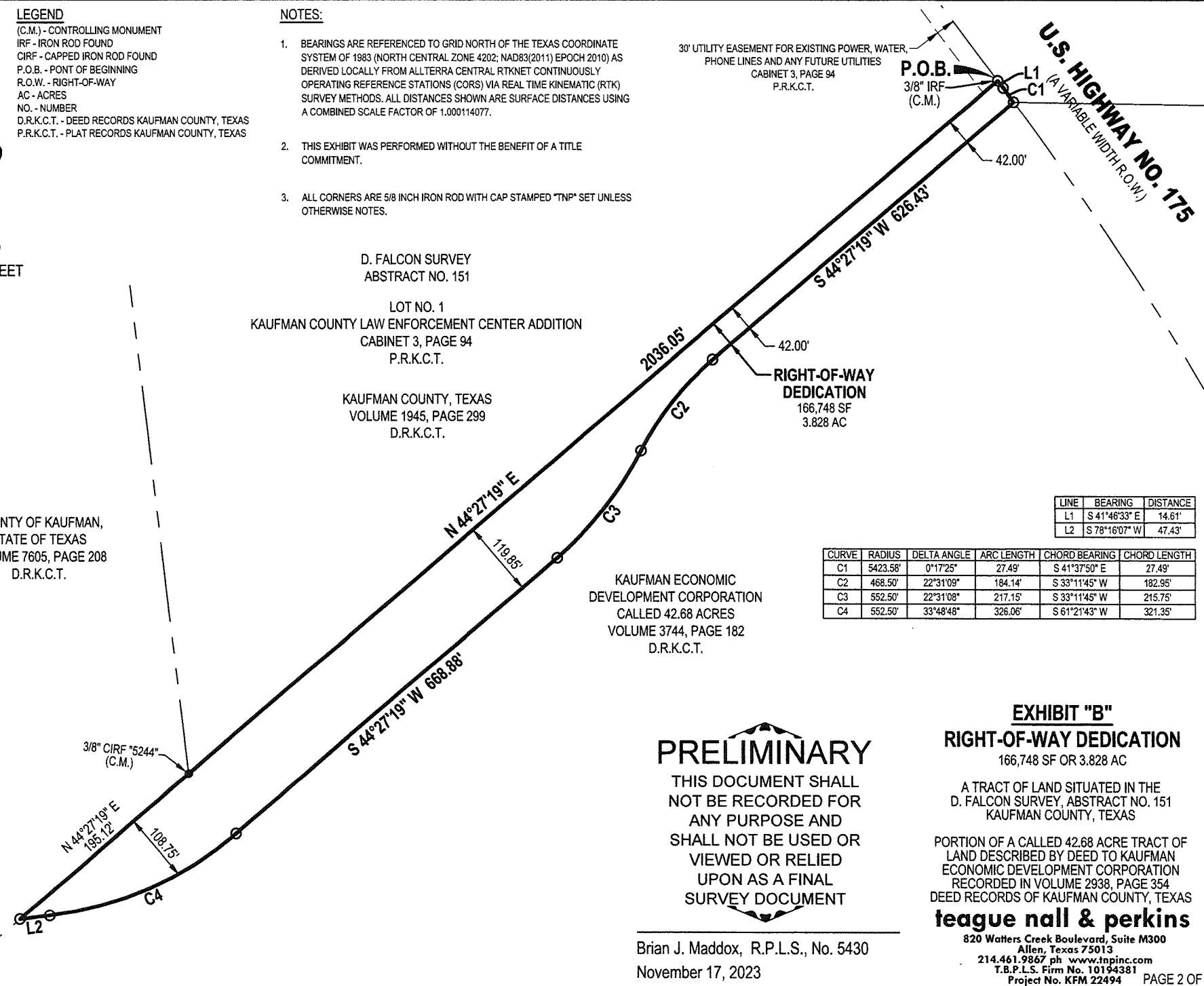
COUNTY OF KAUFMAN,
STATE OF TEXAS
VOLUME 7605, PAGE 208
D.R.K.C.T.

KAUFMAN ECONOMIC
DEVELOPMENT CORPORATION
CALLED 42.68 ACRES
VOLUME 3744, PAGE 182
D.R.K.C.T.

RIGHT-OF-WAY DEDICATION
166,748 SF
3.828 AC

LINE	BEARING	DISTANCE
L1	S 41°46'33" E	14.61'
L2	S 78°16'07" W	47.43'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	5423.58'	0°17'25"	27.49'	S 41°37'50" E	27.49'
C2	468.50'	22°31'09"	184.14'	S 33°11'45" W	182.95'
C3	552.50'	22°31'08"	217.15'	S 33°11'45" W	215.75'
C4	552.50'	33°48'48"	326.06'	S 61°21'43" W	321.35'



PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Brian J. Maddox, R.P.L.S., No. 5430
November 17, 2023

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION

166,748 SF OR 3.828 AC

A TRACT OF LAND SITUATED IN THE D. FALCON SURVEY, ABSTRACT NO. 151 KAUFMAN COUNTY, TEXAS

PORTION OF A CALLED 42.68 ACRE TRACT OF LAND DESCRIBED BY DEED TO KAUFMAN ECONOMIC DEVELOPMENT CORPORATION RECORDED IN VOLUME 2938, PAGE 354 DEED RECORDS OF KAUFMAN COUNTY, TEXAS

teague nall & perkins

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T.B.P.L.S. Firm No. 10194381
Project No. KFM 22494

EXHIBIT "A"

RIGHT-OF-WAY DEDICATION
166,748 SQUARE FEET, OR 3.828 ACRES

BEING a 166,748 square feet or 3.828 of an acre tract of land situated in the D. Falcon Survey, Abstract Number 151, Kaufman County, Texas, same being a portion of a called 42.68 acre tract of land described by deed to Kaufman Economic Development Corporation as recorded in Volume 3744, Page 182 of the Deed Records of Kaufman County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a 3/8 inch iron rod found on the southwest right-of-way of U.S. Highway No. 175 (US-175), a variable width right-of-way, for the east corner of Lot 1 of Kaufman County Law Enforcement Center Addition, an addition to the City of Kaufman, as recorded in Cabinet 3, Page 94 of the Plat Records of Kaufman County, Texas, same being the north corner of said 42.68 acre tract;

THENCE South 41 degrees 46 minutes 33 seconds East along the southwest right-of-way of said US-175 and the northeast line of said 42.68 acre tract, a distance of 14.61 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

THENCE continuing along the southwest right-of-way of said US-175 and the northeast line of said 42.68 acre tract, with said curve to the right having a radius of 5423.58 feet, a central angle of 00 degrees 17 minutes 25 seconds, an arc length of 27.49 feet, a chord bearing of South 41 degrees 37 minutes 50 seconds East, a distance of 27.49 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

THENCE departing the southwest right-of-way of said US-175 and the northeast line of said 42.68 acre tract, and through the interior of said 42.68 acre tract, the following courses and distances;

South 44 degrees 27 minutes 19 seconds West, a distance of 626.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the left;

With said curve to the left having a radius of 468.50 feet, a central angle of 22 degrees 31 minutes 09 seconds, an arc length of 184.14 feet, a chord bearing of South 33 degrees 11 minutes 45 seconds West, a distance of 182.95 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a reverse curve to the right;

With said reverse curve to the right having a radius of 552.50 feet, a central angle of 22 degrees 31 minutes 08 seconds, an arc length of 217.15 feet, a chord bearing of South 33 degrees 11 minutes 45 seconds West, a distance of 215.75 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 44 degrees 27 minutes 19 seconds West, a distance of 668.88 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner at the beginning of a curve to the right;

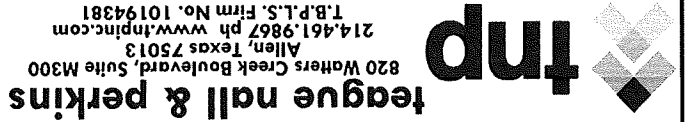
With said curve to the right having a radius of 552.50 feet, a central angle of 33 degrees 48 minutes 48 seconds, an arc length of 326.06 feet, a chord bearing of South 61 degrees 21 minutes 43 seconds West, a distance of 321.35 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner;

South 78 degrees 16 minutes 07 seconds West, a distance of 47.43 feet to a 5/8 inch iron rod with cap stamped "TNP" set for corner on the northwest line of said 42.68 acre tract, same being the southeast line of a tract of land described by deed to County of Kaufman, State of Texas as recorded in Volume 7605, Page 208 of the Deed Records of Kaufman County, Texas;

THENCE North 44 degrees 27 minutes 19 seconds East along the southeast line of said County of Kaufman, State of Texas tract, same being the northwest line of said 42.68 acre tract, passing at a distance of 195.12 feet a 3/8 inch iron rod with cap stamped "5244" found for the south corner of the aforementioned Lot 1, and continuing for a total distance of 2036.05 feet to the POINT OF BEGINNING containing 166,748 square feet, or 3.828 acres of land.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT



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Brian J. Maddox, R.P.L.S., No. 5430
November 17, 2023



Meeting Date: 12-12-2023	Date: 12-8-2023	Item #: 8	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 budget amendment and assigned fund balance for the Kaufman Economic Development Corporation for Fiscal Year 2023-24.

BACKGROUND:
 As part of the property acquisition between TVCC and the KEDC, there is need to make two assigned fund balance amendments:

- Dedicate \$275,000 of the KEDC’s fund balance as reserve fund per the financing agreement between the KEDC with Government Capital Corporation
- Dedicate \$100,000 of the KEDC’s fund balance as assigned fund balance for future improvements to the TVCC Kaufman Campus to accommodate spaces that support workforce and corporate training programs. No funds will be expended until plans are finalized with a budget and coordination between the KEDC Board and TVCC Board.
- Additional internal budget adjustment recommendations are forthcoming for KEDC Staff to provide updates during the meeting.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: \$375,000 (plus addtl. recs.)	Funds Available: KEDC Fund Balance	Source: KEDC Finances
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Recommendation:
 Approval

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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Meeting Date: 12-12-2023	Date: 12-8-2023	Item #: 9	Dept.: KEDC
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(Check one)

Consent

 Action

 Discussion

SUBJECT:
 Consider and take appropriate action on a resolution by the KEDC Board of Directors allowing the Executive Director sign contracts at an amount not to exceed \$10,000.

BACKGROUND:
 Currently, the KEDC Bylaws only allow the Board President to sign contracts. Due to enhancing efficiency measures, it is recommended by staff to allow by resolution the KEDC Executive Director to sign contracts not to exceed \$10,000. The bylaws allow the Board to defer by resolution the ability for their designee to sign. Most of the expenditures at or below \$10,000 are typically budgeted items the KEDC Board has approved as line items within the annual budget (i.e., software contracts, advertising contracts, etc.).

The KEDC Attorney is currently drafting the resolution which will be available for review at the KEDC Board Meeting.

Author: Stewart McGregor, KEDC Executive Director	Reviewed: Stewart McGregor, KEDC Executive Director
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Cost: N/A	Funds Available: N/A	Source: N/A
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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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>