

AGENDA
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTOR'S MEETING
TUESDAY, AUGUST 9, 2016 at 6:00 p.m.
Kaufman City Hall
209 S. Washington
Kaufman, TX 75142

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

CALL TO ORDER: Call the meeting to order, state date and time. State board members present and declare a quorum present.

1. CONSIDER APPROVAL OF JUNE 14, 2016 KEDC BOARD MEETING MINUTES.
2. CONSIDER ACCEPTING JUNE 2016 KEDC FINANCIAL STATEMENTS.

EXECUTIVE SESSION

THE KAUFMAN EDC WILL HOLD A CLOSED EXECUTIVE SESSION PURSUANT TO CHAPTER 551, GOVERNMENT CODE V.T.C.A. (OPEN MEETINGS LAW), IN ACCORDANCE WITH THE AUTHORITY CONTAINED IN TEX. GOV'T CODE SECTION 551.072 REAL ESTATE AND 551.086 INCENTIVES.

REAL ESTATE - Under TEX. GOV'T. CODE Sec. 551.072

1. DISCUSS THE PURCHASE OF 3.71 ACRES FRONTING NEW HIGHWAY 34 BY-PASS, KAUFMAN, TEXAS.

ECONOMIC DEVELOPMENT – Under TEX. GOV'T CODE Sec. 551.086

2. DISCUSS GRANTING A LOAN FOR THE DOWNTOWN SQUARE STREETSCAPE PROJECT TO PROMOTE NEW AND EXPANDING BUSINESSES ON AND AROUND THE DOWNTOWN SQUARE IN KAUFMAN, TEXAS.

ANY FINAL ACTION, DECISION, OR VOTE ON A MATTER DELIBERATED IN EXECUTIVE SESSION MEETING OR ON INFORMATION RECEIVED IN A CONFERENCE WITH EMPLOYEES WILL ONLY BE TAKEN IN AN OPEN MEETING THAT IS HELD IN COMPLIANCE WITH TEX. GOV'T CODE CH. 551. THE CITY

COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AS AUTHORIZED BY TEX. GOV'T CODE SEC. 551.001, ET SEQ. (TEXAS OPEN MEETINGS ACT) ON ANY ITEM ON ITS OPEN MEETING AGENDA OR TO RECONVENE IN A CONTINUATION OF EXECUTIVE SESSION ON THE EXECUTIVE SESSION MEETING ITEMS NOTED ABOVE, IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT, INCLUDING, WITHOUT LIMITATION, SECTIONS 551.071-551.086 OF THE OPEN MEETINGS ACT.

END OF EXECUTIVE SESSION

3. CONSIDER ANY OFFICIAL ACTION ON THE EXECUTIVE SESSION CLOSED MEETING ITEMS:

REAL ESTATE - Under TEX. GOV'T. CODE Sec. 551.072

- a. CONSIDER AUTHORIZING KEDC EXECUTIVE DIRECTOR TO ENTER INTO A SALES CONTRACT ON BEHALF OF KEDC WITH JWS, LLC FOR 3.71 ACRES FRONTING STATE HIGHWAY 34 BY-PASS.

ECONOMIC DEVELOPMENT – Under TEX. GOV'E. CODE Sec. 551.086

- b. CONSIDER AUTHORIZING KEDC EXECUTIVE DIRECTOR TO BORROW, ON BEHALF OF KAUFMAN ECONOMIC DEVELOPMENT CORPORATION, UP TO \$650,000.00 **AND** ENTER INTO A LOAN AGREEMENT WITH THE CITY OF KAUFMAN TO LEND THE CITY UP TO \$650,000.00 FOR USE IN THE DOWNTOWN SQUARE LANDSCAPE PROJECT FOR INFRASTRUCTURE IMPROVEMENTS INCLUDING THE RELOCATION OF WATER AND SEWER LINES, STREETS, SIDEWALKS AND OTHER THINGS TO PROMOTE NEW AND EXPANDING BUSINESSES ON AND AROUND THE TOWN SQUARE IN KAUFMAN, TX BASED ON THE TERMS DISCUSSED IN EXECUTIVE SESSION.
4. DISCUSS AND CONSIDER SELECTING A CONSULTANT FOR ECONOMIC DEVELOPMENT STRATEGIC PLANNING.
5. ANNOUNCEMENTS FROM EXECUTIVE DIRECTOR.
1. State Highway 34 Ribbon Cutting, 9:00 a.m., Friday, August 12th, at Hwy. 34 and F.M. 1388.
 2. Chamber of Commerce Auction September 17.

ADJOURNMENT.

I, LEE AYRES, EXECUTIVE DIRECTOR, DO HEREBY CERTIFY THAT THIS NOTICE OF MEETING WAS POSTED ON THE WINDOW AT KAUFMAN CITY HALL, 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 CITY HALL, 209 S. WASHINGTON, KAUFMAN, TEXAS AT 4:00 P.M. ON THURSDAY, AUGUST 4, 2015 AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

LEE E. AYRES
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), 551.072 (DELIBERATIONS ABOUT REAL PROPERTY), 551.073 (DELIBERATIONS ABOUT GIFTS AND DONATIONS), 551.074 (PERSONNEL MATTERS), 551.076 (DELIBERATIONS ABOUT SECURITY DEVICES) AND 551.086 (ECONOMIC DEVELOPMENT).

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.