



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, MARCH 10, 2026 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142**

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

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 February 10, 2026 and March 4, 2026 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 discuss the City of Kaufman's Comprehensive Plan progress and components related to economic development.

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:

5. A. Section 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 Pie, Snooze, Jetson, Kettle, Reflection, Waco, Cupboard, Kaleidoscope, Flashlight, Velocity, Cowbell, Junior, Jet, Sandstone
- B. Section 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Prairie Creek Crossing Business Park
- C. Section 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

RECONVENE INTO OPEN SESSION

6. 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 WEDNESDAY, MARCH 4, 2026, AND REMAINED SO POSTED CONTINUOUSLY FOR AT LEAST THREE (3) BUSINESS DAYS PRECEDING THE SCHEDULE TIME OF SAID MEETING.

STEWART McGREGOR
EXECUTIVE DIRECTOR

THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING IMPAIRED, READERS, OR LARGE PRINT ARE REQUESTED TO CONTACT THE CITY SECRETARY'S OFFICE AT 972-932-2216 AT LEAST TWO (2) WORKING DAYS PRIOR TO THE TIME OF THE MEETING SO THAT APPROPRIATE ARRANGEMENTS CAN BE MADE.

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-4105-000-0	General Sales & Use	640,000.00-			305,950.90-	334,049.10-	52.195	660,572.69-	632,608.46-
Subtotal:		640,000.00-			305,950.90-	334,049.10-	52.195	660,572.69-	632,608.46-
32-4604-000-0	Interest Income	40,000.00-			16,224.33-	23,775.67-	59.439	50,556.38-	43,852.63-
32-4606-000-0	Miscellaneous Revenu							4,500.00-	3,685.72-
32-4608-000-0	Loan Revenue	10,000.00-				10,000.00-	100.000	10,000.00-	
32-4612-000-0	Intergovernmental Re								80.09-
32-4631-000-0	Other Fin Sources-No								2,791,250.00-
Subtotal:		50,000.00-			16,224.33-	33,775.67-	67.551	65,056.38-	2,838,868.44-
Program number:		690,000.00-			322,175.23-	367,824.77-	53.308	725,629.07-	3,471,476.90-
Department number: Non departmental		690,000.00-			322,175.23-	367,824.77-	53.308	725,629.07-	3,471,476.90-
Revenue	Subtotal -----	690,000.00-			322,175.23-	367,824.77-	53.308	725,629.07-	3,471,476.90-

Fund: 32 ECONOMIC DEVELOPMENT CORP.

Department:

Non departmental

Program:

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Budget Balance Percent	Prior Year Actual	2 Years Prior Actual Total
32-5101-000-0	Salaries & Wages	162,485.00			63,051.03	99,433.97	61.196	153,269.26	143,942.11
32-5177-000-0	Retention Pay	10,370.00				10,370.00	100.000	6,108.00	6,085.95
Subtotal:		172,855.00			63,051.03	109,803.97	63.524	159,377.26	150,028.06
32-5203-000-0	Operating Supplies	2,000.00			553.27	1,446.73	72.337	98.97	4,779.18
32-5213-000-0	Meetings	13,000.00			1,735.47	11,264.53	86.650	16,728.01	6,919.93
32-5214-000-0	Promotional Material	5,900.00			6,464.54	564.54-	-9.568	2,068.06	10,488.40
32-5220-000-0	Minor Tools & Equipm	7,150.00			3,500.00	3,650.00	51.049	7,936.98	7,442.16
Subtotal:		28,050.00			12,253.28	15,796.72	56.316	26,832.02	29,629.67
32-5302-000-0	Postage & Delivery	500.00			24.32	475.68	95.136	57.87	355.00
32-5303-000-0	Advertising	13,660.00			2,823.00	10,837.00	79.334	10,825.85	23,255.00
32-5305-000-0	Licenses, Dues & Sub	7,720.00			6,151.48	1,568.52	20.318	4,134.54	6,151.93
32-5306-000-W	Utilities-Electric/W	550.00			222.20	327.80	59.600	589.92	500.36
32-5309-000-0	Insurance & Bonds	560.00				560.00	100.000	511.00	511.00
32-5322-000-0	Tuition & Education	6,200.00			1,852.00	4,348.00	70.129	3,380.59	4,585.42
32-5330-000-0	Travel	12,950.00			2,827.30	10,122.70	78.168	8,280.61	6,429.10
32-5352-000-0	Maintenance-Grounds	8,000.00			1,000.00	7,000.00	87.500	6,862.35	8,000.00
32-5362-000-0	Professional Svcs-Ad	106,455.00			42,816.08	63,638.92	59.780	115,412.36	103,083.62
32-5363-000-0	Professional Svcs-Te	10,500.00			750.00	9,750.00	92.857	13,525.00	9,500.00
Subtotal:		167,095.00			58,466.38	108,628.62	65.010	163,580.09	162,371.43
32-5487-000-0	Land Purchase								2,745,759.10
Subtotal:									2,745,759.10
32-5500-000-0	Matching Grants	75,000.00				75,000.00	100.000	57,237.86	82,519.11
32-5501-000-0	Incentives / Intergo								50,000.00
32-5507-000-0	HWY 34 Bypass Fundin	100,000.00				100,000.00	100.000	100,000.00	100,000.00
Subtotal:		175,000.00				175,000.00	100.000	157,237.86	232,519.11
32-5607-000-0	Note - Principal	8,593.00			8,593.40	.40-	-.005	3,374.41	38,929.59
32-5608-000-0	Note - Interest	178,407.00			178,406.60	.40		178,625.59	11,070.41
32-5651-000-0	Note - Issuance Cost								41,250.00
Subtotal:		187,000.00			187,000.00			182,000.00	91,250.00
Program number:		730,000.00			320,770.69	409,229.31	56.059	689,027.23	3,411,557.37

[illegible]



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, FEBRUARY 10, 2026 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

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 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Ben Brashear, and Tommy Henricks. 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.

Director Brashear presented the monthly Financial Report for the KEDC.

Director Brashear made a motion to approve the monthly Financial Report. The motion was seconded by Vice President Ratcliffe and passed 4/0.

2. Consider and take appropriate action on the minutes from the January 13, 2026 Kaufman Economic Development Corporation meeting.

Vice President Ratcliffe made a motion to approve the minutes from the January 13, 2026, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear 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 the previous month.

DISCUSSION/ACTION ITEMS

4. Discuss and consider updates to the new Kaufman Economic Development Corporation website.

Mr. McGregor presented the new Kaufman Economic Development Corporation website. He outlined the changes and noted significant upgrades to the site.

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 6:41 p.m.

5. A. Section 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 Pie, Snooze, Jetson, AC/DC, Kettle, Reflection, Waco, Cupboard, Kaleidoscope, Flashlight, Velocity, Cowbell, Sandstone

B. Section 551.072. DELIBERATION REGARDING REAL PROPERTY; CLOSED MEETING. To deliberate the purchase, exchange, lease, or value of real property regarding: Prairie Creek Crossing Business Park

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 6:53 p.m.

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

There was no action 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.

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, Chairman Gillenwater adjourned the meeting at 6:53 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
WEDNESDAY, MARCH 4, 2026 AT 6:00 PM
KAUFMAN CITY HALL
EXECUTIVE CONFERENCE ROOM
209 S. WASHINGTON ST.
KAUFMAN, TEXAS 75142

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 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Ben Brashear, and Tommy Henricks. Director Jane Lucas was absent. President Gillenwater declared a quorum present. Also present were City Manager Mike Holder, City Secretary Jessie Hanks, and Economic Development Director Stewart McGregor.

CITIZENS COMMENTS / REQUEST TO SPEAK ON AGENDA ITEMS (5 MINUTES) Comments about any of the agenda items may be taken into consideration at this time or during the agenda item. Comments are limited to five (5) minutes per individual unless additional time is otherwise required by law for translation. Speaking time is not transferable. Citizens may address the KEDC on any subject but must first complete a Request to Speak Form so that the Chairman may call your name to speak at the appropriate time on the Agenda. Comments must be directed to the KEDC as a whole. **When addressing the KEDC, please step forward to the speaker's podium, state your name and address, and direct your comments to the Chairman and KEDC.**

No comments were given.

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 6:03 p.m.

1. A. Section 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

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 6:32 p.m.

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

Director Ratcliffe made a motion to direct the KEDC President and City Manager to work with the Executive Director to negotiate an employment contract as discussed in the executive session. The motion was seconded by Director Brashear 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 6:34 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report

March 10, 2026

Calendar

- **2/16**: President's Day Holiday
- **2/17-19**: ICSC Red River Retail Show (San Antonio)
- **2/20**: Meeting w/ Paul Byrne (JB Ranch)
- **2/23**: February City Council Meeting
- **2/24**: Kaufman Chamber Annual Banquet
- **2/25**: Kaufman County Day Planning Meeting
- **3/2**: Kaufman County Leadership Council Meeting
- **3/3**: Meeting w/ Pegasus Ablon
- **3/4**: Comprehensive Plan Meeting
- **3/9**: Meeting w/ Bradley Law Firm (Site Selection Division)
- **3/10**: Call w/ Ryan Tax Consultants (potential project)

Prospect Lead Responses: Projects Bayou Catalyst, Vitality & Planet Texas

Upcoming Events: Kaufman County Day at the Capitol (3/22-23)

Next Regular KEDC Board Meeting: April 14th

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



Meeting Date: 3-10-2026	Date: 3-6-2026	Item #: 4	Dept.: KEDC
(Check one) ☐ Consent ☐ Action ☒ Discussion			
SUBJECT: Consider and discuss the City of Kaufman's Comprehensive Plan progress and components related to economic development.			
BACKGROUND: The City of Kaufman has engaged Kimley-Horn to develop a 25 year comprehensive plan for the City. As part of this plan, economic development and commercial land use are major components of consideration. Kimley-Horn will present to the board recent community feedback and seek input from the KEDC Board regarding economic development goals for the City of Kaufman to include as part of the plan.			
Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: N/A	Funds Available: N/A	Source: N/A	
Recommendation: Discussion and Direction			

Safe & Secure ☐	Business Friendly/Economic Development ☐	Partnership & Community Involvement ☒	Healthy & Environmentally Cons. Comm. ☐	Financial & OPS Stewardship ☐
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