



**NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, OCTOBER 13, 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 September 8, 2026 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 Downtown Destination Matching Grant contract extension between the Kaufman EDC and Tony Collins Art, Inc., located at 201 W. Mulberry St., Kaufman, TX 75142.

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, Jetson, Cowbell, Junior, Sandstone, Adventure, Tortilla, Razorback, RX, Silver Bells
- 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, Kaufman Commerce Park

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 TUESDAY,

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

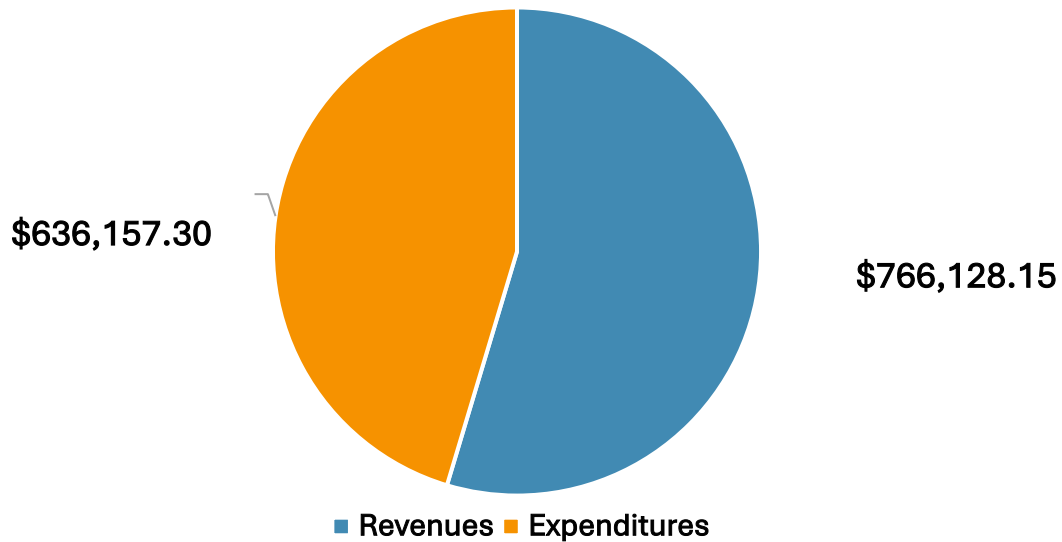
STEWART McGREGOR
EXECUTIVE DIRECTOR

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).

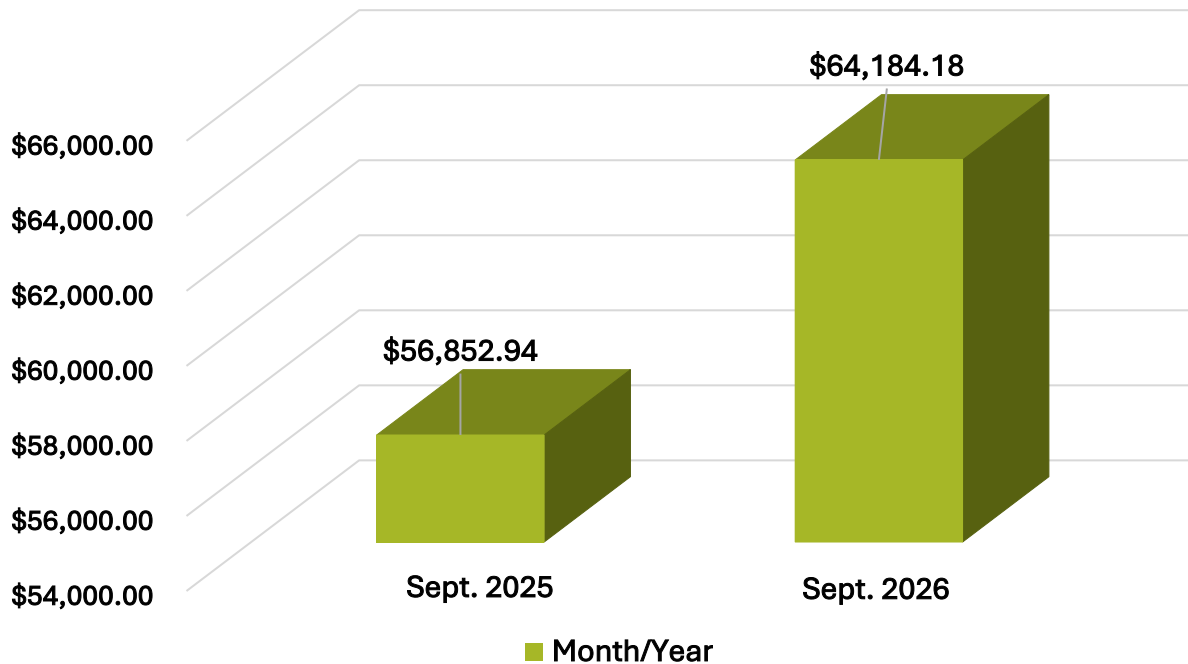
THE BUILDING IN WHICH THE ABOVE MEETING WILL BE CONDUCTED IS WHEELCHAIR ACCESSIBLE AND PARKING SPACES FOR THE MOBILITY IMPAIRED ARE AVAILABLE. PERSONS WITH DISABILITIES WHO PLAN TO ATTEND THIS MEETING AND WHO MAY NEED AUXILIARY AIDS OR SERVICES SUCH AS INTERPRETERS FOR PERSONS WHO ARE DEAF OR HEARING 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.

Kaufman, Texas
KEDC
Economic Development Corporation
Monthly Financial Report
October 2026

KEDC Budget (September YTD)



Year Over Year Sales Tax Comparison



FY 2026 Average Monthly Projection: \$53,333.33

glbase_scm1 kedcdir

Page 1

11:03 10/09/26

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 10/2026

Account Budget	Description Prior Year	2 Years Prior	Current Year	Current Month	Encumbrances	Current YTD Actual & Encumbr	Budget Balance
32-4105-000-0	General Sales & Use		800,000.00-				800,000.00-
100.000	712,450.21-	669,726.00-					
Subtotal:			800,000.00-				800,000.00-
100.000	712,450.21-	669,726.00-					
32-4604-000-0	Interest Income		40,000.00-				40,000.00-
100.000	43,677.94-	50,556.38-					
32-4606-000-0	Miscellaneous Revenue						
4,500.00-							
32-4608-000-0	Loan Revenue		10,000.00-				10,000.00-
100.000	10,000.00-						
Subtotal:			50,000.00-				50,000.00-
100.000	53,677.94-	55,056.38-					
Program number:			850,000.00-				850,000.00-
100.000	766,128.15-	724,782.38-					
Department number: Non departmental			850,000.00-				850,000.00-
100.000	766,128.15-	724,782.38-					
Revenue		Subtotal -----	850,000.00-				850,000.00-
100.000	766,128.15-	724,782.38-					

glbase_scm1 kedcdir

Page 2

11:03 10/09/26

Fund: 32 ECONOMIC DEVELOPMENT CORP.

City of Kaufman

Revenue & Expense Report

Department: Non departmental

Program:

Period Ending: 10/2026

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		192,610.00				192,610.00
100.000	155,214.98	153,269.26					
32-5177-000-0	Retention Pay		30,545.00				30,545.00
100.000		6,108.00					
Subtotal:			223,155.00				223,155.00
100.000	155,214.98	159,377.26					
32-5203-000-0	Operating Supplies		4,000.00				4,000.00
100.000	3,532.52	98.97					
32-5213-000-0	Meetings		13,000.00				13,000.00
100.000	9,123.97	16,728.01					
32-5214-000-0	Promotional Material		8,400.00				8,400.00
100.000	7,806.45	2,068.06					
32-5220-000-0	Minor Tools & Equipm		7,300.00				7,300.00

100.000	4,737.54	7,936.98
---------	----------	----------

Subtotal:		32,700.00	32,700.00
-----------	--	-----------	-----------

100.000	25,200.48	26,832.02
---------	-----------	-----------

32-5302-000-0	Postage & Delivery	500.00	500.00
---------------	--------------------	--------	--------

100.000	59.65	57.87
---------	-------	-------

32-5303-000-0	Advertising	14,000.00	14,000.00
---------------	-------------	-----------	-----------

100.000	10,173.00	10,825.85
---------	-----------	-----------

32-5305-000-0	Licenses, Dues & Sub	8,200.00	8,200.00
---------------	----------------------	----------	----------

100.000	8,236.81	4,134.54
---------	----------	----------

32-5306-000-W	Utilities-Electric/W	550.00	550.00
---------------	----------------------	--------	--------

100.000	646.05	589.92
---------	--------	--------

32-5309-000-0	Insurance & Bonds	600.00	600.00
---------------	-------------------	--------	--------

100.000		511.00
---------	--	--------

32-5322-000-0	Tuition & Education	5,735.00	5,735.00
---------------	---------------------	----------	----------

100.000	3,492.00	3,380.59
---------	----------	----------

32-5330-000-0	Travel	12,700.00	12,700.00
---------------	--------	-----------	-----------

100.000	7,518.49	8,280.61
---------	----------	----------

32-5352-000-0	Maintenance-Grounds	8,000.00	8,000.00
---------------	---------------------	----------	----------

100.000	7,150.00	6,862.35
---------	----------	----------

32-5362-000-0	Professional Svcs-Ad	91,220.00	91,220.00
---------------	----------------------	-----------	-----------

100.000	86,100.12	115,412.36
---------	-----------	------------

32-5363-000-0	Professional Svcs-Te	10,500.00	10,500.00
---------------	----------------------	-----------	-----------

100.000	5,100.00	13,525.00
---------	----------	-----------

Subtotal:		152,005.00	152,005.00
-----------	--	------------	------------

100.000	128,476.12	163,580.09
---------	------------	------------

32-5500-000-0	Matching Grants	75,000.00	75,000.00
---------------	-----------------	-----------	-----------

100.000	40,265.72	57,237.86
---------	-----------	-----------

32-5501-000-0	Incentives / Intergo	100,000.00	100,000.00
---------------	----------------------	------------	------------

100.000		
---------	--	--

32-5507-000-0	HWY 34 Bypass Fundin	100,000.00	100,000.00
---------------	----------------------	------------	------------

100.000	100,000.00	100,000.00
---------	------------	------------

Subtotal:		275,000.00	275,000.00
-----------	--	------------	------------

100.000	140,265.72	157,237.86
---------	------------	------------

32-5607-000-0	Note - Principal	14,150.00	14,150.00
---------------	------------------	-----------	-----------

100.000	8,593.40	3,374.41
---------	----------	----------

32-5608-000-0	Note - Interest	177,850.00	177,850.00
---------------	-----------------	------------	------------

100.000	178,406.60	178,625.59
---------	------------	------------

Subtotal:		192,000.00	192,000.00
-----------	--	------------	------------

100.000	187,000.00	182,000.00
---------	------------	------------

Program number:		874,860.00	874,860.00
-----------------	--	------------	------------

100.000	636,157.30	689,027.23
---------	------------	------------

Department number:	Non departmental	874,860.00	874,860.00
100.000	636,157.30 689,027.23		
Expenditure	Subtotal -----	874,860.00	874,860.00
100.000	636,157.30 689,027.23		
Fund number:	32 ECONOMIC DEVELOPMENT CORP.	24,860.00	24,860.00
100.000	129,970.85- 35,755.15-		
*****	End of Report *****		



MINUTES OF THE
KAUFMAN ECONOMIC DEVELOPMENT
CORPORATION MEETING
TUESDAY, SEPTEMBER 8, 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 6:03 p.m. Directors present were Charles Gillenwater, Barry Ratcliffe, Jane Lucas, Tommy Henricks, and Ben Brashear. 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 5/0.

2. Consider and take appropriate action on the minutes from the August 11, 2026 Kaufman Economic Development Corporation meeting.

Director Lucas made a motion to approve the minutes from the August 11, 2026, Kaufman Economic Development Corporation meeting as presented. The motion was seconded by Director Brashear and passed 5/0.

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. Consider and take appropriate action on a year-end budget amendment to the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget.

Mr. McGregor presented the year-end budget amendments to the Fiscal Year 2025-2026 KEDC budget.

Director Brashear made a motion to approve the year-end budget amendment to the Fiscal Year 2025-2026 Kaufman Economic Development Corporation budget as presented. The motion was seconded by Vice President Ratcliffe and passed 5/0.

5. Consider and take appropriate action on a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman for Fiscal Year 2026-2027.

Mr. McGregor reviewed the proposed contract for administrative services between the KEDC and the City. He outlined the updates to the contract and the services included.

Director Lucas made a motion to approve a contract for administrative services between the Kaufman Economic Development Corporation and the City of Kaufman for Fiscal Year 2026-2027. The motion was seconded by Director Henricks and passed 5/0.\

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 6:10 p.m.

7. 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, Jetson, Kaleidoscope, Cowbell,

Junior, Sandstone, Grand Slam, Adventure

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 Annual Review

RECONVENE INTO OPEN SESSION

President Gillenwater reconvened into open session at 7:23 p.m.

6. Consider and take appropriate action on a personnel services agreement renewal between the Kaufman Economic Development Corporation and the City of Kaufman.

Director Lucas made a motion to approve a personnel services agreement renewal between the Kaufman Economic Development Corporation and the City of Kaufman. The motion was seconded by Director Brashear and passed 5/0.

Director Lucas made a motion to authorize the issuance of the \$8,500 retention payment, plus TMRS, in the next pay period, and to authorize the issuance of the \$25,000 retention payment for FY27 to be paid half in April 2027 and half in September 2027. The motion was seconded by Director Brashear and passed 5/0.

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

There were no other actions required 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, President Gillenwater adjourned the meeting at 7:24 p.m.

APPROVED:

ATTEST:

Charles Gillenwater, President

Ben Brashear, Secretary/Treasurer

Executive Director's Report

October 13, 2026

Calendar

- **9/9:** Monthly Comprehensive Plan Call
- **9/10:** Community Leader Prayer Luncheon; LGE Construction Networking Reception
- **9/11:** Call w/ Project Razorback; Meeting with KLLM
- **9/14:** Business Retention Meeting w/ Galleher Industries
- **9/16:** Business Retention Meeting w/ MICA Steelworks
- **9/17:** Monthly Kaufman Chamber Board Meeting
- **9/18:** Monthly Mayor's Roundtable Meeting; County Tax Abatement Policy Meeting w/ Commissioner Moore
- **9/22:** Kaufman Comprehensive Plan Final Open House
- **9/23:** Call w/ Skywalker Properties; Call w/ DMA Site Selection
- **9/24-25:** Taiwan Trade Expo (Dallas)
- **9/25:** Emily Golden's Last Day
- **9/28:** Call on Project RX; Meeting w/ MICA Steelworks; Monthly City Council Meeting
- **9/29:** Meeting w/ Commissioner's Court on County Tax Abatement Policy
- **9/30:** Meeting w/ Bush Presidential Center
- **10/1:** Meeting w/ DuWest Realty; Meeting w/ ECS Environmental; Submitted Agile Enterprise Zone Community Compliance Report
- **10/2:** TEDC Legislative Committee Call; Call w/ Project Tortilla
- **10/5:** Kaufman County Day Planning Meeting
- **10/7:** Meeting w/ Street Level Investments (Retail Developer); Meeting on US 175 Wastewater; MICA Steelworks Site Needs Meeting
- **10/8:** Call w/ Quest Site Solutions; M&D Commercial Real Estate Networking Event (Keynote Speaker)
- **10/12:** Columbus Day Holiday
- **10/13:** Call w/ Texas Water Development Board & Rep. Bell's Office

Prospect Lead Responses: Projects Pineapple Quest, RX & Compass Path

Upcoming Events: Kaufman Education Foundation Gala (10/24); IEDC Annual Conference – New Orleans (10/25-28); Monthly City Council Meeting (10/25); Stewart on Vacation (10/30-11/7); Veteran's Day Holiday (11/11); Kaufman Chamber Auction (11/14)

Next Regular KEDC Board Meeting: November 10th

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



Meeting Date: 10-13-2026	Date: 10-8-2026	Item #: 4	Dept.: KEDC
(Check one) ☐ Consent ☒ Action ☐ Discussion			

SUBJECT:
Consider and take appropriate action on a Downtown Destination Matching Grant contract extension between the Kaufman EDC and Tony Collins Art, Inc., located at 201 W. Mulberry St., Kaufman, TX 75142.

BACKGROUND:
The KEDC Board approved a Destination Matching Grant for Tony Collins Art last November. They continue to make significant improvements to their building on the Square. They are planning to open by February 2027. In an effort to ensure they are able to make the necessary improvements needed to historic property, it is recommended their contract be extended to expire on April 30, 2027. It is currently set to expire in November since the program provides for improvements to be completed in 1 year.

Author: Stewart McGregor, KEDC Executive Director		Reviewed: Stewart McGregor, KEDC Executive Director	
Cost: Not to Exceed \$25,000	Funds Available: KEDC Funds	Source: Budget	
Recommendation: Approval			

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