NOTICE OF MEETING & AGENDA
KAUFMAN ECONOMIC DEVELOPMENT CORPORATION MEETING
TUESDAY, NOVEMBER 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 October 13, 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

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:

4. 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

5. 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, NOVEMBER 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

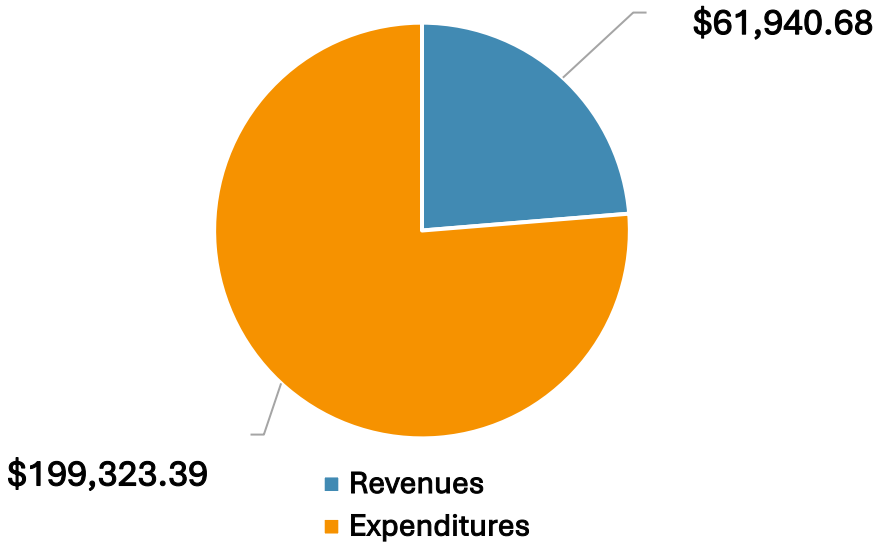
THE KAUFMAN ECONOMIC DEVELOPMENT CORPORATION RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION AT ANY TIME DURING THE COURSE OF THIS MEETING TO DISCUSS ANY OF THE MATTERS LISTED ABOVE, AS AUTHORIZED BY THE TEXAS GOVERNMENT CODE. SECTION 551.071 (CONSULTATION WITH ATTORNEY).

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.

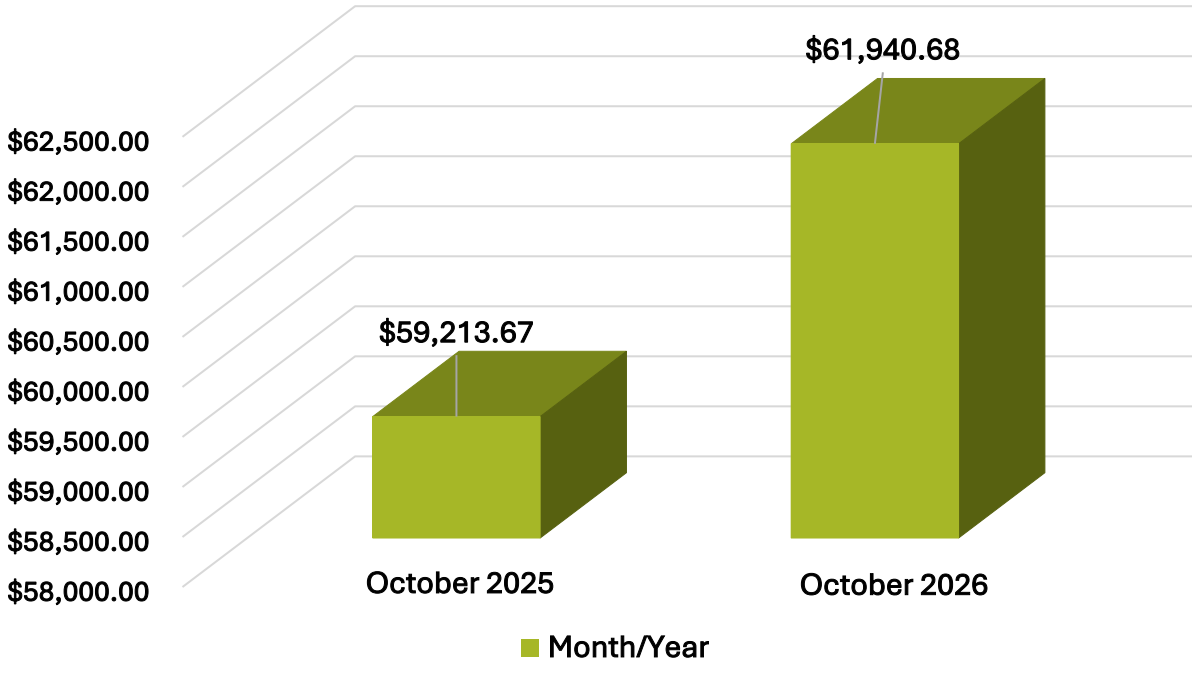
Kaufman, Texas
KEDC
Economic Development Corporation

Monthly Financial Report
November 2026

KEDC Budget (October YTD)



Year Over Year Sales Tax Comparison



FY 2026 Average Monthly Projection: $66,666.67

.
glbase_scm1 kedcdir City of Kaufman
Page 1
09:52 10/30/26 Revenue & Expense Report
Fund: 32 ECONOMIC DEVELOPMENT CORP. Department: Non departmental Program:
Period Ending: 10/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances	Current YTD Actual & Encumbr	Budget Balance	Prior Year Actual	2 Years Prior Actual	Percent Total
32-4105-000-0	General Sales & Use	800,000.00-	61,940.68-		61,940.68-	738,059.32-	712,450.21-	669,726.00-	92.257
	Subtotal:	800,000.00-	61,940.68-		61,940.68-	738,059.32-	712,450.21-	669,726.00-	92.257
32-4604-000-0	Interest Income	40,000.00-				40,000.00-	47,757.04-	50,556.38-	100.000
32-4606-000-0	Miscellaneous Revenu								4,500.00-
32-4608-000-0	Loan Revenue	10,000.00-				10,000.00-	10,000.00-		100.000
	Subtotal:	50,000.00-				50,000.00-	57,757.04-	55,056.38-	100.000
	Program number:	850,000.00-	61,940.68-		61,940.68-	788,059.32-	770,207.25-	724,782.38-	92.713
	Department number: Non departmental	850,000.00-	61,940.68-		61,940.68-	788,059.32-	770,207.25-	724,782.38-	92.713
	Revenue Subtotal -----	850,000.00-	61,940.68-		61,940.68-	788,059.32-	770,207.25-	724,782.38-	92.713

.
glbase_scm1 kedcdir City of Kaufman
Page 2
09:52 10/30/26 Revenue & Expense Report
Fund: 32 ECONOMIC DEVELOPMENT CORP. Department: Non departmental Program:
Period Ending: 10/2026

Account	Description	Current Year Budget	Current Month Actual	Encumbrances YTD Actual & Encumbr	Current Budget Balance	Prior Year Actual	2 Years Prior Actual	Percent Total
32-5101-000-0	Salaries & Wages	192,610.00	1,856.75	1,856.75	190,753.25	166,847.84	153,269.26	99.036
32-5177-000-0	Retention Pay	30,545.00			30,545.00	10,422.70	6,108.00	100.000
	Subtotal:	223,155.00	1,856.75	1,856.75	221,298.25	177,270.54	159,377.26	99.168
32-5203-000-0	Operating Supplies	4,000.00			4,000.00	3,686.85	98.97	100.000
32-5213-000-0	Meetings	13,000.00			13,000.00	9,650.87	16,728.01	100.000
32-5214-000-0	Promotional Material	8,400.00			8,400.00	8,508.45	2,068.06	100.000
32-5220-000-0	Minor Tools & Equipm	7,300.00	3,750.00	3,750.00	3,550.00			

```
48.630        7,487.54        7,936.98

   Subtotal:                                32,700.00        3,750.00                    3,750.00       28,950.00
88.532       29,333.71       26,832.02

  32-5302-000-0  Postage & Delivery             500.00                                                    500.00
100.000          159.65           57.87
  32-5303-000-0  Advertising                  14,000.00        1,500.00                    1,500.00       12,500.00
89.286       10,173.00       10,825.85
  32-5305-000-0  Licenses, Dues & Sub          8,200.00          216.64                      216.64        7,983.36
97.358        8,359.65        4,134.54
  32-5306-000-W  Utilities-Electric/W            550.00                                                    550.00
100.000          708.60          589.92
  32-5309-000-0  Insurance & Bonds              600.00                                                    600.00
100.000          560.00          511.00
  32-5322-000-0  Tuition & Education           5,735.00                                                  5,735.00
100.000        3,543.75        3,380.59
  32-5330-000-0  Travel                       12,700.00                                                 12,700.00
100.000        7,993.02        8,280.61
  32-5352-000-0  Maintenance-Grounds           8,000.00                                                  8,000.00
100.000        8,150.00        6,862.35
  32-5362-000-0  Professional Svcs-Ad         91,220.00                                                 91,220.00
100.000       96,912.00      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        1,716.64                    1,716.64      150,288.36
98.871      141,659.67      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       14,151.12                   14,151.12           1.12-
-.008        8,593.40        3,374.41
  32-5608-000-0  Note - Interest              177,850.00      177,848.88                  177,848.88           1.12
.001      178,406.60      178,625.59

   Subtotal:                               192,000.00      192,000.00                  192,000.00
187,000.00      182,000.00

   Program number:                         874,860.00      199,323.39                  199,323.39      675,536.61
77.217      675,529.64      689,027.23
```

```
   Department number:  Non departmental            874,860.00      199,323.39                      199,323.39      675,536.61
77.217      675,529.64      689,027.23

   Expenditure                    Subtotal -----    874,860.00      199,323.39                      199,323.39      675,536.61
77.217      675,529.64      689,027.23

   Fund number:   32 ECONOMIC DEVELOPMENT CORP.      24,860.00      137,382.71                      137,382.71      112,522.71-
-452.626       94,677.61-      35,755.15-
   *******   End of Report  *********
```

Executive Director's Report
November 10, 2026

Calendar

- **10/14:** Call w/ Angelou Economics
- **10/15:** Project Silver Bells Site Visit
- **10/16:** Meeting w/ Linda Burns & Developer Prospect
- **10/20:** Meeting w/ Agile Cold Storage
- **10/21:** Call w/ Project Tortilla; Kaufman Comprehensive Plan Monthly Meeting
- **10/22:** Double Groundbreaking Ceremony – Harmony Bank & Hampton Inn; Monthly Chamber Board Meeting; Call w/ Sandstone Investments
- **10/24:** Kaufman Education Foundation Annual Gala
- **10/25-28:** International Economic Development Council Annual Conference (New Orleans)
- **10/26:** Call w/ Project Silver Bells; Monthly City Council Meeting
- **10/29:** Call w/ Project Silver Bells; Call w/ Project Tortilla
- **10/30-11/6**: Stewart on Vacation
- **11/10:** Kaufman County Leadership Council Quarterly Meeting

Prospect Lead Responses: Projects Eleutheria Ocean, Gray Flamingo & Mustang

Upcoming Events: Veteran's Day Holiday (11/11); Kaufman Chamber Auction (11/14); Monthly City Council Meeting (11/16); Texas Tribune Rural Symposium (Abilene, 11/18-19); Thanksgiving Holiday (11/26-27); Kaufman Christmas Tour of Homes & Christmas on the Square/Tree Lighting (12/5); Downtown Christmas Market Under the Stars (12/15)

Next Regular KEDC Board Meeting: December 8th

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