

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, SEPTEMBER 22, 2020
CANTON CITY HALL, COUNCIL CHAMBERS
201 N. BUFFALO STREET, CANTON, TEXAS**

AGENDA

1. Call to Order and Announce a Quorum
2. Invocation
3. Pledge of Allegiance
4. Declarations Regarding Conflicts of Interest
 - *See Conflict of Interest Form – tab 4*
5. Public Comments
6. Consider Action Regarding Minutes of August 25, 2020 Meeting
7. Consider Action Regarding August 2020 Financial Statements
8. Public Hearing and Consider Adoption of Resolution No. 2020-16 Adopting the Canton Economic Development Corporation budgets for fiscal year beginning October 1, 2020 and ending September 30, 2021, which includes the following programs and projects: retail, commercial and industrial recruitment, business retention and expansion programs, services and incentives; vacant building improvement grants; downtown infrastructure, beautification and redevelopment projects and incentives; a downtown sidewalk renovation project; fiber extension projects; airport improvements; land acquisition and improvement projects; professional service contracts for annual audit, business services and studies, engineering services, retail, commercial and industrial marketing and recruitment services; community projects, parks and trails projects, website updates, and local and regional marketing programs
9. Consider Adoption of Resolution No. 2020-17 Adopting the Canton Economic Development Corporation amended budgets for fiscal year beginning October 1, 2019 and ending September 30, 2020
10. City Project Updates and Community Announcements – Lonny Cluck
11. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
12. Canton Main Street Report and Consider Any Action Related Thereto – Stacy Crossley
 - A. Downtown Projects
 - B. Main Street Events
 - C. Downtown Business Development Activity

13. Executive Director's Report and Consider Any Action Related Thereto – Julie Seymore
 - A. CEDC Projects
 - NETEA Business Recruitment Meetings
 - Performance Agreement Payments
 - Downtown Sidewalk Project
 - TxDOT Water Line Project
 - B. CEDC Business / Administration
 - C. Local Development Activity
 - D. Community Event Announcements

When necessary and warranted, a closed or executive session will follow pursuant to the provision of the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, Section 551.087 and 551.072.

14. Executive Session:

A. Section 551.087 – to deliberate commercial or financial information the CEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to business prospects, including but not limited to Zanbaka USA, a mixed-use development project, a local business retention and expansion project, a local capital investment project, a downtown retail rent subsidy prospect, and recruitment of new commercial, industrial, retail, restaurant, hospitality, and family entertainment prospects.

B. Section 551.072 – to discuss or deliberate regarding the potential purchase, sale, exchange, lease or value of real property, including the sale of 25 acres, being part of a certain approximately 59.62-acre tract at the end of Burnett Trail, situated in the J. Douthit Survey, A-198, owned by the Canton Economic Development Corporation

15. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session

16. Conduct Public Hearing, discussion, and action on Resolution No. 2020-18 approving a Performance Agreement with Zanbaka USA, LLC, authorizing certain financial assistance not to exceed \$83,000.00, for Duke's Travel Plaza and Craft 64 Restaurant improvements

17. Consider Adoption of Resolution No. 2020-19 approving and authorizing the Purchase and Sale Agreement by and between Canton Economic Development Corporation, a Texas non-profit corporation, and **Mitchell Kaufman**, later to be reassigned to be formed Texas limited liability company, its successors and assigns, conveying approximately 25 acres, being part of a certain approximate 59.62-acre tract at the end of Burnett Trail, situated in the J. Douthit Survey, A-198, owned by the Canton Economic Development Corporation

18. Items for Future Agendas

19. Adjourn

The Board may vote and/or act upon each of the items listed in this Agenda. The Board may retire into executive session concerning any of the listed items whenever it is considered necessary and legally justified under the Texas Open Meetings Act.

City Hall is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need assistance should contact City Hall 48 hours prior to this meeting at (903) 567-1851 so that appropriate arrangements may be made.

I, Julie Seymore, do hereby certify this notice was posted on the front glass entry to the Canton Economic Development Corporation's offices (The Plaza Museum) at 119 N Buffalo and on the bulletin board at the Canton City Hall at 201 N Buffalo, and on the Canton EDC website www.cantontxedc.com on Saturday, September 19, 2020, and remained posted for a minimum of 72 hours prior to this meeting.



Julie H. Seymore, Executive Director