

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, FEBRUARY 25, 2020
CANTON CITY HALL, CITY 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
5. Public Comments
6. Consider Action Regarding Minutes of January 28, 2020 Meeting
7. Consider Action Regarding January 2020 Financial Statements
8. Consider Appointments to Canton Main Street Advisory Board
9. Public Hearing and Consider Adoption of Resolution No. 2020-03 Approving and Authorizing an Economic Development Performance Agreement by and between Canton Economic Development Corporation and Waterfront Holdings, Inc.
10. Consider Approval of Modified Contract with NextSite for Retail Trade Area and First Monday Market Analysis
11. City Project Updates and Community Announcements – Lonny Cluck
12. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
13. Canton Main Street Report and Consider Any Action Related Thereto – Stacy Crossley
 - A. Downtown Projects
 - B. Main Street Events
 - C. Downtown Business Development Activity
14. Executive Director's Report and Consider Any Action Related Thereto – Julie Seymore
 - A. EDC Projects
 - NETEA Recruitment Trip
 - Retail Attractions Monthly Report – *See report page X*
 - TxDOT Water Line Agreement with City of Canton
 - VZCM, Inc. Agreement with CEDC and Van Zandt County
 - Sentinel Gardens
 - Eubank Building
 - Conceptual Design for Planned Senior Living Community

- City Council's Discussion Regarding City Assistance for Residential Development
- B. CEDC Business / Administration
 - FY 2019 Audit
- 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.

15. 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 a mixed-use development project, a local business capital investment project, 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

C. Section 551.071 - for consultation with attorney regarding contractual matters related to Chapter 380 Economic Development and Program Agreement and Performance Agreement with City of Canton, Texas, Canton Economic Development Corporation and East Rising, LLC.

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

17. Consider all Matters Relating to Chapter 380 Economic Development and Program Agreement and Performance Agreement with City of Canton, Texas, Canton Economic Development Corporation and East Rising, LLC.

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 on Saturday, February 22, 2020, and remained posted for a minimum of 72 hours prior to this meeting. A copy could not be posted to the website due to technical difficulties.

Julie H. Seymore, Executive Director