

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:00 P.M., TUESDAY, FEBRUARY 23, 2021
PLAZA MUSEUM AT THE CANTON ECONOMIC DEVELOPMENT OFFICE
119 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 26, 2020 Meeting
7. Consider Action Regarding January 2020 Financial Statements
8. Consider Historic Downtown Building Renovation Grant Program
9. City Project Updates and Community Announcements – Lonny Cluck
10. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
11. Canton Main Street Report and Consider Any Action Related Thereto – Stacy Crossley
 - A. Downtown Projects
 - B. Main Street Events
 - C. Downtown Business Development Activity
12. Executive Director's Report and Consider Any Action Related Thereto – Julie Seymore
 - A. CEDC Projects
 - 5- Acre Land Closing – Kaufman Development & Construction, LLC
 - Burnett Trail Extension
 - 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.

13. 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 business retention and expansion agreement with Phoenix Food, LLC, two capital improvement grants for renovation of a vacant building downtown and on Interstate 20, a mixed-use development project, a local capital investment project, a downtown rent subsidy

prospect, and recruitment of new commercial, industrial, small manufacturing, 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 10 acres, being part of a certain approximately 54.62-acre tract at the end of Burnett Trail, situated in the J. Douthit Survey, A-198, owned by the Canton Economic Development Corporation

14. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session
15. Public Hearing and Consider Adoption of Resolution No. 2021-03 Approving and Authorizing a Performance Agreement with Stacy Alexander
16. Public Hearing and Consider Adoption of Resolution No. 2021-04 Approving and Authorizing a Performance Agreement with Phoenix Food, LLC
17. Public Hearing and Consider Adoption of Resolution No. 2021-05 Approving and Authorizing a Performance Agreement with Moe's Pizza, Inc.
18. Consider Adoption of Resolution No. 2021-06 approving and authorizing the Purchase and Sale Agreement by and between Canton Economic Development Corporation, a Texas non-profit corporation, and **Kaufman Development & Construction, LLC**, a Texas limited liability company, its successors and assigns, conveying approximately 10 acres, being part of a certain approximate 54.62-acre tract at the end of Burnett Trail, situated in the J. Douthit Survey, A-198, owned by the Canton Economic Development Corporation
19. Consider Adoption of Resolution No. 2021-07 approving and authorizing the Purchase and Sale Agreement by and between Canton Economic Development Corporation, a Texas non-profit corporation, and **Kaufman Development & Construction, LLC**, a Texas limited liability company, its successors and assigns, conveying approximately 15 acres, being part of a certain approximate 54.62-acre tract at the end of Burnett Trail, situated in the J. Douthit Survey, A-198, owned by the Canton Economic Development Corporation

20. Items for Future Agendas

21. 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), 119 N Buffalo; on the bulletin board at Canton City Hall, 201 N Buffalo; and on the Canton EDC website www.cantontxedc.com on Saturday, February 20, 2021, and remained posted for a minimum of 72 hours prior to this meeting.


Julie H. Seymore, Executive Director