

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, MARCH 23, 2021
COUNCIL ROOM AT CANTON CITY HALL,
201 N. BUFFALO STREET, CANTON, TEXAS**

One or more members of the Board of Directors may participate in this meeting remotely via videoconference.

Notice is hereby given that, pursuant to Section 551.041 of the Texas Government Code and the March 16, 2020, order by the Governor of the State of Texas, the Board of Directors will hold its regular meeting on Tuesday, March 23, 2021 at 5:30 p.m., via videoconference in accordance with Governor Abbott's order. This meeting notice and agenda are posted online at: <https://cantontxedc.com/news/agendas-minutes/>. The public toll-free dial in number to participate in the telephone conference is hosted through www.Zoom.com: Please click the link below to join the webinar: <https://zoom.us/j/6575503058?pwd=OVZJRDFxdi9WUEpNcXZOeDBCWnRWQT09> Meeting ID: 657 550 3058 Passcode: 5iAHqm Or Telephone: Dial (for higher quality, dial a number based on your current location): US: 1-346-248-7799 Meeting ID: 657 550 3058 Passcode: 676386 .

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 February 23, 2021 Meeting
7. Consider Action Regarding February 2021 Financial Statements
8. Consider Selection of Honoree for the Economic Impact Award to be Presented at the Canton Texas Chamber of Commerce Community Awards Gala
9. Presentation and Discussion Regarding Public / Private Partnership for Local Sports Complex
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
 - Burnett Trail Road Extension Project
 - Downtown Wayfinding Project
 - Stacy Alexander Performance Agreement
 - Box It Up, LLC Performance Agreement
 - Phoenix Food, LLC Performance Agreement
 - Sentinel Gardens Assisted Living
- 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.

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 Phoenix Food, LLC, Moe’s Pizza, Inc., Bluegreen Development Project, Sports Complex Project, and retention and recruitment of commercial, industrial, retail, hospitality, sports, 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 an approximately 27-acre tract, being part of a certain 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

- 15. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session
- 16. Consider Amendment to Latham Bakery Performance Agreement
- 17. Public Hearing and Consider Adoption of Resolution No. 2021-08 Approving and Authorizing a Performance Agreement with Phoenix Food, LLC
- 18. Public Hearing and Consider Adoption of Resolution No. 2021-05 Approving and Authorizing a Performance Agreement with Moe’s Pizza, Inc.
- 19. Consider Adoption of Resolution No. 2021-09 approving and authorizing an Amended 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 27 acres instead of previously described 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
- 20. Discussion Regarding Project Bluegreen Development and Consider Adoption of Resolution No. 2021-10 Approving General Terms for a Performance Agreement with HBIC, LLC and Bluegreen Development, LLC

21. Items for Future Agendas

22. 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 Friday, March, 19, 2021, and remained posted for a minimum of 72 hours prior to this meeting.



Julie H. Seymore, Executive Director