

**REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, APRIL 27, 2021
COUNCIL ROOM AT CANTON CITY HALL,
201 N. BUFFALO STREET, CANTON, TEXAS**

MINUTES

The Board of Directors of the Canton Economic Development Corporation (CEDC) attended a regular meeting at the above mentioned date and time. CEDC board members present included: President John McKeehan, 1st Vice President Kevin Deibert, 2nd Vice President Rhita Koches, Joe Zoubi, DeAnne Callan, and Larry Morgan. Executive Director Julie Seymore, CEDC Asst. Director Stacy Crossley, Marketing Coordinator Austin Melton, and Director of Operations for the City of Canton Peter Lamont also attended Ex- officio member Mayor Lou Ann Everett. Not in attendance were Gary Hatfield and ex- officio member Lonny Cluck

1. Call to Order and Announce a Quorum – 1st Vice President Kevin Deibert called the meeting to order announced a quorum present at 5:30 p.m.
2. Invocation- Given by Rhita Koches
3. Pledge of Allegiance – Led by Kevin Deibert
4. Declarations Regarding Conflicts of Interest - None
5. Public Comments – Rhita Koches presented a framed picture from the Van Zandt Veterans Memorial Board to honor the CEDC for the donation of funds to the Van Zandt Veterans Building.
6. Consider Action Regarding Minutes of March 23, 2021 Meeting – Rhita Koches made a motion to approve the March 23, 2021 minutes as presented. DeAnne Callan seconded the motion. All voted in favor and the motion passed.
7. Consider Action Regarding March 2021 Financial Statements – Motion to accept the financial statements as presented by Ms. Seymore was made by Larry Morgan and Joe Zoubi seconded. All voted in favor and the motion passed.
8. Presentation and Consider Acceptance of Financial Audit for Fiscal Year Ending September 30, 2020 Lewis – Mr. Breedlove of Brooks Watson CPA presented the CEDC Audit report. The CEDC received the highest opinion available of a clean unmodified audit. Motion to accept the Financial Audit for Fiscal Year Ending September 30, 2020 presented by Mr. Breedlove was made by DeAnne Callan and Joe Zoubi seconded. All voted in favor and the motion passed.

5:54 pm John McKeehan entered meeting.

9. Consider Appointments to the Canton Economic Development Corporation's Board of Directors – Julie Seymore explained John McKeehan, Joe Zoubi, Kevin Deibert and DeAnne Callan's terms were expiring. Mr. McKeehan was reaching his term limits, but all others were willing to serve another term. Rhita Koches made a motion to reappoint Joe Zoubi, Kevin Deibert and DeAnne Callan for 2 year terms. Larry Morgan seconded. All voted in favor and the motion passed. Kevin made motion to appoint Corley Ragle to the CEDC board for a 2-year term and Rhita Koches seconded the motion. All voted in favor and the motion as passed.

10. City Project Updates and Community Announcements – Lonny Cluck was not present and no questions were ask of Peter Lamont.
11. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton reported to the board an update on facebook, Instagram as well as the google website results which were good and very high in comparison to previous years
12. Canton Main Street Report and Consider Any Action Related Thereto – Stacy Crossley reported to the board on the planned Historic Walking Tour, the success of the Dinner on Main Street and the opening day of the Farmer Market. Ms. Crossley discussed the downtown building historic rehab projects that were ongoing.
13. Executive Director’s Report and Consider Any Action Related Thereto – Julie Seymore reported to the board on the following:
 - A. CEDC Projects
 - Burnett Trail Road Extension Project - Dirt and grading had been completed, utilities were in, and the concrete would be laid in two sessions. Mrs. Seymore asked the board to authorize progress payments. Board all agreed to the payment.
 - Kaufman Development & Construction Land Options – The land options had been approved by City Council and the contracts were executed.
 - I-20 Waterline Project – The project was progressing with thirteen fire hydrants installed.
 - Downtown Sidewalk Project- The pre-construction meeting was held and construction was scheduled to start May 3.
 - Downtown Wayfinding Sign Project- Three proposals had been received, the bids were closed, and the bid would be awarded on June 16.
 - Proposed Sports Complex- Ms. Seymore was trying to coordinate a meeting between Josh Wilkerson and 4 sports group.
 - Cost-Share Proposal for CHRISTUS Trinity Mother Frances Sign- CTMF would like a community digital sign and they wanted to know if the CEDC would like to share in that cost - estimated at \$200,000. Mrs. Seymore was not sure community advertising was allowed by the sign ordinance. Mr. Peter Lamont was asked to look at the ordinance to see if it was allowed. Dukes is doing a similar sign, however the cost was about \$50,000. The board is not interested in partnering with the sign stating that funds were not available to do it at this time.
 - Super Sonic – owners had resubmitted their plans to the building department.
 - B. CEDC Business / Administration
 - Staff will be starting budgets next month and will come to board with input and suggestions at the next meeting for FY 2021 Mid-Year Budget Amendments and FY 2022 Budget Preparation.

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: The Board convened in closed session at 6:06 p.m. to discuss economic development negotiations and the potential sale of real property.
 - 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 Moe’s Pizza, Inc., Bluegreen Development Project, Sports Complex Project, and retention, expansion and recruitment of commercial, industrial, retail, hospitality, sports, and family entertainment prospects.
15. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session - The Board reconvened in open session at 6:19 p.m. with no action taken.
16. Continue Public Hearing Opened at 7:05 p.m. on April 19, 2021 and Consider Adoption of Resolution No. 2021-10 Approving and Authorizing a Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City of Canton, the Canton Economic Development Corporation and HBIC, LLC.- A Public hearing was re-opened at 6:20 p.m. with no one to comment. The hearing was closed at 6:20 p.m. The vote was postponed to the next meeting.
17. Public Hearing and Consider Adoption of Resolution No. 2021-05 Approving and Authorizing a Performance Agreement with Moe’s Pizza, Inc- A Public hearing was opened at 6:21 p.m. with no one to comment. The hearing was closed at 6:21 p.m. Kevin Deibert made a motion to adopt Resolution No. 2021-05 Approving and Authorizing a Performance Agreement with Moe’s Pizza, Inc. for the renovation of a vacant building for an orthodontics tenant. Rhita Koches seconded the motion and all voted in favor and the motion passed.
18. Items for Future Agendas – The board set a meeting to discuss the contract of Bluegreen Development on May 12, 2021 at 5:30 p.m.
19. Presentation to Outgoing President John T McKeehan II, - Kevin Deibert presented a service plaque with the Board’s sincere appreciation to the outgoing CEDC President John McKeehan.
20. Adjourn - The meeting was adjourned at 6:28 p.m. upon motion by Kevin Deibert and second by Larry Morgan.

_____, President

ATTEST:

Stacy Crossley, Board Secretary