

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, AUGUST 24, 2021
PLAZA MUSEUM IN THE CANTON EDC OFFICES,
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 July 6, and 27, 2021 Meetings
7. Consider Action Regarding July 2021 Financial Statements
8. Discuss and Consider Action Regarding Council's Consideration of Amendments to CEDC's Proposed Budget, Bylaws and EDC Structure
9. Public Hearing and Consider Adoption of Resolution No. 2021-16 Adopting the Canton Economic Development Corporation budgets for fiscal year beginning October 1, 2021 and ending September 30, 2022, 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 wayfinding project, 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
10. Annual Review and Consider Adoption of Resolution No. 2021-17 Adopting the CEDC's Investment Policy
11. Consider Approval of Minor Revisions to Performance Agreements with JTS Operations, LLC and Southern Brew Coffee Company, LLC
12. Consider Providing A \$750 Scholarship for Leadership Van Zandt - Class 4
13. Updates and Community Announcements – Lonny Cluck
14. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
15. Canton Main Street Report and Consider Any Action Related Thereto – Stacy Crossley
 - A. Downtown Projects
 - B. Main Street Events
 - C. Downtown Business Development Activity

16. Executive Director's Report and Consider Any Action Related Thereto – Julie Seymore
 - A. CEDC Projects
 - Donation of Balloon Festival Proceeds to Children's Miracle Network
 - Phoenix Food, LLC
 - Sports Complex Proposal
 - Downtown Sidewalk Project
 - Downtown Wayfinding Project
 - Van Zandt County Job Fair
 - 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, Sections 551.071, 551.072 and 551.087.

17. 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 Bluegreen Development Project, Sports Complex Project, downtown building renovation projects, and retention, expansion 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
- C. Section 551.071 – for consultation with attorney

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

19. Items for Future Agendas

20. 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, August 20, 2021, and remained posted for a minimum of 72 hours prior to this meeting.



Julie H. Seymore, Executive Director