

**REGULAR MEETING OF BOARD OF DIRECTORS OF  
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)  
5:30 P.M., TUESDAY, JANUARY 25, 2022  
CANTON CITY HALL, COUNCIL ROOM  
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 Kevin Deibert, Corley Ragle, Gary Hatfield, DeAnne Callan and ex-officio Lonny Cluck. Not in attendance were 1st Vice President Rhita Koches, 2nd Vice President Joe Zoubi, Larry Morgan, ex-officio member Lou Ann Everett. CEDC Staff attending was Executive Director Stacy Crossley Marketing Coordinator Austin Melton and Director of Operations Peter Lamont.

1. Call to Order and Announce a Quorum: President Kevin Deibert called the meeting to order and announced a quorum present at 5:30 pm
2. Invocation – Board skipped due to time constraints
3. Pledge of Allegiance – Board skipped due to time constraints
4. Declarations Regarding Conflicts of Interest - None
5. Public Comments – Ryan Sumner with East Rising LLC spoke to the board on the current situation for the project of the Eubank Building. Mr. Sumner wants ask for more funding for the sprinkler and elevator requirements, and to amend the timeline for benchmarks. Mr. Sumner said he would email to board a more realistic timeline and details on the project.
6. Consider Action Regarding Minutes of December 28, 2021, Meeting – Board tabled item due to time constraints
7. Consider Action Regarding December 2021 Financial Statements - Board tabled item due to time constraints
8. Consider Adoption of Resolution 2022-01 granting Kaufman Development & Construction, LLC's request for a construction easement – Corley Ragle made motion adopting Resolution 2022-01 granting Kaufman Development & Construction, LLC a construction easement. DeAnne Callan seconded the motion, and all voted in favor and the motion passed.
9. Consider Recommendation for Appointment to the Main Street Advisory Board – DeAnne Callan motioned to recommend Shelby Medley to the Main Street Advisory Board with a term ending in 12/2021, Gary Hatfield Seconded the motion and all voted in favor and the motion passed.
10. Updates and Community Announcements – Lonny Cluck
11. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – The board skipped CVB and First Monday Marketing repot due to time constraints.

12. Canton Main Street Reports and Consider Any Action Related Thereto – The Board tabled the report due to time constraints
13. Executive Director's Report and Consider Any Action Related Thereto – The Board tabled the report due to time constraints

**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, 551.074 and 551.087.**

14. Executive Session: The Board entered into executive session at 5:40 pm
  - 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 East Rising LLC, Kaufman Development LLC, 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.
15. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session - The board returned to open session at 6:10 pm
16. Consider Approval and Authorize Signing for an Affidavit of non-production for the approximately 32.51-acre tract or tracts of land in the J. Douthit Survey, Abstract No. 198, City of Canton, Van Zandt County, Texas – Gary Hatfield made a motion to authorize the signing for an affidavit of non-production for the approximately 32.51-acre tract or tracts of land in the J. Douthit Survey, Abstract No. 198, City of Canton, Van Zandt County, Texas. DeAnne Callan seconded with all voting in favor and the motion passed.
17. Items for Future Agendas - None
18. Adjourn - The meeting was adjourned at 6:26p.m. upon motion by Corley Ragle and second by DeAnne Callan.

ATTEST:

  
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Stacy Crossley, Board Secretary

  
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Kevin Deibert, President