

**REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, DECEMBER 28, 2021
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, Larry Morgan, Gary Hatfield, and DeAnne Callan. Not in attendance were 1st Vice President Rhita Koches, 2nd Vice President Joe Zoubi, Corley Ragle, ex-officio member Lou Ann Everett and Lonny Cluck. CEDC Staff attending was 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 5:35 pm
2. Invocation – Given by Kevin Deibert
3. Pledge of Allegiance – Led by Kevin Deibert
4. Declarations Regarding Conflicts of Interest - None
5. Public Comments - None
6. Consider Action Regarding Minutes of November 23, 2021 Meeting - Gary Hatfield made a motion to approve the November 23rd, 2021 minutes as presented. DeAnne Callan seconded the motion with a spelling correction. All voted in favor and the motion passed.
7. Consider Action Regarding November 2021 Financial Statements- Peter Lamont gave financial report to the board. Motion to accept the financial statements as presented by Mr. Lamont was made by Gary Hatfield and seconded by Larry Morgan. All voted in favor and the motion passed.
8. Consider Adoption of Resolution 2021-25 granting Kaufman Development & Construction, LLC's request for a construction easement – Board tabled motion for future information
9. Updates and Community Announcements – Lonny Cluck was not at the meeting and Mr. Lamont reported to the board an update on the improvements in the waste water project.
10. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – No report was given
11. Canton Main Street Reports and Consider Any Action Related Thereto – Stacy Crossley was not in attendance and Mr. Lamont reported to the board on the sidewalk project and he updated the board on the hiring process for a new director.

12. Executive Director's Report and Consider Any Action Related Thereto – No report was given

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.

13. Executive Session: The Board entered in to executive session at 5:52 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 Canton Martial Arts, 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.

14. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session – The board returned to open session at 6:00 pm

15. Consider Approval and Authorize Signing of Amended of a Performance Agreement with the Economic Development Corporation and Phoenix Food LLC, a Texas Limited Liability Company AUTHORIZED PURSUANT TO SECTIONS 501.103 AND 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE – De Anne Callan made a motion to approve the amended performance agreement with the Economic Development Corporation and Phoenix Food LLC, a Texas Limited Liability Company AUTHORIZED PURSUANT TO SECTIONS 501.103 AND 505.158 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE. Larry Morgan seconded the motion, and all voted in favor and the motion passed.

16. Items for Future Agendas - None

17. Adjourn - The meeting was adjourned at 7:08 p.m. upon motion by Gary Hatfield and second by Larry Morgan.

ATTEST:



Stacy Crossley, Board Secretary



Kevin Deibert, President