

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., TUESDAY, JULY 26, 2022
CANTON OLD CITY HALL, CEDC OFFICES
290 E. TYLER 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

CONSENT AGENDA

6. *Consider Action Regarding Minutes of June 28, 2022, Meeting*
7. Consider Action Regarding June 2022 Financial Statements
8. Consider the Amended Main Street Bylaws
9. Consider the revised Main Street Design Guidelines
10. Consider Canton Main Street Advisory Board Member Resignation
11. Consider Appointments to Canton Main Street Advisory Board

ITEMS FOR INDIVIDUAL CONSIDERATION

12. Presentation and Discussion from Mrs. CJ See Regarding Proposed Amendment to Current Performance Agreement with CEDC and City of Canton
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 Reports and Consider Any Action Related Thereto – Megan Mitchell
 - A. Downtown Projects
 - B. Downtown Business Development Activity
 - D. Certificate of Appropriateness
16. Executive Director's Report and Consider Any Action Related Thereto – Stacy Crossley
 - A. CEDC Projects
 - 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, 551.087, 551.072.

17. Executive Session:

A. Section 551.071 - to seek legal advice from the CEDC Attorney regarding pending or contemplated litigation or to receive legal advice regarding – Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City of Canton, Texas the CEDC, and HBIC, LLC.

B. 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, retention, expansion, and recruitment of commercial, industrial, retail, hospitality, sports, and family entertainment prospects.

C. Section 551.072 - to discuss or deliberate regarding the potential purchase, sale, exchange, lease or value of real property,

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

19. Consider Termination of Chapter 380 Economic Development Agreement and Performance Agreement with East Rising LLC.

20. Consider Adoption of Resolution No. 2022-04 approving and authorizing the 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 9 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.

21. Consider Adoption of Resolution No. 2022-05 Authorizing the Execution of a Purchase and Sale Agreement any and All Documents Necessary for the sale and Conveyance of an Approximately 9.0 Acre Tract of Land, Located in the J Douthit Survey, Abstract No. 198 City of Canton, Van Zandt County, Texas; Providing a Severability Clause; And Providing For An Immediate Effective Date.

22. Budget Work Session for Fiscal Year 2022-2023 and Budget Amendments for FY 2021-2022.

23. Items for Future Agendas

24. 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, Stacy Crossley, do hereby certify this notice was posted on the front glass entry to the Canton Economic Development Corporation's offices (Old City Hall), 290 E. Tyler St; on the bulletin board at Canton City Hall, 201 N Buffalo; and on the Canton EDC website www.cantontxedc.com on Friday July 22, 2022, and remained posted for a minimum of 72 hours prior to this meeting.

Stacy Crossley, Executive Director