

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)  
5:30 P.M., Tuesday, April 25, 2023  
CANTON CITY HALL  
201 N. BUFFALO STREET, CANTON, TEXAS**

**AGENDA**

1. Call to Order and Announce a Quorum
2. Invocation
3. Pledge of Allegiance
4. Oath of Office – Re-appointment for the following:  
    John McKeehan, Corley Ragle
5. Declarations Regarding Conflicts of Interest
6. Public Comments

**CONSENT AGENDA**

7. Consider Action Regarding Minutes of March 8,2023
8. Consider Action Regarding March 2023 Financial Statement

**ITEMS FOR INDIVIDUAL CONSIDERATION**

9. Adopt Mid-Year Budget Amendments for 2022-2023
10. Visitor Center, CEDC, Main Street offices Presentation
11. Updates and Community Announcements – Lonny Cluck
12. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
  - A. Marking Report
  - B. Balloon Festival Report
  - C. First Monday Update
13. Canton Main Street Reports and Consider Any Action Related Thereto – Stacy Crossley
  - A. Downtown Projects
  - B. Downtown Business Development Activity
  - C. Downtown Events & Marketing
14. Executive Director’s Report and Consider Any Action Related Thereto – Stacy Crossley
  - A. CEDC Projects / Partnership Update
  - B. CEDC Business / Administration
  - C. Local Development Activity
    - COs Issued:
      - Pie Ladies Cafe (FM Business)- 542 E Dallas Lot 23A
    - COs Applied For:

- Moody's Place- 517 W Dallas
- FDR Engineering- 224&226 S Buffalo
- Bomb & Blonde Hat Co. LLC- 574 E Dallas
- Homestead Trading Co- 120 W Dallas
- Bahama Mamas- 225 W Hwy 243
- Fresh Fusion- 1501 N Trade Days Blvd
- Q & Brew- 13785 Hwy 19
- Permits Issued
  - Dirt work for new Sonic- 177 W Hwy 243, waiting on building plans to review
- Permits Applied For but Under Review
  - Prosperity Bank- corner of 64 & 859
  - Spectrum- boring for various locations

D. Community Event Announcements

- May 13<sup>th</sup> Kids Fish

**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, 551.072,**

15. Executive Session:

- A. 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 Bluegrass Development Project, and retention, expansion and recruitment of commercial, industrial, retail, hospitality, sports, and family entertainment prospects
- B. 551.072 - to deliberate the purchase, exchange, lease, or value of real property.

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

17. Consider Adoption of Resolution No. 2023-01 Discuss and Consider Approving and Authorizing the Execution of a Real Estate Sales Contract for the acquisition of an approximately 13.24-acre tract of land consisting of part of Lot 4, Lot 5, 6, 7, 8, 18, 19, 20, 21, 23, 24 of the Canton Industrial Park Addition

18. Items for Future Agenda – Next meeting May 24<sup>th</sup>

19. 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 (The Plaza Museum), 209 E. Tyler St; on the bulletin board at Canton City Hall, 201 N Buffalo; and on the Canton EDC website [www.cantontxedc.com](http://www.cantontxedc.com) on Friday April 21, 2023, and remained posted for a minimum of 72 hours prior to this meeting.

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Stacy Crossley, Executive Director