

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)  
5:30 P.M., Tuesday, June 27, 2023  
CANTON CITY HALL  
201 N. BUFFALO STREET, CANTON, TEXAS**

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 L. Deibert, 1st Vice Chair DeAnne Callan, Thomas Beckham, Justin Richard, John Cheyenne Behrend, ex officio Lonny Cluck and ex officio Lou Ann Everett. Not in attendance was John McKeehan, Corley Ragle. CEDC Staff attending was Executive CEDC Director Stacy Crossley and Assistant Director Shelley Newton.

**Minutes**

1. Call to Order and Announce a Quorum – *Kevin Deibert opened the meeting at 5:38 pm.*
2. Invocation - *Given by Kevin Deibert*
3. Pledge of Allegiance - *Lead by Kevin Deibert*
4. Declarations Regarding Conflicts of Interest - *None*
5. Public Comments - *Randy Ransom with TF Contracting introduced himself.*

**CONSENT AGENDA**

6. Consider Action Regarding Minutes of May 23, 2023
7. Consider Action Regarding May 2023 Financial Statement
8. Consider Approval for Brooke Page for Main Street Advisory Board Member

*DeAnne Callan made a motion to approve the Consent Agenda as stated. Justin Richard seconded the motion, all voted in favor and the motion passed.*

**ITEMS FOR INDIVIDUAL CONSIDERATION**

9. Presentation and Consider Acceptance of Financial Audit for Fiscal Year Ending September 30, 2022 – Louis Breedlove with Brooks Watson CPA

*John Cheyenne Behrend made a motion to approve Acceptance of Financial Audit for Fiscal Year Ending September 30, 2022. DeAnne Callan seconded the motion, all voted in favor and the motion passed.*

10. Adopt Budget Calendar for Fiscal Year Ending September 30, 2024

*Justin Richard made a motion to approve Budget Calendar for Fiscal Year Ending September 30, 2024. Thomas Beckham seconded the motion, all voted in favor and the motion passed.*

11. CJ See & Bluegreen Development LLC
12. Updates and Community Announcements – Lonny Cluck

13. 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
14. Canton Main Street Reports and Consider Any Action Related Thereto – Shelley Newton
  - A. Downtown Projects:
  - B. Downtown Business Development Activity:
  - C. Downtown Events & Marketing
15. 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:
    - COs Applied For:
    - Permits Issued
    - Permits Applied For but Under Review
  - 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, Section 551.087, 551.072,**

16. Executive Session: *The board entered closed executive session at 6:50 pm*
  - 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 HBIC LLC/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.
17. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session - *The Board returned to regular session at 8:24 pm. Thomas Beckham made a motion for EDC to perform actions discussed in the executive session. Justin Richard Items for seconded the motion, all voted in favor and the motion passed.*
18. Items for Future Agenda – Next meeting July 25<sup>th</sup>
19. Adjourn – *The meeting was adjourned at 8:30 pm upon motion made by DeAnne Callan. The Motion was seconded by John Cheyenne Behrend, all voted in favor and the motion passed unanimously.*

  
KEVIN L. DEIBERT, PRESIDENT

ATTEST:  
  
SHELLEY NEWTON, SECRETARY