

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., Tuesday, August 22, 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. Declarations Regarding Conflicts of Interest
5. Public Comments

CONSENT AGENDA

6. Consider Action Regarding Minutes of July 25, 2023
7. Consider Action Regarding July 2023 Financial Statement
8. Consider Action Approving Shelley Newton as an authorized person to pick up or drop off night deposit bags for CEDC, CVB and Main Street accounts at City National Bank, Canton Texas

ITEMS FOR INDIVIDUAL CONSIDERATION

9. Presentation of FY 2024 Proposed Budget
10. Public Hearing and Consider Adoption of Resolution No. 2023-05 Adopting the Canton Economic Development Corporation Budgets for fiscal year beginning October 1, 2023, and ending September 30, 2024.
11. Public Hearing and Consider Adoption of Resolution No. 2023-06 Approving and Authorizing the execution of a real estate sales contract with The Great Commission Foundations and any and all closing document necessary for the sale and conveyance of an approximately 2.00 – acres tract of land located in the Q. C. Nugent Survey Abstract NO. 678, City of Canton, Van Zandt County, Texas; Providing a Severability Clause, and Providing for an Immediate Effective Date.
12. Public Hearing and Consider Adoption of Resolution No. 2023-07 Approving and Authorizing a Chapter 380 Economic Development Program Agreement and Performance Agreement by and between the City of Canton, the Canton Economic Development Corporation and HBIC, LLC.
13. Public Hearing and Consider Adoption of Resolution No. 2023-03 Approving and Authorizing the execution of a real estate sales contract with Gyp Country Holdings LLC, and any and all closing document necessary for the sale and conveyance of an approximately 8.031- acre tract of land located within the James Douthit Survey Abstract NO. 198, City of Canton, Van Zandt County, Texas, providing a severability clause; and providing for an immediate effective date.

14. Updates and Community Announcements – Lonny Cluck
15. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
 - A. Marking Report
 - B. First Monday Update
 - C. Special Events Update
16. Canton Main Street Reports and Consider Any Action Related Thereto – Shelley Newton
 - A. Downtown Projects:
 - B. Downtown Business Development Activity:
 - C. Downtown Events & Marketing
17. 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 Under Review:
 - 1435 S Buffalo- Mineola Community Bank
 - 237 S Trade Days Blvd- East Texas Pickins
 - 931 VZCR 2106- Olveras Mexican Imports
 - 159 W Dallas- Muddy Paws Mudroom
 - Commercial Projects active:
 - 898 W Dallas- Prosperity Bank progressing
 - 17434 I-20- Storage facility progressing
 - 312 Burnett Trail- Phase 2 progressing
 - 150 Terrell- Demoing building and slabs
 - Residential Projects:
 - DR Horton is preparing to submit Building Permits within Creeks @Burnett Trail
 - D. Community Event Announcements
 - 150 Years of First Monday Celebration
 - Community Health Fair Sept 23rd @Crossroads Church

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,

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

20. Items for Future Agenda –Next monthly board meeting September 26th

21. 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 on Friday August 18, 2023, and remained posted for a minimum of 72 hours prior to this meeting.

Stacy Crossley, Executive Director