

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., Tuesday, July 25, 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, John Cheyenne Behrend, John McKeehan, and ex officio Lonny Cluck. Not in attendance were Justin Richard and Corley Ragle. CEDC Staff attending was Executive CEDC Director Stacy Crossley, Assistant Director Shelley Newton and Marketing Coordinator Austin Melton, Canton Director of Operations Peter Lamont.

Minutes

1. Call to Order and Announce a Quorum – *Kevin Deibert opened the meeting at 5:30 pm.*
2. Invocation - *Given by DeAnne Callan*
3. Pledge of Allegiance - *Lead by Kevin Deibert*
4. Declarations Regarding Conflicts of Interest - *None*
5. Public Comments - *None*

CONSENT AGENDA

6. Consider Action Regarding Minutes of June 27 & July 12, 2023
7. Consider Action Regarding June 2023 Financial Statement & 2nd Quarter Investment Report
DeAnne Callan made a motion to approve the Consent Agenda as stated. Thomas Beckham seconded the motion, all voted in favor and the motion passed.

ITEMS FOR INDIVIDUAL CONSIDERATION

8. Consider Adoption of Resolution No. 2023-03 approving and authorizing the execution of a real estate sales contract 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.
Contract was not ready, and the agenda item will be brought back to board when ready, no action was taken.
9. Annual Review and Consider Adoption of Resolution No. 2023- 04 Adopting the CEDC's Investment Policy
John Cheyenne Behrend made a motion to Adoption of Resolution No. 2023- 04 Adopting the CEDC's Investment Policy. Thomas Beckham seconded the motion, all voted in favor and the motion passed.
10. Updates and Community Announcements – Lonny Cluck
11. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton gave his report on the following items.

- A. Marking Report
- B. Balloon Festival Report
- C. First Monday Update

Corley Ragle enters meeting at 5:37 pm

- 12. Canton Main Street Reports and Consider Any Action Related Thereto – Shelley Newton gave report on the following items.
 - A. Downtown Projects:
 - B. Downtown Business Development Activity:
 - C. Downtown Events & Marketing

- 13. Executive Director’s Report and Consider Any Action Related Thereto – Stacy Crossley gave her report on the following items.
 - 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,

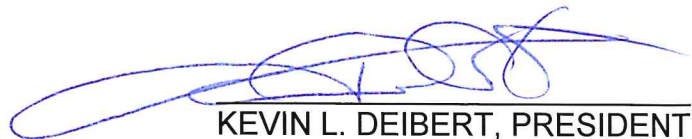
- 14. Executive Session: *The board entered closed executive session at 5:45 pm*
 - A. 551.087 – to deliberate commercial or financial information the CEDC has received from a business prospect, and to deliberate the offer of a financial or other incentive to business prospects, including HBIC LLC/Bluegrass 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.

- 15. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session - *The Board returned to regular session at 6:16 pm with no action taken*

- 16. Budget Work Session for Fiscal Year 2023-2024

- 17. Items for Future Agenda – Possible Budget Meeting August 2nd & Next monthly board meeting August 22th

Adjourn – The meeting was adjourned at 6:18 pm upon motion made by Corley Ragle. The Motion was seconded by DeAnne Callan, all voted in favor and the motion passed unanimously.


KEVIN L. DEIBERT, PRESIDENT

ATTEST:

SHELLEY NEWTON, SECRETARY