

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)  
5:30 P.M., Tuesday, September 26, 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 August 22, 2023
7. Consider Action Regarding August 2023 Financial Statement

**ITEMS FOR INDIVIDUAL CONSIDERATION**

8. Discuss and consider a Development Agreement by and between the CEDC and City of Canton to acquire approximately 10.97-acres of land for a purchase price by the CEDC of \$3,000,000.00.
9. Updates and Community Announcements – Lonny Cluck
10. 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
  - D. Projects
11. Canton Main Street Reports and Consider Any Action Related Thereto – Shelley Newton
  - A. Downtown Projects:
  - B. Downtown Business Development Activity:
  - C. Downtown Events & Marketing
12. 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:
    - CO's Applied:
    - Commercial Projects:
    - Residential Projects:

## E. 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,**

### 13. 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.

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

### 15. Public Hearing and Consider Adoption of Resolution No. 2023-07 Approving and Authorizing the execution of a real estate sales contract with EnviorLux Energy Company and any and all closing document necessary for the sale and conveyance of an approximately 1.5 – acres tract of land located in the Q. C. Nugent Survey Abstract NO. 618, City of Canton, Van Zandt County, Texas; Providing a Severability Clause, and Providing for an Immediate Effective Date.

### 16. Items for Future Agenda –Next monthly board meeting October 24, FYE 2022-2023 Budget Amendments

### 17. 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 September 22, 2023, and remained posted for a minimum of 72 hours prior to this meeting.

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Stacy Crossley, Executive Director