

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)  
5:30 P.M., Tuesday, February 27, 2024  
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 January 23, 2024 and Special Joint Meeting Minutes from January 31, 2024
7. Consider Action Regarding January 2024 Financial Statement
8. Consider Action Regarding 2023 4th Quarter Investment Report
9. Consider Appointment to the Main Street Advisory Board new applicant: Elizabeth Hentschel with a term ending in 12/2026, and Jessica Henshaw with term ending in 12/2027

**ITEMS FOR INDIVIDUAL CONSIDERATION**

10. Consider Re-Appointments to the Canton Economic Development Corporation Board for 2-year term from 3-2024/3-2026
  - Thomas Beckham
  - Justin Richards
  - John Cheyenne Behrend
11. Election of Board Officers
12. CYRA Representatives request for assistance
13. Paul Michael request for assistance
14. Consider Recipient of Economic Impact Award to be Presented at the Annual Community Awards Gala hosted by the Canton Texas Chamber of Commerce
15. Consider Adoption of Resolution No. 2024-03 Approving and Authorizing the Execution of a Purchase and Sale Agreement any All Documents Necessary for the sale conveyance of an approximately 7.301+- Acre Tract of Land, Located in 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.

16. Updates and Community Announcements – Lonny Cluck
17. Canton Visitors Bureau and First Monday Marketing Report and Consider Any Action Related Thereto – Austin Melton
  - A. Marketing Report
  - B. First Monday Update
  - C. Special Events Update
18. Canton Main Street Reports and Consider Any Action Related Thereto – Shelley Newton
  - A. Downtown Projects:
  - B. Downtown Business Development Activity:
  - C. Downtown Events & Marketing
19. 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
  - 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, 551.071**

20. 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 CYRA, Paul Michales, Native Son, 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.
  - C. 551.071 - to seek legal advice from the CEDC Attorney regarding pending or contemplated litigation or to receive legal advice regarding – loan assistance for the purpose of land acquisition and infrastructure.
21. Return to Open Session and Consider Action, if any, on Items Discussed in Executive Session
22. Items for Future Agenda – March 26<sup>th</sup> is the next month’s meeting
23. 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 (Canton Visitor Center), 209 E. Tyler St; on the bulletin board at Canton City Hall, 201 N Buffalo; and on the Canton EDC website on Friday February 23, 2024, and remained posted for a minimum of 72 hours prior to this meeting.

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Stacy Crossley, Executive Director