NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF CANTON ECONOMIC DEVELOPMENT CORPORATION (CEDC)
5:30 P.M., Tuesday, June 3, 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 – Justin Richard
5. Public Comments

CONSENT AGENDA

6. Consider Action Regarding Minutes of April 23, 2024 & May 21, 2024
7. Consider Action Regarding April 2024 Financial Statement
8. Consider Action Regarding 2024 1st Quarter Investment Report
9. Consider appointment to the Main Street Advisory Board new applicant: Heidi Roberts with a term ending in 12/2026 replacing vacant spot left by Thomas Rose and Kim Tenner with a term ending 12/2025 replacing vacant spot left by Gaby Behrend, and Frank Markins with a term ending 12/2026 replacing vacant spot left by Elizebeth Hentschel.

ITEMS FOR INDIVIDUAL CONSIDERATION

10. Public Hearing and Consider Adoption of Resolution No. 2024-07 Adopting the Mid-Year Amended Budget for 2023-2024
11. Discussion and Action to approve an assignment of the purchase of property concerning the Purchase and Sale Agreement as amended by and between the Canton Economic Development Corporation and Kaufman Development Construction, LLC
12. Presentation from AY Real Estate Holding LLC
13. Discuss amendments to CEDC offer to Native Son
14. Presentation of final site plan for the new Industrial Park Infrastructure
15. Public Hearing and take action to provide financial assistance in an amount of $10,000.00 to Canton Youth Recreation Association (CYRA) for the construction and installation of public bathrooms to be located at 24692 State Hwy 64, Canton Texas 75103.
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. 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
        - <u>COs Issued:</u>
            - Prosperity Bank- 898 W Dallas
            - Vital Caring- 400 E Hwy 243 #2
            - October Soap- 131 S Buffalo
            - TM Detail Shop- 120 S Trade Days
        - <u>CO's Applied:</u>
            - Van Zandt BBQ & Catering Co- 105 S Buffalo
            - Los Hermanos- 173 E Tyler
            - Domino's (new owner)- 1963 N Trade Days
            - Elite Health & Hormone- 1351 S Trade Days
        - <u>Commercial Projects:</u>
            - Road Ranger- 13951 FM 859- permits issued for site work
            - Storage Buildings Phase II- 17434 I-20- permit issued for dirt work for phase II
        - <u>Residential Projects</u>
            - 9 new homes permitted in Creeks @ Burnett Trail
    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, 551.074

19. 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 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. 551.074 - to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of CEDC officer or employee - Shelley Newton no longer a current employee .

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

21. Items for Future Agenda – June 25th Audit presentation

22. 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 Tuesday May 28, 2024, and remained posted for a minimum of 72 hours prior to this meeting.

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Stacy Crossley, Executive Director