



HENRY KELLY
Director

RANDY HUNTER
Assistant Director

KAREN PARTIN
Member

LENA SMITH
Member

RANDY WILLARD
Member

LINDA VALLS
Member

STACY LOCKHART
Member

BROOKS VALLS
Member

CITY OF KOSSE ECONOMIC DEVELOPMENT COMMITTEE MEETING TUESDAY, DECEMBER 12, 2023

NOTICE IS HEREBY GIVEN that a Regular Meeting of the Economic Development Committee of the City of Kosse, Texas will be held on Tuesday, December 12, 2023 at 6:00 p.m., at the City Office, 100 N. Narcissus, at which time the following subjects will be discussed:

Pursuant to HB 2840: For all non-public hearing items that are on the agenda, citizens can speak immediately prior to the time that the item is considered by the Council. However, in order for the Presiding Officer to recognize your request to speak on that agenda item, you must have identified that agenda item on the Speaker Request Form turned into the City Secretary. All comments must be directed to the Presiding Officer, rather than an individual Council Member or city staff. Comments are limited to two (2) minutes and must pertain to the subject matter listed on the Speaker's Request Form.

1. Meeting Called to Order and Quorum Determined
2. Pledge to the United States Flag, Invocation
3. Proper Posting of Meeting Place Established
4. Consent Items: Minutes of Previous Meeting, Treasurer's Report
5. Citizen's Comments: *This agenda item provides an opportunity for citizens to address the EDC on any manner not on the agenda. Comments shall be limited to (3) minutes per person. Comments by the governing body shall be limited to:*
 - a. *A recitation of existing policy in response to a given in response to an inquiry.*
 - b. *Statements of specific factual information inquiry.*
 - c. *A proposal to place the subject on a future agenda.*
6. New Business
 - a. Discuss and Take Action on Reviewing Applicants for EDC Commercial Building Lease
 - b. Discuss and Take Action on Lessee for Commercial Building Lease
 - c. Discuss and Take Action on Lease Contract for Commercial Building Lease
 - d. Discuss and Take Action on Real Estate
7. Adjourn

The Kosse Economic Development of the City of Kosse reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above that are eligible to be discussed in execution session, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), and 551.074 (Personnel Matters).

I, Christina Lockhart, hereby certify that the above agenda is publicly posted at 11:30 am on this the 8th day of December, 2023.

Christina Lockhart
City Secretary



Kosse EDC
General Ledger
As of November 30, 2023

Type	Date	Num	Name	Memo	Amount	Balance
Farmers State Bank Checking						8,253.32
Bill Pmt -Check	10/12/2023		Farmers State Bank	Branded Mkt Grant Loan	-777.99	7,475.33
Deposit	10/16/2023		City of Kosse General Fund	Sales Tax Revenue	4,509.78	11,985.11
Bill Pmt -Check	10/16/2023		Farmers State Bank	Credit Card Fee	-3.00	11,982.11
Check	10/31/2023	1268	Groesbeck Journal	Building for Lease Ad	-36.00	11,946.11
Check	10/31/2023		Build-a-sign	Building for Lease Banner	-77.42	11,868.69
Deposit	10/31/2023		The Kosse "T"	1st Payment	200.00	12,068.69
Bill Pmt -Check	11/13/2023		Farmers State Bank	Credit Card Fee	-1.50	12,067.19
Deposit	11/13/2023		Build-a-sign	Sales Tax Refund	5.90	12,073.09
Bill Pmt -Check	11/13/2023		Farmers State Bank	Branded Mkt Grant Loan	-777.99	11,295.10
Deposit	11/13/2023		City of Kosse General Fund	Sales Tax Revenue	6,405.54	17,700.64
Deposit	11/30/2023		The Kosse "T"	2nd Payment	200.00	17,900.64
Total Farmers State Bank Checking					9,647.32	17,900.64
20500 Notes Payable						-56,611.73
20501 Line of Credit at FSB						-20,071.61
Total 20501 Line of Credit at FSB						-20,071.61
20502 Branded Mkt Grant Loan						-36,540.12
Bill	10/12/2023		Farmers State Bank	Branded Mkt Grant Loan	590.29	-35,949.83
Bill	11/12/2023		Farmers State Bank	Branded Mkt Grant Loan	569.64	-35,380.19
Total 20502 Branded Mkt Grant Loan					1,159.93	-35,380.19
Total 20500 Notes Payable					1,159.93	-55,451.80
TOTAL					10,807.25	-37,551.16

City of Kosse
Economic Development Committee

Meeting Minutes from October 10, 2023

1. Henry Kelly, Chairman called Meeting to Order at 6:00 PM and established quorum. The following Committee members were present: Karen Partin, Linda Valls, Brooks Valls, Henry Kelly, Lena Smith, Christina Lockhart, Stacy Lockhart
Committee members absent: Randy Willard, Randy Hunter
2. All recited of The Pledge of Allegiance to the United States Flag and Brooks led the prayer.
3. Proper Posting of Meeting Place was established.
4. Consent Items- Minutes from last meeting and last month's financial report. Karen Partin made a motion to approve. Linda Valls seconded. Motion carried.

5. New Business

Executive session -Real Property Started- 6:05 p.m. Ended- 6:30 p.m.

- a. Discuss and take action on Closing of The Kosse "T". Brooks made a motion to send a Recovery of Kosse EDC Grant Funds for "The Kosse T" letter. Linda Valls seconded. Motion carried.
 - b. Discuss and take action on leasing out building at 507 West Washington. Brooks made a motion to advertise leasing out the building with the banner, newspaper ad, and Facebook ad. Karen seconded. Motion carried.
 - c. Discuss and take action on Lease Agreement Terms on 507 West Washington. Brooks made a motion to update the lease agreement terms to reflect \$350 rent, Lawn maintenance will be the renters responsibility and adequate signage is required. Karen seconded. Motion carried.
 - d. Discuss and take action on New Businesses. Karen made a motion to present a possible gym in the back of the city office space. Stacy Lockhart seconded. Motion carried.
6. Committee voted to adjourn meeting motion made by Brooks Valls . And second made by Lena Smith.

Christina Lockhart, Secretary

KOSSE ECONOMIC
DEVELOPMENT



254-375-2212
cityofkosse@gmail.com

P.O Box 116
Kosse, Texas 76653

Karen Partin - Head Director
Randy Hunter- Asst. Director
Lena Smith- Director
Randy Willard- Director
Linda Valls- Director
Henry Kelly- Director
Stacy Lockhart- Director
Brooks Valls- Director

COMMERICAL LEASE APPLICATION

Date of Application: 11/30/2023
Name of Business: B&C Drive Thru
Tax ID Number: 32078267096
Type of Business: BEER/wine - Cigars - ~~D~~/Delivery
Type of Entity: LLC Corporation Partnership Other _____
Owner(s) Name: Michael Blair
Contact Number: 254-300-3241 Email: ~~re~~ Chuckitfarms11c@gmail.com
Does your business remit sales tax?
 YES NO
If so, what is your projected local sales tax generation? \$ 1000.00 Monthly
How many employees will you employ? 4-6
What are the hours and days your business will be open?
10 AM - 9 PM M - S

By your signature hereon, you agree that the information disclosed by you herein is true, complete and accurate to the best of your knowledge, and you agree that the information disclosed by you herein is material to the potential Lessor's decision with respect to granting or denying your application to enter into a lease.

Signed: 

Date: 11/30/2023