



## A G E N D A

**ALLEN ECONOMIC DEVELOPMENT CORPORATION (AEDC)  
BOARD OF DIRECTORS REGULAR MEETING  
WEDNESDAY, MARCH 19, 2025 – 6:00 P.M.  
One Bethany East – AEDC Board Room  
900 West Bethany Drive, Suite 280, Allen, Texas 75013**

**Call to Order and Announce a Quorum is Present**

1. Presentation of the 2024 TEDC Economic Excellence Recognition Award
2. Presentation of Certificate from Rep. Keith Self’s Office Recognizing AEDC’s Workforce Champion of the Year Award from Workforce Solutions for North Central Texas
3. Approval of Minutes of the Regular AEDC Board Meeting on February 19, 2025
4. Review of AEDC Sales Tax Reports
5. Approve Closing on the Purchase of the “Elkin Property” Under that Certain Purchase and Sale Agreement with P. Bush Elkin Property Company, Ltd., a Texas Limited Partnership and P. Bush Elkin Property Company – 1101 CR 149, LLC, a Texas Limited Liability Company
6. Approval of the Issuance of a Letter of Credit related to the Purchase of the “Elkin Property”
7. Approval of an Agreement Among the City, AEDC, and ACDC Regarding the Conveyance of the AEDC Property (Elkin and the AEDC’s Other 15 Acres) to the City of Allen and to Provide for the Payment of the Rent Collected Under the Hotel Land Lease Agreement by and between the City of Allen, Texas and Kalahari Allen TX LLC, to the ACDC and AEDC
8. Approval of an Economic Development Program Agreement by and Among Allen Economic Development Corporation, the City of Allen, Allen Community Development Corporation, and Kalahari Allen TX LLC
9. Convene into Closed Executive Session: Pursuant to Texas Government Code, Section 551.087; Deliberation of Economic Development Negotiations; To Deliberate Commercial and Financial Information and Economic Incentives for the Following and Pursuant to Texas Government Code, Section 551.072 Deliberation Regarding Real Property:
  - a. Consider Incentives to Support the Recruitment of Project Cluster
  - b. Discuss Current and Potential Business Enterprise Recruitment, Real Estate, Retention & Expansion Projects Along the SH 121 and US 75 Corridors

Reconvene into Open Session

10. Actions Resulting from Executive Session
11. Presentation by AEDC Office Manager
12. Approval of TIF Zone No. 2 Project Development Agreement between City of Allen and AEDC to Provide Funding for Property Acquisition and for Certain Street Improvements within the Zone in Downtown Allen
13. Determine Next Regular Meeting Date – April 16, 2025
14. Discussion of Future Agenda Items
15. Adjournment

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from AEDC’s general counsel on any agenda item listed herein.

*Note: The Allen City Council serves as ex-officio members of the Allen Economic Development Corporation Board of Directors. One or more members of the Allen City Council may be in attendance at the Meeting. Pursuant to Texas Government Code 551.127, one or more members of the Board may appear via videoconference call. The presiding officer and a quorum of the Board will be physically present.*

This notice was posted at the Allen Economic Development Corporation, 900 W Bethany Drive, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, March 14, 2025, at 5:00 p.m.

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Daniel Bowman, Executive Director / CEO  
Allen Economic Development Corporation

*One Bethany East is wheelchair accessible by parking in the handicapped spaces on the north end of the building and entering through the north door. Elevators are located in the center of the building. For special services or assistance please contact the AEDC at 972.727.0250 at least 48 hours prior to the meeting time.*

This notice was posted at Allen City Hall, 305 Century Parkway, Allen, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, March 14, 2025, at 5:00 p.m.

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Shelley B. George, City Secretary