

**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION (SEDC)
702 N. HWY 175 SEAGOVILLE, TX 75159
REGULAR MEETING**

The SEDC Board held a regular meeting on Monday, July 2, 2018 beginning at 5:00 p.m. with a quorum present, to wit:

PRESENT

Jose Hernandez	Board Chair
	Board Vice Chair
Barbara Sherman	Board Member
Harold Magill	Board Member
Stepper Sebastian	Board Member
Martin Ashley	Board Member
Howard Sanders	Board Member
Alvin Ross	Board Member

The following visitor(s) and staff member(s) were present: City Manager Pat Stallings, City Community Development Director Ladis Barr, Finance Director Patrick Harvey, Administrative Assistant Dr. Don Cole, City Director of Administrative Services Cindy Brown, City Attorney Alexis Allen, and City Secretary Kandi Jackson.

Invocation – *Invocation was led by Board Member Ashley.*

Pledge of Allegiance – *Pledge of Allegiance was led by the board.*

Recognition of Visitors – *Board Vice Chair Hernandez thanked the visitors that were in attendance.*

CONSENT AGENDA

- 1. Consider approving Seagoville Economic Development Regular Meeting Minutes for June 11, 2018. (City Secretary)**

Motion to approve Seagoville Economic Development Regular Meeting Minutes for June 11, 2018 – Sebastian, seconded by Magill; motion passed with all ayes. 6/0

REPORTS/RECOMMENDATIONS/REQUESTS

- 2. Discuss and consider the selection of Board Vice Chair for Seagoville Economic Development Corporation**

City Manager Stallings stated it would benefit the Board to select a Vice Chair so that meetings can continue in the absence of the Board Chair.

Board Chair Hernandez called for nominations for Board Vice Chair.

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*Board Member Ashley nominated Board Member Sebastian.
Board Member Sebastian nominated Board Member Sherman.*

Board Chair Hernandez called for a vote to select Board Member Sebastian as Board Chair. With Board Members Sherman, Magill, Ashley, Sanders, and Chair Hernandez voting in favor, Board Member Sebastian was selected as Vice Chair. 5/0

3. Consider approval of FY 2019 Budget

Finance Director Harvey presented FY 2019 Budget.

Motion to approve FY 2019 Budget – Magill, seconded by Ashley; motion passed with all ayes. 6/0

4. Discuss and consider the selection of Downtown Corridor Advisory Group members

City Manager Stallings stated the Downtown Corridor Advisory Group is part of the process that the Seagoville Economic Development Corporation is funding as part of the downtown revitalization. He also stated the City Charter does not allow members of the City Council to serve on the advisory group. The Downtown Corridor Advisory Group is made up of two (2) members from Planning & Zoning Commission, two (2) members of the Seagoville Economic Development Corporation, and six (6) at large members of the community with meetings beginning in August.

Board Member Ashley nominated Board Member Sherman and Board Member Magill nominated Board Member Ashley to serve on the Downtown Corridor Advisory Group. With all in attendance voting in favor, Board Members Ashley and Sherman were selected to serve on the Downtown Corridor Advisory Group. Motion passed. 6/0

5. Conduct a public hearing on a project agreement by and between the Seagoville Economic Development Corporation and the City of Seagoville, in the amount of (\$88,900.00), for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park

Community Development Director Barr stated this is an agreement by and between the Seagoville Economic Development Corporation and the City of Seagoville, in the amount of (\$88,900.00), for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park. He also stated the lights that are currently at C.O. Bruce Park are antiquated and need to be brought up to standard.

Chair Hernandez opened the public hearing at 5:16 p.m.

No one spoke for or against.

Chair Hernandez closed the public hearing at 5:16 p.m.

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6. **Discuss and consider a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a project agreement between the Seagoville Economic Development Corporation and the City of Seagoville, Texas, for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed eighty eight thousand nine hundred dollars and no cents (\$88,900.00); authorizing the Board Chairperson to execute; providing for a repealing clause; providing for a severability clause; and providing an effective date**

City Manager Stallings stated funds for the lights have been included in the budget.

Community Development Director Barr stated installation is included in the estimated price. He also stated Staff is in the process of communicating with Oncor concerning the removal of the old lights.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a project agreement between the Seagoville Economic Development Corporation and the City of Seagoville, Texas, for the purchase and installation of twenty (20) decorative pole lights around the walking trail at C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas in an amount not to exceed eighty eight thousand nine hundred dollars and no cents (\$88,900.00); authorizing the Board Chairperson to execute; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Sanders; motion passed with all ayes. 6/0

7. **Conduct a public hearing on a project agreement by and between the Seagoville Economic Development Corporation and the City of Seagoville, in the amount of (\$53,544.90), for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park and C.O. Bruce Park**

Community Development Director Barr stated this an agreement by and between the Seagoville Economic Development Corporation and the City of Seagoville, in the amount of (\$53,544.90), for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park and C.O. Bruce Park. He also stated the current scoreboards are no longer supported due to age.

Chair Hernandez opened the public hearing at 5:24 p.m.

No one spoke for or against.

Chair Hernandez closed the public hearing at 5:24 p.m.

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- 8. Discuss and consider a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a project agreement between the Seagoville Economic Development Corporation and the City of Seagoville, Texas, for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park, 500 May Road, Seagoville, Texas, and C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed Fifty-Three Thousand Five Hundred Forty-Four Dollars and Ninety Cents (\$53,544.90); authorizing the Board Chairperson to execute; providing for a repealing clause; providing for a severability clause; and providing an effective date**

Board Member Magill asked how the remotes would be distributed to the Seagoville Youth Sports Association (SYSA). Community Development Director Barr stated the responsibility of the remotes would be included in the contract between the City of Seagoville and SYSA.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a project agreement between the Seagoville Economic Development Corporation and the City of Seagoville, Texas, for the purchase and installation of scoreboards, wireless remotes and internal batteries for wireless remotes to be located at Bearden Park, 500 May Road, Seagoville, Texas and C.O. Bruce Park, 1801 N. Highway 175, Seagoville, Texas, in an amount not to exceed Fifty-Three Thousand Five Hundred Forty-Four Dollars and Ninety Cents (\$53,544.90); authorizing the Board Chairperson to execute; providing for a repealing clause; providing for a severability clause; and providing an effective date – Ashley, seconded by Magill; motion passed with all ayes. 6/0

- 9. Conduct a public hearing on an economic development grant to KH, LLC d/b/a Kelly Harris Company, in the amount of One Hundred Eight Thousand Dollars \$108,000, to offset the price for the purchase of property located at 1920 North US Highway 175, Seagoville, Texas**

Chair Hernandez opened the public hearing at 5:29 p.m.

Director of Administrative Services Brown stated Kelly Harris approached Staff concerning the development of what is known as the property located at 1920 North US Highway 175, Seagoville, Texas. She stated Mr. Harris has received a copy of the Incentive Agreement, the Restriction Agreement, and Purchase and Sale Agreement. She stated Mr. Harris has responded with some comments. She also stated in the event Mr. Harris' comments change the Incentive Agreement, then the Restriction Agreement and Purchase and Sale Agreement will change as well.

Chair Hernandez closed the public hearing at 5:37 p.m.

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- 10. Discuss and consider the sale of the property located at 1920 N. U.S. Highway 175, Seagoville, Texas to KH, LLC d/b/a Kelly Harris Company and the award of an economic development grant to KH, LLC d/b/a Kelly Harris Company, in the amount of \$108,000, to offset the purchase price of the property**

After some discussion, Attorney Allen stated the motion would be to approve the Economic Development Corporation Agreement to KH, LLC d/b/a Kelly Harris Company in the award of \$108,000 to offset the purchase price of the property with the following changes: "Expiration Date" on page three (3) shall be changed to the third (3rd) anniversary, paragraph 3.3 Construction Plans, the last sentence shall be revised to read "Company shall, subject to events for Force Majeure, cause the Construction Plans to be submitted to the City for approval within thirty (30) business days following the Project Commencement Date", paragraph 6.2 revised to reflect if the Company fails to complete under subsection A within the second (2nd) year they shall repay 50% of the grant and under subsection B if they fail to complete within three (3) years they shall repay 50% of the grant, and paragraphs C and D shall be deleted in their entirety. Board Member Magill moved to approve Item #9 per Counsels present reading, seconded by Sebastian; motion passed with all ayes. 6/0

- 11. Receive Board Member reports**

None.

- 12. Receive Citizen Comments – Citizens may speak 6 minutes each on any matter, other than personnel matters, or matters under litigation.**

None.

- 13. Recessed into Executive Session at 5:59 p.m.
Recess into Executive Session in compliance with Texas Government Code:**

- A. § 551.087. Discuss or deliberate regarding commercial or financial information that the City has received from a business prospect that the City seeks to have locate, stay, or expand in or near the City and with which the City is conducting economic development negotiations, and to deliberate the offer of a financial or other incentive to a business prospect, to wit: "Project Cake."**
- B. §551.075. Deliberation regarding the purchase, exchange, lease, or value of real property located on Simonds Road**

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14. **Reconvene into Regular Session at 6:26 p.m.**
SEDC will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

No action taken.

15. **Adjourned at 6:26 p.m.**

APPROVED:

CHAIR

ATTEST:

Kandi Jackson
SECRETARY

