

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

The SEDC Board held a regular meeting on Monday, September 17, 2018 beginning at 6:30 p.m. with a quorum present, to wit:

PRESENT

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

The following visitor(s) and staff member(s) were present: City Manager Pat Stallings, Administrative Assistant Dr. Don Cole, City Director of Administrative Services Cindy Brown, and City Secretary Kandi Jackson.

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

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 August 13, 2018. (City Secretary)**

Motion to approve Seagoville Economic Development Regular Meeting Minutes for August 13, 2018 – Magill, seconded by Ashley; motion passed with all ayes. 6/0

REPORTS/RECOMMENDATIONS/REQUESTS

- 2. Consider and approve a Seagoville Economic Development Corporation (SEDC) Resolution approving an amendment to the Economic Development Incentive Agreement with Yolanda Cole d/b/a Shorty's Texas Bar-B-Q dated April 3, 2018, by providing for the reimbursement of an additional four thousand four hundred thirty-two dollars and no cents (\$4,432.00) for plumbing expenditures as set forth in the JNV Plumbing invoice, which is attached hereto and incorporated herein as Attachment A**

City Manager Stallings stated this Resolution is for a reimbursement to Shorty's Texas Bar-B-Q for four thousand four hundred thirty-two dollars and no cents (\$4,432.00) for extra

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

infrastructure costs above the original incentive agreement of thirty thousand dollars (\$30,000.00). He also stated this will be the last reimbursement on the grant.

Motion to approve a Seagoville Economic Development Corporation Resolution approving an amendment to the Economic Development Incentive Agreement with Yolanda Cole d/b/a Shorty's Texas Bar-B-Q dated April 3, 2018, by providing for the reimbursement of an additional four thousand four hundred thirty-two dollars and no cents (\$4,432.00) for plumbing expenditures as set forth in the JNV Plumbing invoice, which is attached hereto and incorporated herein as Attachment A – Magill, seconded by Ashley; motion passed with all ayes. 6/0

3. Discuss and consider a Resolution approving an economic development incentive agreement with W. Parnell V, LLC, (hereinafter the “Applicant”), in the amount of Sixty Thousand Dollars (\$60,000.00), for the remodel of the current Chicken Express building and the installation of an eight inch (8”) sewer line across the back portion of the property located at 1699 North U.S. Highway 175, Seagoville, Texas

City Manager Stallings asked Director of Administrative Services Brown to present this item to the Board.

Director of Administrative Service Brown stated Mr. Parnell originally submitted an application for the monies for remodel, extension of sewer, fire lane, and left hand turn lane. She stated it was determined that he could not ask for all of that at this time because the other two (2) properties need to be platted before he can obtain a construction permit. This agreement is for the current Chicken Express and the sewer line to go across the back of the property from Seagoville Road to the second piece of property. She also stated the Sixty Thousand Dollars (\$60,000.00) would be for the remodel and the sewer line together.

Wes Parnell at 53 Meadowbrook Lane, Trophy Club, Texas stated he has viewed the agreement and the only concern is the Five Hundred and Fifty Thousand Dollars (\$550,000.00). Board Chair Hernandez asked what number would make him more comfortable. He stated he would be more comfortable with Four Hundred Thousand Dollars (\$400,000.00) or Four Hundred Fifty Thousand Dollars (\$450,000.00). He stated he will not know the exact number until construction begins. He provided drawings and explained the renovations to the Board.

Motion to approve a Resolution approving an economic development incentive agreement with W. Parnell V, LLC, (hereinafter the “Applicant”), in the amount of Sixty Thousand Dollars (\$60,000.00), for the remodel of the current Chicken Express building and installation of an eight inch (8”) sewer line across the back portion of the property located at 1699 North U.S. Highway 175, Seagoville, Texas – Magill, seconded by Sebastian; motion passed with all ayes. 6/0

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REGULAR MEETING**

4. Receive a presentation from Flyer View Group LLC., concerning their economic development marketing tool

Dale Appleby with Flyer View Group LLC., presented the flyers and web based flyer options.

After some discussion, Staff was instructed by the Board to schedule a Workshop with Flyer View Group LLC., to obtain more information.

5. Receive Board Member reports

Board Member Ashley stated he learned a lot at Retail Live in Austin.

Board Member Sebastian stated it is a pleasure to see construction at the Cain Street properties.

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

None.

7. Recessed into Executive Session at 7:28 p.m.

Recess into Executive Session in compliance with Texas Government Code:

- (A) Section 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 Re-entry.”**
- (B) Section 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 Retail.”**
- (C) Section 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 Variety.”**
- (D) Section 551.074: Personnel, to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: City Secretary and Director of Administrative Services.**

**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION (SEDC)
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REGULAR MEETING**

8. Reconvene into Regular Session at 8:08 p.m.

SEDC will reconvene into open session, and take action, if any, on matters discussed in Executive Session.

9. Adjourned at 8:08 p.m.

APPROVED:

CHAIR

ATTEST:

Handi Jackson
SECRETARY

