

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

The SEDC Board held a regular meeting on Thursday, August 22, 2019 beginning at 6:42 p.m. with a quorum present, to wit:

PRESENT

Jose Hernandez	Board Chair	
Stepper Sebastian	Board Vice Chair	Absent
Barbara Sherman	Board Member	
Harold Magill	Board Member	Arrived at 6:42 p.m.
Martin Ashley	Board Member	

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

Invocation – *Invocation was led by Administrative Assistant Dr. Cole.*

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

Recognition of Visitors – *Board Vice Chair Hernandez recognized guests.*

CONSENT AGENDA

1. Consider approving Seagoville Economic Development Regular Meeting Minutes for July 18, 2019

Motion to approve Seagoville Economic Development Regular Meeting Minutes for July 18, 2019 – Magill, seconded by Sherman; motion passed with all ayes. 4/0

REPORTS/RECOMMENDATIONS/REQUESTS

6. Discuss and consider the selection of Board Chair and Board Vice Chair for Seagoville Economic Development Corporation

Motion to nominate Jose Hernandez as Board Chair – Ashley, seconded by Magill; motion passed with all ayes. 4/0

Motion to nominate Harold Magill as Board Vice Chair – Ashley, seconded by Sherman; motion passed with all ayes. 4/0

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2. Recess into Executive Session at 6:45 p.m.

SEDC will 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 RJ Trailer."

3. Reconvene into Regular Session at 7:10 p.m.

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

- (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 RJ Trailer."

No action taken.

4. Conduct a public hearing on an economic development grant to JWW IV, LLC, in the amount of Four Hundred Thirty Thousand Dollars (\$430,000.00), to offset the price for the purchase of properties described as (1) being approximately 1.153 acres described as Lot 2 Block 1 of Seagoville Place, commonly known as 2110 North U.S. Highway 175, and (2) being approximately 4.524 acres described as Lot 1, Block 1 of Replat of part of Seagoville Place, commonly known as 2108 North U.S. Highway 175, both being located in Seagoville, Dallas County, Texas

Board Chair Hernandez opened the public hearing at 7:11 p.m.

No one spoke for or against.

Board Chair Hernandez closed the public hearing at 7:11 p.m.

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- 5. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation (“SEDC”) approving the Economic Development Incentive Agreement by and between the SEDC and JWW IV, LLC, in an amount not to exceed Four Hundred and Thirty Thousand Dollars (\$430,000.00), for the purchase of the properties located at 2108 and 2110 North U.S. Highway 175 attached as Exhibit “A”; authorizing the City Manager/Executive Director to execute the agreements; providing for a repealing clause; providing for a severability clause; and providing an effective date**

Applicant, John Williams at 308 South U.S. Highway 175, Seagoville, Texas 75159 stated he would like to put an equipment and trailer sales and rental business on the properties located at 2108 and 2110 North U.S. Highway 175.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation (“SEDC”) approving the Economic Development Incentive Agreement by and between the SEDC and JWW IV, LLC, in an amount not to exceed Four Hundred and Thirty Thousand Dollars (\$430,000.00), for the purchase of the properties located at 2108 and 2110 North U.S. Highway 175 attached as Exhibit “A”; authorizing the City Manager/Executive Director to execute the agreements; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Ashley; motion passed with all ayes. 4/0

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- 7. Discuss the demolition of 101N. Kaufman Street and 104 & 106 Railroad. This discussion will include an update on the demolition of 113 and 115 N. Kaufman Street as well**

City Manager Stallings stated the demolition of 113 and 115 N. Kaufman is complete.

City Manager Stallings stated Staff recommends the completing the necessary repairs 104 & 106 Railroad for future businesses to utilize as office space. He also stated there are businesses that are interested in the space.

City Manager Stallings stated Staff recommends the demolition of 101 N. Kaufman due to the severity of the condition of the building.

(Board Chair Hernandez called for a five (5) minute recess at 7:33 p.m.)

(Board Chair Hernandez reconvened into open session at 7:36 p.m.)

Community Development Director Barr explained utilities for the downtown buildings were installed on one wall at 101 N. Kaufman at the time of construction. He also explained the process for relocating the utilities to have minimum down time for businesses currently located there.

After some discussion, Staff was directed to bring a cost estimate for necessary repairs to 104 & 106 and a cost estimate for relocating the utilities back to the Seagoville Economic Development Corporation Board at the next meeting.

City Attorney Doshier stated Counsel requests some changes to Item #5, Resolution approving an agreement between Seagoville Economic Development Corporation and JWW IV, LLC, and asked Board Member Magill to withdraw his motion.

Board Member Magill withdrew his motion.

City Attorney Doshier stated the motion would be to authorize the City Manager/Executive Director of the Seagoville Economic Development Corporation to execute the Agreement, in a form approved by the City Attorney, as well as the Land Sale Agreement and Restriction Agreement referenced therein, on behalf of SEDC. Board Member Magill stated as moved, seconded by Ashley; motion passed with all ayes. 4/0

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8. Discuss and consider taking action concerning lease agreements with SEDC property leaseholders

City Manager Stallings stated all of the leases for the SEDC property are expired except the Chamber of Commerce lease.

Motion to authorize the City Manager to execute new lease agreements for; 103 N. Kaufman, Goin Postal in the amount of nine hundred dollars (\$900.00) a month, 107 N. Kaufman, Super Star Cuts, in the amount of six hundred dollars (\$600.00) a month, and 109 N. Kaufman, Chamber of Commerce Office, to remain the same at four dollars (\$400.00) a month – Magill, seconded by Ashley; motion passed with all ayes. 4/0

9. Receive and discuss a report from SEDC Board Member Martin Ashley concerning Retail Live in Austin, Texas

Board Member Ashley presented several contacts made at Retail Live in Austin, Texas on behalf of the City of Seagoville. He also stated there were about six (6) leads and Juicy Burger was interested in coming to Seagoville.

10. Discuss and consider allowing the Seagoville Police Department to office two (2) police officers at the SEDC Office

City Manager Stallings stated the Police Station is out of office room. He stated one (1) Sergeant and one (1) Officer is in need of office space. He explained the Seagoville Economic Development Corporation (SEDC) has the needed office space available. He stated this will provide added police presents to the downtown area. He also stated the interior offices utilized by the Police Department will have a keypad entry and cameras on the door as is required by Criminal Justice Information Services (CJIS) installed at cost to the Police Department.

Motion to allow Police Department to utilize offices at the SEDC Building per CJIS requirements – Magill, seconded by Sherman; motion passed with all ayes. 4/0

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

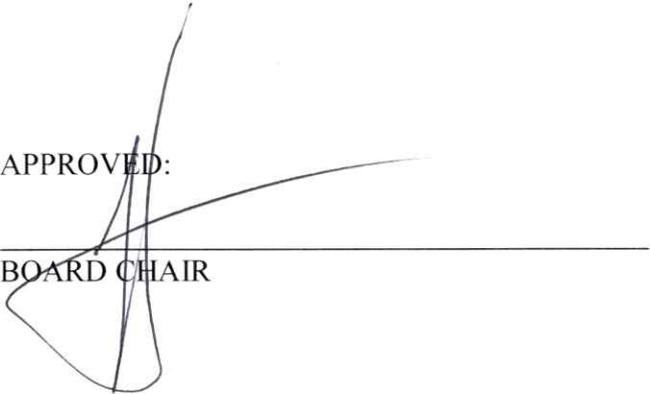
None.

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Adjourned at 8:19 p.m.

APPROVED:

BOARD CHAIR



ATTEST:

Kandi Jackson
SECRETARY

