



**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION  
MEETING AGENDA  
TUESDAY, DECEMBER 17, 2019**

**REGULAR MEETING – 6:30 P.M.**

City Hall, Council Chambers  
702 N. Highway 175  
Seagoville, TX 75159

**Call to Order  
Invocation  
Pledge of Allegiance  
Recognition of Visitors**

**CONSENT AGENDA**

- 1. Consider approving Seagoville Economic Development Regular Meeting Minutes for November 14, 2019. (City Secretary)**

**REPORTS/RECOMMENDATIONS/REQUESTS**

- 2. Receive presentation of final financial statements for FY 2019 (Finance Director)**
- 3. Executive Session**

**SEDC will recess into Executive Session in compliance with Texas Government Code:**

- A. Section 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism**
- B. Section 551.071. Consultation with attorney to seek legal advice regarding KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC**
- C. Section 551.071. Consultation with attorney to seek legal advice regarding John Bunker Sands Wetland Center**

- D. 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 Restaurant."**
- E. 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: "Expansion of Excel Linen and renovations to Migalitos."**

**4. Reconvene into Regular Session**

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

- A. Section 551.071. Consultation with attorney to seek legal advice regarding issuance of bond debt for quality of life project/tourism**
  - B. Section 551.071. Consultation with attorney to seek legal advice regarding KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC**
  - C. Section 551.071. Consultation with attorney to seek legal advice regarding John Bunker Sands Wetland Center**
  - D. 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 Restaurant."**
  - E. 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: "Expansion of Excel Linen and renovations to Migalitos."**
- 5. Discuss and consider a Resolution of the Seagoville Economic Development Corporation Board of Directors approving the Consent to Assignment Agreement by and between KH, LLC, d/b/a Kelly Harris Company and Allen National Investments, the Seagoville Economic Development Corporation, and FR Group, LLC, attached as Exhibit "A"; authorizing the City Manager/Executive Director to execute said Agreement on behalf of the SEDC; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)**

- 6. Discuss and consider approving a grant application concerning John Bunker Sands Wetland Center (City Manager)**
- 7. Discuss and consider a resolution of the Board of Directors of the Seagoville Economic Development Corporation authorizing the purchase from the City of Seagoville, Texas of 0.320 acres located as Lot 1R1, Denny's Day's Inn Addition, an Addition of the City of Seagoville, Dallas County, Texas, for a purchase price not to exceed fair market value of the property and authorizing the Executive Director to take such further action and sign such documents as necessary to complete the purchase of said property; and providing an effective date (City Manager)**
- 8. Conduct a public hearing on an economic development grant to Seagoville Holdings, LLC and Patrick Michael, L.P., jointly and severally, (hereinafter "Company") in the amount of One Hundred Thousand Dollars (\$100,000.00), to assist in the expansion of Excel Linen, located at 208 and 210 Railroad Avenue, and to assist in the renovations and improvements to property located at 217 N. Kaufman Street, which will serve as Corporate Offices for Excel Linen and Migalitos Supermercado, in Seagoville, Dallas County, Texas (City Manager)**
- 9. Discuss and consider 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 Seagoville Holdings, LLC, a Texas limited liability company and Patrick Michael, L.P., a Texas limited partnership, jointly and severally, in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), for the expansion of the current Excel Linen located at 208 and 210 Railroad Avenue, Seagoville, Texas, and the renovations and improvements required to operate the Support Center for Excel Linen and Migalitos Supermercado located at 217 N. Kaufman Street, Seagoville, Texas, attached as Exhibit "1"; 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 (City Manager)**
- 10. Discuss and consider directing staff concerning the installation of an inclusive playground (City Manager)**
- 11. Update concerning renovations to 108 North Railroad (Community Development Director)**
- 12. Receive Board Member reports**
- 13. Receive Citizen Comments – Citizens may speak 6 minutes each on any matter, other than personnel matters, or matters under litigation**
- 14. Adjourn.**

Posted Friday, December 13, 2019 on or before 5:00 P.M.

  
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Kandi Jackson, City Secretary



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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 the Seagoville Economic Development Corporation Attorney on any agenda item listed herein.

The Seagoville Economic Development Corporation does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the Seagoville Economic Development Corporation at least 72 hours in advance at (972) 287-9944. (TDD access 1-800-RELAY-TX)