

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

The SEDC Board held a regular meeting on Tuesday, December 17, 2019 beginning at 6:31 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
Theo Hamilton	Board Member

The following visitor(s) and staff member(s) were present: City Manager Pat Stallings, City Attorney Victoria Thomas, 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 Board Member Ashley.*

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

Recognition of Visitors – *Board Chair Hernandez recognized visitors.*

CONSENT AGENDA

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

Motion to approve Seagoville Economic Development Regular Meeting Minutes for November 14, 2019 Magill, seconded by Sebastian; motion passed with all ayes. 6/0

REPORTS/RECOMMENDATIONS/REQUESTS

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

Finance Director Harvey presented the final financial statements for FY 2019.

- 3. Recess into Executive Session at 6:43 p.m.**

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.**

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- C. 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**
- D. Section 551.071. Consultation with attorney to seek legal advice regarding John Bunker Sands Wetland Center**
- 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: "Project Restaurant."**
- F. 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 into 8:26 p.m.

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."**

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- 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.”**

No action taken.

- 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)**

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

- 6. Discuss and consider approving a grant application concerning John Bunker Sands Wetland Center (City Manager)**

Board Chair Hernandez stated Agenda Item #6 will be pulled until a later date.

- 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)**

Motion to approve 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 – Magill, seconded by Sherman; motion passed with all ayes. 6/0

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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)

Board Chair Hernandez opened the public hearing at 8:29 p.m.

No one spoke for or against.

Board Chair Hernandez closed the public hearing at 8:30 p.m.

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)

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 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, and change Exhibit 1 to Exhibit A- Magill

City Attorney Thomas stated in the Resolution under Section 1 it states Exhibit A but it should state Exhibit 1.

Board Member Magill rescinded his motion.

Motion to approve Agenda Item #9 with the correct Exhibit 1 – Magill, seconded by Ashley.

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City Attorney Thomas stated the motion needed to state the Resolution itself needs to be amended.

Board Member Magill amended his motion to state the Resolution should state Exhibit 1 and not A, seconded by Ashley; motion passed with all ayes. 6/0

10. Discuss and consider directing staff concerning the installation of an inclusive playground (City Manager)

Sales Representative for Child's Play Inc. Casey Weiss presented playground equipment for an inclusive playground to be located in downtown Seagoville. He stated this equipment allows wheelchair bound children of all ages with all disabilities the opportunity to play on equipment with other children.

After some discussion, the Board directed Staff to move forward with the installation of an inclusive playground.

11. Update concerning renovations to 108 North Railroad (Community Development Director)

Community Director Barr provided the Board with a presentation concerning the renovations to 108 North Railroad.

12. Receive Board Member reports

Board Member Sebastian stated the radio stations would be a good avenue concerning advertising for the Christmas light display at the Flea Market.

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

None.

14. Adjourned at 9:21 p.m.

APPROVED:

BOARD CHAIR

ATTEST:

Kandi Jackson

SECRETARY