

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

The SEDC Board held a regular meeting on Thursday, February 20, 2020 beginning at 6:48 p.m. with a quorum present, to wit:

PRESENT

Jose Hernandez	Board Chair	
Stepper Sebastian	Board Vice Chair	
Barbara Sherman	Board Member	Absent
Harold Magill	Board Member	
Martin Ashley	Board Member	
Theo Hamilton	Board Member	Absent

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

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

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 January 14, 2020.

Motion to approve Seagoville Economic Development Regular Meeting Minutes for January 14, 2020 – Sebastian, seconded by Ashley; motion passed with all ayes. 4/0

REPORTS/RECOMMENDATIONS/REQUESTS

2. Conduct a public hearing concerning an Economic Development Incentive Agreement by and between the SEDC and John Bunker Sands Wetland Center, Inc., in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), to be paid in two payments, equal installments (City Manager)

Pat explain this Resolution approves an Incentive Agreement with John Bunker Sands Wetland Center Inc. He stated the Incentive Agreement was delayed due to the attorneys and John Bunker Sands Wetland Center Inc. is ready to move forward.

Board Chair Hernandez opened the public hearing at 6:50 p.m.

No one spoke for or against.

Board Chair Hernandez closed the public hearing at 6:50 p.m.

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3. 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 John Bunker Sands Wetland Center, Inc. in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), to be paid in two payments, equal installments, as attached herein; authorizing the City Manager/Executive Director to execute the agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (City Manager)

John Bunker Sands Wetland Center, Inc Director John DeFillipo stated they are committed and ready to move forward with the Incentive Agreement. He apologized for any confusion and requested the typos in the agreement to be corrected. He also stated he appreciates the help in making the project possible.

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 John Bunker Sands Wetland Center, Inc. in an amount not to exceed One Hundred Thousand Dollars (\$100,000.00), to be paid in two payments, equal installments, as attached herein; authorizing the City Manager/Executive Director to execute the agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Sebastian; motion passed with all ayes. 4/0

4. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Agreement for Professional Engineering Services on a defined scope of services basis with Halff Associates, Inc. to perform the electrical engineering design services as set forth in Attachment “1” and Exhibit “A” thereto, which are attached hereto and incorporated herein, in an amount not to exceed Twenty One Thousand Seven Hundred Ten Dollars and no cents (\$21,710.00);authorizing the Executive Director to execute said agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date (Community Development Director)

Community Development Director Barr stated this Resolution approves the electrical engineering design services for the demolition of 101 N. Kaufman. He also stated this will fulfill Oncor’s requirements in order to authorize the performance of the work.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Agreement for Professional Engineering Services on a defined scope of services basis with Halff Associates, Inc. to perform the electrical engineering design services as set forth in Attachment “1” and Exhibit “A” thereto, which are attached hereto and incorporated herein, in an amount not to exceed Twenty One Thousand Seven Hundred Ten Dollars and no cents (\$21,710.00);authorizing the Executive Director to execute said agreement; providing for a repealing clause; providing for a severability clause; and providing an effective date – Ashley, seconded by Magill; motion passed with all ayes. 4/0

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5. Update concerning the purchase and installation of an Inclusive Playground from Child's Play, Inc., on the SEDC property located at Elm Street and Kaufman Street (City Manager)

City Manager Stallings stated the Inclusive Playground from Child's Play, Inc., coincides with the Downtown Revitalization Plan provided by Halff Associates, Inc.

6. Update concerning the purchase and installation of the LED sign from GSC Gale Sign Consultants to be located at C.O. Bruce Central Park (Community Development Director)

Community Development Director Barr stated boring will begin on Monday for posts for the LED sign.

7. Discuss and consider establishing monthly lease amounts for the former SEDC office located at 105 N. Kaufman and the newly renovated building located 108 N. Railroad (City Manager)

City Manager Stallings stated 105 N. Kaufman was the Economic Development Corporation building but is now vacant. He stated one (1) police officer still has his office there and will move to another location as soon as this location leases. He stated it is premature to try to establish a lease amount for this space since there is no electricity at this time. He recommended bringing in a commercial real estate broker to lease 105 N. Kaufman, if the board pleases. He stated he needs a recommendation from the board.

After some discussion, Motion to direct City Manager to select a commercial real estate agent and enter into an agreement for leasing 105 N. Kaufman – Magill. City Attorney Thomas stated the motion should be to select a commercial real estate agent and enter into an agreement to lease 105 N. Kaufman at a rate acceptable to the Executive Director, motion accepted by Magill, seconded by Ashley; motion passed with all ayes. 4/0

8. Adjourned at 7:14 p.m.

APPROVED:

BOARD CHAIR

ATTEST:

Kandi Jackson

SECRETARY

