

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

The SEDC Board held a regular meeting on Thursday, March 25, 2021 beginning at 6:30 p.m. with a quorum present, to wit:

PRESENT

Jose Hernandez	Board Chair
Harold Magill	Board Vice Chair
Barbara Sherman	Board Member
Stepper Sebastian	Board Member
Martin Ashley	Board Member
Theo Hamilton	Board Member
Mike Dupuis	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, Police Chief Ray Calverley 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 Board.

Recognition of Visitors – Board Chair Hernandez recognized visitors.

1. Recessed into Executive Session at 6:32 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: “JWWIV, LLC.”

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 Salad.”

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2. Reconvened into Regular Session at 7:43 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: “JWWIV, LLC.”

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 Salad.”

No action taken.

CONSENT AGENDA

3. Consider approving Seagoville Economic Development Corporation Minutes for February 11, 2021 (City Secretary)

City Secretary Jackson stated revisions are needed to the minutes for February 11, 2021. She stated she will make the revisions and resubmit the minutes to the Board.

REPORTS/RECOMMENDATIONS/REQUESTS

4. Consider and take action declaring JWWIV, LLC in breach of and terminating the Economic Development Incentive Agreement and Restriction Agreement between the Seagoville Economic Development Corporation and JWWIV, LLC executed November 6, 2019 and the First Addenda to each of those Agreements approved September 14, 2020, exercising the right to repurchase the property under the Restriction Agreement and its Addendum, and authorizing the Executive Director to take all actions necessary thereto.

Motion to approve declaring JWWIV, LLC in breach of and terminating the Economic Development Incentive Agreement and Restriction Agreement between the Seagoville Economic Development Corporation and JWWIV, LLC executed November 6, 2019 and the First Addenda to each of those Agreements approved September 14, 2020, exercising the right to repurchase the property under the Restriction Agreement and its Addendum, and authorizing the Executive Director to take all actions necessary thereto – Magill, seconded by Dupuis; motion passed with all ayes. 7/0

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5. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement with Greenforest Landscaping & Maintenance, Inc. for a signage grant in an amount not to exceed Six Hundred Twenty-Five Dollars (\$625.00) and authorizing the City Manager/Executive Director to take such further action and sign such documents as necessary to effect said agreement; and providing an effective date

Greenforest Landscaping & Maintenance, Inc. owner at 403 W. Simonds Road, Seagoville, Texas stated improvements were made to their exterior sign. He provided photos of the landscaping around the signage and explained the improvements to the sign.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement with Greenforest Landscaping & Maintenance, Inc. for a signage grant in an amount not to exceed Six Hundred Twenty-Five Dollars (\$625.00) and authorizing the City Manager/Executive Director to take such further action and sign such documents as necessary to effect said agreement; and providing an effective date – Magill, seconded by Sebastian; motion passed with all ayes. 7/0

6. Discuss the design build and funding process for municipal facilities with Alan LaFon, Architect for HALFF Associates

Halff Associates Architect, Alan LaFon presented the design build and funding process for municipal facilities.

In response to a question by Board Member Dupuis, Mr. LaFon stated in lieu of the lowest bidder, some times the bid is awarded to the best value during the design building process.

All Board Members agreed to move forward with design build and funding process for municipal facilities as presented by Alan LaFon, Architect for Halff Associates.

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7. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving the purchase and installation of electrical service and four (4) new piers with LED pole lights at Freedom Park from Groves Electrical Service, Inc. in an amount not to exceed Twenty-Six Thousand Four Hundred Fifty Dollars and No Cents (\$26,450.00), as set forth in Exhibit "A" attached hereto; authorizing the City Manager/Executive Director to execute any documents necessary for said purchase as set forth therein; providing for a repealing clause; providing for a severability clause; and providing an effective date

Community Development Director Barr stated this Resolution approves the purchase and installation of electrical service and four (4) new piers with LED pole lights at Freedom Park.

Board Member Sherman asked if the lights would have guards around them for protection. Community Development Director Barr stated the lights would be the same as the lights at C.O. Bruce Park which do not have guards. He also stated installing guards around the lights would take away from the aesthetics of the lights.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving the purchase and installation of electrical service and four (4) new piers with LED pole lights at Freedom Park from Groves Electrical Service, Inc. in an amount not to exceed Twenty-Six Thousand Four Hundred Fifty Dollars and No Cents (\$26,450.00), as set forth in Exhibit "A" attached hereto; authorizing the City Manager/Executive Director to execute any documents necessary for said purchase as set forth therein; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Ashley; motion passed with all ayes. 7/0

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8. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an expenditure to C&M Concrete in an amount not to exceed Eleven Thousand Four Hundred Sixty-Six Dollars and No Cents (\$11,466.00), as set forth in Exhibit "A" attached hereto, for the purposes of constructing a Texas Accessibility Standards Compliant Parking Area at 108 North Railroad, Seagoville, Texas; authorizing the City Manager/Executive Director to execute any documents necessary for said purchase as set forth therein; providing for a repealing clause; providing for a severability clause; and providing an effective date

Community Development Director Barr stated this Resolution approves C&M Concrete to construct a Texas Accessibility Standards Compliant Parking Area at 108 North Railroad. He also stated this includes the removal of the asphalt.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an expenditure to C&M Concrete in an amount not to exceed Eleven Thousand Four Hundred Sixty-Six Dollars and No Cents (\$11,466.00), as set forth in Exhibit "A" attached hereto, for the purposes of constructing a Texas Accessibility Standards Compliant Parking Area at 108 North Railroad, Seagoville, Texas; authorizing the City Manager/Executive Director to execute any documents necessary for said purchase as set forth therein; providing for a repealing clause; providing for a severability clause; and providing an effective date – Dupuis, seconded by Magill; motion passed with all ayes. 7/0

9. Discuss and consider directing staff to obtain billboard advertising space for SEDC approved advertisements

City Attorney Thomas stated the expenditure for billboard advertising space for SEDC is an approved expenditure as long as it promotes business in Seagoville.

City Manager Stallings stated if the Board is interested in moving forward with billboard advertising for SEDC approved advertisement, Staff will need direction concerning location and costs.

Board Member Hamilton asked about the success of using billboard advertising. City Attorney Thomas stated other cities have tried billboard advertising and did not feel they were very successful.

After some discussion, Board Chair Hernandez called for a motion. The item to consider directing staff to obtain billboard advertising space for SEDC approved advertisements died for lack of motion.

10. Receive Board Member reports

Board Member Sherman stated she contacted Wade at the school concerning election polls at the High School and he has not returned her call.

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

None.

Adjourned at 8:28 p.m.

APPROVED:

BOARD CHAIR

ATTEST:

Handi Jackson
SECRETARY