

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

The SEDC Board held a regular meeting on Thursday, March 10, 2022 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
Philip Pelayo	Board Member
Martin Ashley	Board Member
Shelley Sipriano	Board Member

The following visitor(s) and staff member(s) were present: Executive Director Pat Stallings, Board General Counsel Joe Gorfida, Director of Administrative Services Cindy Brown, Community Development Director Ladis Barr, and Board Secretary Kandi Jackson.

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

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

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

CONSENT AGENDA

- 1. Consider approving Seagoville Economic Development Corporation Minutes January 27, 2022 (City Secretary)**

Motion to approve Seagoville Economic Development Corporation Minutes for January 27, 2022 – Magill, seconded by Sebastian; motion passed with all ayes. 7/0

REPORTS/RECOMMENDATIONS/REQUESTS

- 2. Conduct a public hearing concerning the Board of Directors of the Seagoville Economic Development Corporation approving an agreement for rent assistance between the Seagoville Chamber of Commerce, a Texas non-profit corporation, and the Seagoville Economic Development Corporation, in substantially the form attached hereto as Exhibit “A” (Executive Director)**

Board Chair Hernandez opened the public hearing at 6:32 p.m.

No one spoke for or against.

Board Chair Hernandez closed the public hearing at 6:32 p.m.

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3. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an agreement for rent assistance between the Seagoville Chamber of Commerce, a Texas non-profit corporation, and the Seagoville Economic Development Corporation, in substantially the form attached hereto as Exhibit “A”; providing for a repealing clause; providing for a severability clause; and providing an effective date (Executive Director)

Executive Director Stallings explained that this Resolution will offer the Chamber of Commerce and the radio station rent assistance in the form of a grant.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an agreement for rent assistance between the Seagoville Chamber of Commerce, a Texas non-profit corporation, and the Seagoville Economic Development Corporation, in substantially the form attached hereto as Exhibit “A”; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Sebastian; motion passed with all ayes. 7/0

4. Discussion concerning the lease space at 103 N. Kaufman (Board Chair Hernandez)

Board Chair Hernandez stated he requested this item to be placed on the Agenda. He stated the business that was interested in this space is no longer interested in the space. He asked if the board if they would like to market this space through retail.

After some discussion, the board decided to advertise the space for lease. Executive Director Stallings stated he would contact Goin’ Postal to ask them to clean the space out so it can be leased.

5. Receive an update concerning Gotham Greens (Community Development Director)

Community Development Director Barr stated he has had several meetings with Gotham Greens. He stated we are waiting on documents for the grading plans, he expects to receive the Civil Plans by March 14, 2022 and the Architectural Plans in April.

6. Receive an update concerning KRR Development (Community Development Director)

Community Development Director Barr stated he met with the owner and they are in the final stages with the loan application which should be completed by the end of April. He explained the three (3) different phases of the project and their projected timelines.

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7. Discussion concerning the 2022 Albuquerque International Balloon Festival (Board Member Sebastian)

Board Member Sebastian stated he would volunteer to represent Seagoville at the 2022 Albuquerque International Balloon Festival. He explained people from all over Texas attend the event.

Executive Director Stallings explained there will be a seven hundred-dollar (\$700.00) fee to enter the 2022 Albuquerque International Balloon Festival. He stated the advertising materials have already been budgeted.

Motion to enter the 2022 Albuquerque International Balloon Festival and allow Board Member Sebastian to represent Seagoville – Ashley, seconded by Pelayo; motion passed with all ayes. 7/0

8. Discuss and consider approving a Resolution of the Seagoville Economic Development Corporation Board of Directors authorizing and ratifying an agreement with V & K Construction, L.L.C. texturizing of the exterior wall of the Soul's Harbor Thrift Store adjacent to and facing Freedom Park to prepare that wall for installation of a public art mural for a total price of \$12,500.00; authorizing the expenditure of \$8,000.00 to V & K Construction, L.L.C. in partial payment thereof and further authorizing the Executive Director to provide a donation acknowledgement and receipt to V & K Construction, L.L.C. for the balance of \$4,500.00; further authorizing the Executive director to disburse said funds and execute any necessary documents for the project; providing for a severability clause; and providing an effective date (Executive Director)

Executive Director Stallings stated this is a project that began with the best of intentions. He stated Monster Splash Art, Artist Ben Vyers, had a vision that he tried but his vision did not work out as planned. He stated when the wall began to fail, Artist Vyers removed the wall free of charge. He stated Staff, Artist Vyers, and V&K Construction, LLC. met and determined the best option would be to stucco the wall and then the mural could be painted on the wall. V&K Construction, LLC. provided an estimate to stucco the wall with a portion of the work being a donation by V&K Construction, LLC. Artist Vyers agreed to return and paint the mural on the stucco wall. He also stated that we would be able to stay within the original budget of Twenty-Two Thousand Dollars (\$22,000.00).

9. Receive Board Member reports

Board Member Sherman stated First Baptist Seagoville would be celebrating their 150th Anniversary on Sunday, April 24, 2022.

Board Member Sebastian thanked the board for allowing him to represent Seagoville at the 2022 Albuquerque Balloon Festival.

Board Member Sipriano stated the Chamber of Commerce will have their Annual Civic Auction on Saturday, March 26, 2022 at Home Bank beginning at 6:00 p.m.

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

None.

11. Recessed into Executive Session at 7:12 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: “Catfish Corral.”

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: “Younger Partners.”

12. Reconvened into Regular Session at 7:51 p.m.

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

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No action taken.

Adjourned at 7:52 p.m.

APPROVED:

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BOARD CHAIR

ATTEST:



BOARD SECRETARY

