

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

The SEDC Board held a regular meeting on Thursday, July 20, 2023, 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	
Dennis Childress	Board Member	
Philip Pelayo	Board Member	
Blair Mathews	Board Member	
Shelley Sipriano	Board Member	(Absent)

The following visitor(s) and staff member(s) were present: Executive Director Pat Stallings, City Attorney Victoria Thomas, Finance Director Gail French, and Administrative Assistant Casey Fillmore.

Invocation – *The invocation was led by Board Member Sherman.*

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 for the April 20, 2023 (Pat Stallings, City Manager)

2. Consider ratifying an expenditure of \$650.00 to the Seagoville Chamber of Commerce for advertisement purposes at the 31st Annual Joe Fanning Memorial Golf Classic, held June 9, 2023, at the Rusted Rail Golf Club in Crandall, Texas 75114. (Pat Stallings, City Manager)

Motion to approve the Consent Agenda as written by Magill. Request by Pelayo to move Consent Agenda item number 3 to Regular Agenda for discussion. Magill amended his motion to approve Consent Agenda items 1 and 2, seconded by Sherman; motion passed with all ayes. 6/0

3. Consider approving an expenditure of \$300.00 for the purchase of a table for advertisement purposes for the Seagoville Chamber of Commerce Annual Live Auction to be held Saturday, August 19, 2023, at the Kaufman Civic Center located at 607 E. Fair Street Kaufman, Texas. (Pat Stallings, City Manager)

Motion to approve the expenditure for the Seagoville Chamber of Commerce for Advertisement purposes on Saturday, August 19, 2023. – Magill, seconded by Childress; motion passed. 4/2 (For: Sherman, Mathews, Childress, and Magill; Against: Pelayo and Hernandez)

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REGULAR AGENDA ITEMS

4. Conduct a public hearing concerning an Economic Development Incentive Agreement by and between Diana E. Guzman, an individual resident of the State of Texas, and the Seagoville Economic Development Corporation in an amount not to exceed \$11,250 for concrete parking lot improvements at 1506 N. Kaufman Street, Seagoville, Texas 75159.(Pat Stallings, City Manager)

Board Chair Hernandez opened the public hearing at 6:37 p.m.

Attorney Thomas advised that both Item 4 and Item 5 could be considered together.

Board Chair Hernandez closed the public hearing at 6:37 p.m.

5. Discuss and consider approval of a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement (“Agreement”) in the amount of \$ 11,250.00 by and between Diana E. Guzman an individual resident of the State of Texas (“Guzman”), and the Seagoville Economic Development Corporation (the “SEDC”) for concrete parking lot improvements at 1506 N. Kaufman Steed, Seagoville, Texas 75159; providing for a repealing clause; providing for a severability clause; and providing for an effective date. (Pat Stallings, City Manager)

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement between Diana E. Guzman, and the Seagoville Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Mathews; motion passed with all ayes. 6/0

6. Discuss and consider approval of a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving the retention of Llano River Fence Company for the installation of replacement fencing and the retention of Pro Track and Tennis, Inc. for the resurfacing of the basketball/tennis courts located at C.O. Bruce Park in a combined amount not to exceed Ninety Thousand Dollars and no cents (\$90,000.00), and authorizes the Executive Director to execute any documents necessary for said improvements; providing for a repealing clause; providing for a severability clause; and providing for an effective date. (Chris Ryan, Public Works Director)

Hernandez recommend utilizing the expenditure for making the entire court into two (2) basketball courts rather than the basketball court/tennis court combination, which would not change the scope of work as set forth in the Resolution and supporting documents.

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Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving the installation of two (2) basketball courts between Llano River Fence Company, and the Seagoville Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing an effective date. – Childress, seconded by Magill. Motion passed with all ayes. 6/0

Board Member Mathews excused himself advising that he was employed with the company and therefore, had a conflict. He further advised he had filed the appropriate Local Government Officer Conflicts Disclosure Statement with eh City Secretary's office.

7. Recessed into Executive Session at 6:47 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: "PT ATLAS".

8. Reconvened into Regular Session at 7:48 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: "PT ATLAS".

No action taken.

**9. Discuss the FY2023-2024 Seagoville Economic Development Corporation Budget.
(Gail French, Finance Director)**

Mrs. French provide an update on the Seagoville Economic Development Corporation Budget.

10. Receive Board Member reports.

None.

11. Adjourned at 8:53 p.m.

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APPROVED:



BOARD CHAIR

ATTEST:



BOARD SECRETARY