

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

The SEDC Board held a regular meeting on Thursday, April 20, 2023, beginning at 6:31 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	Absent
Shelley Sipriano	Board Member	

The following visitor(s) and staff member(s) were present: Executive Director Pat Stallings, Interim Community Development Director Bill Medina, City Attorney Victoria Thomas, and Board Secretary Kandi Jackson.

**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 March 9, 2023 (City Secretary)**

*Motion to approve Seagoville Economic Development Corporation Minutes March 9, 2023 – Magill, seconded by Sipriano; motion passed with all ayes. 6/0*

**REPORTS/RECOMMENDATIONS/REQUESTS**

**2. Conduct a public hearing concerning an Economic Development Incentive Agreement between Julio Torres, sometimes referred to as Seagoville Signs & Designs, and the Seagoville Economic Development Corporation (City Manager)**

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

*Seagoville Signs & Designs Owner, Julio Torres stated that the parking lot had been completed. It will accommodate 6 cars and the restaurant is open.*

*Board Chair Hernandez closed the public hearing at 6:34 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 Economic Development Incentive Agreement between Julio Torres, sometimes referred to as Seagoville Signs & Designs, and the Seagoville Economic Development Corporation”; 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 approving an Economic Development Incentive Agreement between Julio Torres, sometimes referred to as Seagoville Signs & Designs, and the Seagoville Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Sebastian; motion passed with all ayes. 6/0*

**4. Receive an update concerning 101 & 103 N. Kaufman (City Manager)**

*City Manager Stallings stated that the demolition went well. He has met with Ms. Pecheco concerning a restaurant being built in that location. He also stated Staff is well on the way to bringing renderings to board concerning the restaurant.*

**5. Receive Board Member reports**

*None.*

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

*None.*

**7. Recessed into Executive Session at 6:42 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: “J&M Tires & Mufflers”**

**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: “Guzman Car Wash”**

**C. 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**

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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"

8. Reconvened into Regular Session at 8:07 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.*

9. Adjourned at 8:08 p.m.

APPROVED:

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BOARD CHAIR

ATTEST:



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BOARD SECRETARY

