

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

The SEDC Board held a regular meeting on Thursday, August 24, 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

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

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

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 July 20, 2023 (Casey Fillmore)

Motion to approve the Consent Agenda as written by Magill, seconded by Mathews; motion passed with all ayes. 7/0

REGULAR AGENDA ITEMS

2. Conduct a public hearing concerning an Economic Development Incentive Agreement by and between P.T. ATLAS Manufacturing, L.L.C., a Texas Limited Liability Company and the Seagoville Economic Development Corporation (SEDC) in an amount not to exceed three-hundred and seventy-five thousand dollars and no cents (\$375,000.00), for set up and installation costs and associated costs of approximately nine-hundred and ninety-seven thousand dollars and zero cents (\$997,000.00) for new machine equipment and new electrical services and concrete work at P.T ATLAS Manufacturing, L.L.C. located at 712-A West Simonds Road, Seagoville, Texas 75159. (Pat Stallings, City Manager)

Board Chair Hernandez opened the public hearing at 6:33 p.m.

With no one present to speak in favor of or opposed to. Board Chair Hernandez closed the public hearing at 6:33 p.m.

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3. 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 an amount not to exceed three-hundred and seventy-five thousand dollars and no cents (\$375,000.00) by and between P.T. ATLAS Manufacturing, L.L.C., a Texas Limited Liability Company and the Seagoville Economic Development Corporation (the “SEDC”), in substantially the form attached hereto as Exhibit “A”; providing for a repealing clause; providing for a severability clause; and providing for an effective date. (Patrick Stallings, City Manager)

Board Member Mathews excused himself advising that he was employed with the company and therefore, had a conflict.

Attorney Thomas provided background information on the Resolution for the Economic Development Incentive Agreement between P.T. ATLAS Manufacturing, L.L.C. and the Seagoville Economic Development Corporation.

Thomas Mathews, General Manager of P.T. ATLAS, addressed the Board expressing his gratitude for the opportunity to partner with the City and stated he is anxious to become a larger employer within the City.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement between P.T. ATLAS Manufacturing, L.L.C., and the Seagoville Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing an effective date – Magill, seconded by Childress; motion passed with all ayes. 7/0

4. Discuss and consider approval of a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a Scope of Services Agreement with Studio HMA LLC., for engineering and design services for a parking lot located in the 100 block of N. Kaufman Street and the architectural design and engineering of a restaurant located at 101 and 103 N. Kaufman Street, Seagoville, Texas, in a combined amount not the exceed forty-seven thousand two-hundred and fifty-one dollars and zero-cents (47,251.00), and authorizing the Executive Director to execute any documents necessary by and between Studio HMA LLC and the Seagoville, Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing for an effective date. (Patrick Stallings, City Manager)

A representative with Studio HMA presented the floor plans and overall design for the project, including the parking.

Motion to approve a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving a Scope of Services Agreement with Studio HMA LLC, and the Seagoville Economic Development Corporation; providing for a repealing clause; providing for a severability clause; and providing an effective date. – Mathews, seconded by Magill. Motion passed with all ayes. 7/0

Mrs. French requested that Item 7 be move up before the Executive Session.

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- 5. Discuss and consider approval of a Resolution of the Board of Directors of the Seagoville Economic Development Corporation (“SEDC”) approving and adopting the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024, providing an effective date. (Gail French, Finance Director)**

Mrs. French presented the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024.

In response to a question from Board Chair Hernandez, Attorney Thomas stated that marketing or promotional items can be used up to ten (10%) percent each year.

Motion to approve the Seagoville Economic Development Corporation (“SEDC”) budget fiscal year beginning October 1, 2023, and ending September 30, 2024, providing for an effective date. – Pelayo, seconded by Sipriano. Motion passed with all ayes. 7/0

- 6. Recessed into Executive Session at 6:50 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: “Barbershop”.

- 7. Reconvened into Regular Session at 7:35 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: “Barbershop”.

No action taken.

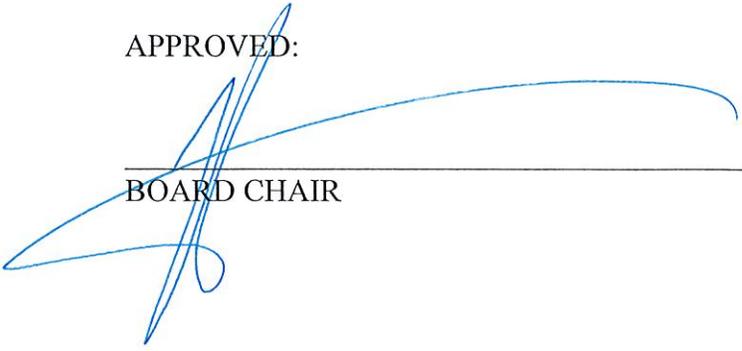
- 8. Receive Board Member reports.**

None.

- 9. Adjourned at 7:36 p.m.**

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APPROVED:



BOARD CHAIR

ATTEST:


BOARD SECRETARY