

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

The SEDC Board held a special meeting on Monday, February 5, 2024, 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 Manager Patrick Stallings, Community Development Director Bill Medina, City Attorney Victoria Thomas and Executive Administrative Assistant Casey Fillmore.

Invocation – *The invocation was led by 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 January 25, 2024, Regular SEDC Meetings. (Casey Fillmore)

Motion to approve the Consent Agenda as written by Magill, seconded by Sipriano. 7/0

REGULAR AGENDA ITEMS

2. Recess into Executive Session at 6:02 p.m.

SEDC will recess into Executive Session in compliance with the TEXAS GOVERNMENT CODE, § 551.087, to discuss and 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:

- A. Soulman's Bar-B-Que
- B. Simonds Partners

Childress excused himself at 6:34 p.m.

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3. Reconvene into Regular Session at 6:50 p.m.

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

- A. Soulman's Bar-B-Que
- B. Simonds Partners

No action taken.

4. Conduct a public hearing concerning an Option Agreement and Economic Development Incentive Agreement between Simonds Partners LLC and the Seagoville Economic Development Corporation.

Board Chair Hernandez opened the public hearing at 6:51 p.m.

City Attorney Thomas provided the background information for this item and the terms of the Incentive Agreement. She added the minor revisions received and stated that no changes were made to the Real Estate Agreement.

Board Chair Hernandez closed the public hearing at 6:55 p.m.

5. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Option Agreement and an Economic Development Incentive Agreement between Simonds Partners LLC, a Texas Limited Liability Company, and the Seagoville Economic Development Corporation providing for a repealing clause; providing for a severability clause; and providing an effective date.

Motion to approve the Resolution for the Option Agreement and the Economic Development Incentive Agreement between Simonds Partners LLC, a Texas Limited Liability Company, and the Seagoville Economic Development Corporation by Magill, seconded by Sipriano. 7/0

6. Receive Board Member reports.

None.

7. Adjourned at 6:56 p.m.

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APPROVED:

BOARD CHAIR

ATTEST:

Cary Fillmore-Myers

BOARD SECRETARY