



SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING AGENDA AMENDED
Thursday, April 25, 2024, 2024

REGULAR MEETING – 6:30 P.M.

City Hall, Council Chambers
702 N. Highway 175
Seagoville, TX 75159

Call to Order

Invocation

Pledge of Allegiance

Routine Announcements and Recognitions

Receive Citizen Comments Period – *This portion of the meeting is to allow each speaker up to six (6) minutes to address the Board on items not posted on the current agenda. The Board may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the Board Chair.*

CONSENT AGENDA

1. Consider approval of the Seagoville Economic Development Corporation Minutes for the Thursday, March 21, 2024, Regular SEDC Meeting. (Casey Fillmore)

REGULAR AGENDA ITEMS

2. Receive a presentation/update from Retail Coach.

3. **Recess into Executive Session**

- A. 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:

- (1) Groomer Outlet
- (2) Seago Buffett

- B. SEDC will continue in Executive Session in compliance with the TEXAS GOVERNMENT CODE, § Section 551.071 - Consultation with Attorney, to obtain legal advice regarding development of SEDC property located at 101 and 103 North Kaufman Street.
- C. SEDC will continue in Executive Session in compliance with the TEXAS GOVERNMENT CODE, § Section 551.071(2)- Consultation with Attorney, to obtain legal advice regarding possible amendment to the SEDC Bylaws.

4. Reconvene into Regular Session

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

A.

- (1) Groomer Outlet
- (2) Seago Buffett

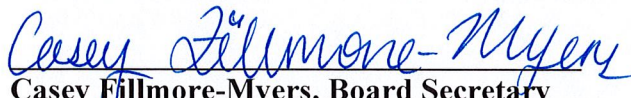
B. Development of SEDC property located at 101 and 103 North Kaufman Street

C. SEDC Bylaws

- 5. Conduct a **public hearing** concerning an Incentive Agreement between Jeffrey Hansen, an individual, and JK Industries DFW, LLC, a Texas Limited Liability Company doing business as Groomer Outlet and the Seagoville Economic Development Corporation.
- 6. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement between Jeffrey Hansen, an individual, and JK Industries DFW, LLC, a Texas Limited Liability Company doing business as Groomer Outlet, and the Seagoville Economic Development Corporation providing for a repealing clause; providing for a severability clause; and providing an effective date.
- 7. Conduct a **public hearing** concerning a contract for construction/build-out of a restaurant facility at 101 and 103 North Kaufman Street.
- 8. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation authorizing the Executive Director to negotiate and, subject to general counsel approval, execute a construction contract with Agron Rexha, doing business as Goni Construction, for construction/build out of restaurant facilities at 101 North Kaufman and 103 North Kaufman for a total price not to exceed \$489,000.00; authorizing the Executive Director to disburse said funds; and providing an effective date.

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9. Conduct a **public hearing** concerning the approval and adoption of the amended Bylaws for the Seagoville Economic Development Corporation.
 10. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving and adopting the amended Bylaws for the Seagoville Economic Development Corporation; providing for a repealing clause; and declaring an effective date.
 11. Receive Board Member reports.
 12. Adjourn.

Posted Monday, April 22, 2024, on or before 5:00 P.M.


Casey Fillmore-Myers, Board Secretary

As authorized by Section 551.127, of the Texas Government Code, one or more Board members or employees may attend this meeting remotely using videoconferencing technology. A quorum will be physically present at the meeting location and will be open to the public.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the Seagoville Economic Development Corporation Attorney on any agenda item listed herein.

The Seagoville Economic Development Corporation does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the Seagoville Economic Development Corporation at least 72 hours in advance at (972) 287-2050 (TDD access 1-800-RELAY-TX)