

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

The SEDC Board held a regular meeting on Thursday, March 21, 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, Board General Counsel 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 February 29, 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. Conduct a public hearing concerning an Economic Development Incentive Agreement between Jeremiah Hatch and Ryan Hatch, also known as Ryan Macon, doing business as Closing the GAP Learning Center and the Seagoville Economic Development Corporation.**

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

Board General Counsel Thomas gave the background of the request for the façade improvements. She made mention of the address of the property and the owners of the business. She added the list of improvements the agreement covered as well as the claw backs.

*Chairman Hernandez closed the public hearing at 6:34 p.m.*

- 3. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive**

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**Agreement between Jeremiah Hatch and Ryan Hatch, also known as Ryan Macon, doing business as Closing the GAP Learning Center, 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 Incentive Agreement between Jeremiah Hatch and Ryan Hatch, also known as Ryan Macon, doing business as Closing the GAP Learning Center, and the Seagoville Economic Development Corporation by Childress, seconded by Vice-Chair Magill. 7/0*

Resolution 2024-R-03

**4. Recess into Executive Session at 6:36 p.m.**

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) Chick-Fil-A
- (2) Soulman's Bar-B-Que

B. SEDC will continue in Executive Session in compliance with the TEXAS GOVERNMENT CODE, § Section 551.074, to deliberate the employment or duties of a public officer or employee: SEDC Executive Director/City Economic Development Director

**5. Reconvene into Regular Session at 7:38 p.m.**

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

- A.
  - (1) Chick-Fil-A
  - (2) Soulman's Bar-B-Que

B. SEDC Executive Director

*No action taken.*

**6. Conduct a public hearing concerning an Incentive Agreement between Seagoville Venture No. Three-S-SI Rio Granade, L. P., a Texas Limited Partnership and the Seagoville Economic Development Corporation.**

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*Chair Hernandez opened the public hearing at 7:38 p.m.*

Board General Counsel Thomas provided the background of the request for the Incentive Agreement including the site improvements required by the restaurant franchise. She made mention of the address and location for the project.

Board General Counsel Thomas stated the agreement is considered a reimbursement grant. She added the claw backs of the agreement.

Troy Bathman, Managing Member and President expressed his appreciation for being considered for a grant and added that he is proud to be bring the restaurant to the city. He added that a lease has been secured with Chick-Fil-A for the property.

Mr. Bathman made mention that permits have been applied for the restaurant and believes once permits are issued the process will begin within 30-60 days.

*Chairman Hernandez closed the public hearing at 7:41 p.m.*

- 7. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement between Seagoville Venture No. Three-S-SI Rio Grande, L. P., a Texas Limited Partnership, 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 Incentive Agreement between Seagoville Venture No. Three-SI-Rio Grande, L.P., a Texas Limited Partnership, and the Seagoville Economic Development Corporation by Vice-Chair Magill, seconded by Sherman. 7/0*

Resolution 2024-R-04

- 8. Conduct a public hearing concerning an Economic Development Incentive Agreement between Hallett No. I L.P., (Soulman's Bar-B-Que), and the Seagoville Economic Development Corporation.**

*Chair Hernandez opened the public hearing at 7:42 p.m.*

Board General Counsel Thomas provided the background of the Incentive Agreement including information about the interest free loan. She made mention of the size and location of the proposed restaurant. She added the claw backs provided in the agreement.

*Chairman Hernandez closed the public hearing at 7:45 p.m.*

- 9. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving an Economic Development Incentive Agreement between Hallett No. I L.P., (Soulman's Bar-B-Que), and the Seagoville Economic Development Corporation, in substantially the form attached hereto as Exhibit**

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**“A”**; providing for a repealing clause; providing for a severability clause; and providing an effective date.

*Motion to approve the Resolution for the Incentive Agreement between Hallett No. 1 L.P., (Soulman’s Bar-B-Que), and the Seagoville Economic Development Corporation by Mathews, seconded by Sipriano. 7/0*

Resolution 2024-R-05

- 10. Discuss and consider approving an increase to \$170,578.00 including annual base salary, car allowance, phone allowance, and benefit package, for the position of SEDC Executive Director/City Economic Development Director, with the City funding \$85,289.00 of the base salary and the SEDC funding \$85,289.00 including base salary, car allowance, phone allowance, and benefit package the same to be effective upon the future SEDC acceptance of the resignation of Mr. Stallings from the position of SEDC Executive Director and the appointment of a new SEDC Executive Director/City Economic Development Director.**

*Motion to approve the increase to \$170,578.00 including annual base salary, car allowance, phone allowance, and benefit package, for the position of SEDC Executive Director/City Economic Development Director, with the City funding \$85,289.00 of the base salary and the SEDC funding \$85,289.00 including base salary, car allowance, phone allowance, and benefit package the same to be effective upon the future SEDC acceptance of the resignation of Mr. Stallings from the position of SEDC Executive Director and the appointment of a new SEDC Executive Director/City Economic Development Director by Childress, seconded by Vice-Cahir Magill. 7/0*

- 11. Receive Board Member reports.**

Sipriano gave a reminder about the Seagoville Chamber of Commerce Annual Auction on April 6, 2024.

- 12. Adjourned at 7:17 p.m.**

APPROVED:

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BOARD CHAIR

ATTEST:

*Casey Tillmore-Myers*  
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BOARD SECRETARY