

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

The SEDC Board held a regular meeting on Thursday, April 25, 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 Autumn Keefer and Executive Administrative Assistant Casey Fillmore-Myers.

Invocation – *The invocation was led by Childress.*

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 March 21, 2024, Regular SEDC Meetings. (Casey Fillmore)**

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

REGULAR AGENDA ITEMS

- 2. Receive a presentation/update from Retail Coach.**

Cary Everitt, representative from The Retail Coach gave a short presentation to the board including the conferences that will be attended in May where they will showcase Seagoville to potential businesses.

In response to a question from City Manager Stallings, Mr. Everitt stated that advertisements can be posted to the Seagoville website for potential franchisers to view.

- 3. Recess into Executive Session at 6:48 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

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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 Buffet

- B. SEDC will continue in Executive Session in compliance with the Texas Government Code, § 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, § 551.071(2), Consultation with Attorney, to obtain legal advice regarding possible amendment to the SEDC Bylaws.

4. Reconvene into Regular Session at 8:08 p.m.

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 Buffet
- B. Development of SEDC property at 101 and 103 North Kaufman Street
- C. SEDC Bylaws

No action taken.

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.

Chair Hernandez opened the public hearing at 8:08 p.m.

Chair Hernandez closed the public hearing at 8:09 p.m.

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.

Motion to approve the Resolution for the 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 by Vice-Chair Magill, seconded by Sipriano. 7/0

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Resolution 2024-R-06

- 7. Conduct a public hearing concerning a contract for construction/build-out of a restaurant facility at 101 and 103 North Kaufman Street.**

Chair Hernandez opened the public hearing at 8:10 p.m.

Chair Hernandez closed the public hearing at 8:10 p.m.

- 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.**

Childress recommended that an additional ten percent (10%) contingency be provided for any change orders that may be needed for the project.

City Manager Stallings recommended a fifty thousand (\$50,000) contingency be added to the project.

Motion to approve the Resolution for the 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 to include a fifty thousand (\$50,000) contingency for change orders by Childress, seconded by Vice-Chair Magill. 7/0

Resolution 2024-R-07

- 9. Conduct a public hearing concerning the approval and adoption of the amended Bylaws for the Seagoville Economic Development Corporation.**

Chair Hernandez opened the public hearing at 8:11 p.m.

Chair Hernandez closed the public hearing at 8:12 p.m.

- 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.**

Board General Council Keefer provided the amendments being proposed for the SEDC Bylaws.

Motion to approve and adopt the amended Bylaws for the Seagoville Economic Development Corporation by Vice-Chair Magill, seconded by Mathews. 7/0

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Resolution 2024-R-08

11. Receive Board Member reports.

None.

12. Adjourned at 8:13 p.m.

APPROVED:

BOARD CHAIR

ATTEST:

Casey Tillmore-Myers

BOARD SECRETARY