

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

The SEDC Board held a regular meeting on Thursday, May 16, 2024, beginning at 6:31 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 (Absent)
Blair Mathews	Board Member
Shelley Sipriano	Board Member (Absent)

The following visitor(s) and staff member(s) were present: City Manager Patrick Stallings, Assistant City Manager Cindy Brown, EDC Director Kirk McDaniel, Board General Council Victoria Thomas, 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 April 25, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

*Motion to approve the Consent Agenda as written by Magill, seconded by Sherman. 5/0*

**REGULAR AGENDA ITEMS**

- 2. Receive the March 2024 Financial Reports. (Gail French)**

Finance Director French gave a brief presentation of the March 2024 Financial Reports.

- 3. Consider an advertisement/sponsorship for the 37<sup>th</sup> Annual Joe Fanning Memorial Golf.**

Executive Administrative Assistant Fillmore-Myers stated that the staff is seeking direction on the advertisement for the golf event. She added the amount that was donated at last year's event, and the number of students that benefited from the sponsorship.

In response to a question from Mathews, City Manager Stallings stated that the donations do not exclusively fund Seagoville students.

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City Manager Stallings stated that this project is for advertising and explained the funding is used to sponsor a hole during the event where a sign would be advertised on the course at the time of the event. He added that this is a good advertising opportunity.

In response to a question from Chair Hernandez, City Manager Stallings stated that any member of the board could participate on a team during the event.

*Motion to sponsor/donate the same amount as last year's event in the amount of six hundred and fifty dollars and no cents (\$650.00) by Childress, seconded by Magill. 5/0*

**4. Receive an update on the SEDC Bylaws.**

City Manager Stallings gave a brief update on the acceptance of the updated SEDC Bylaws that was approved on the May 6, 2024, City Council Meeting.

**5. Receive an update on the contract with Agron Rexha. Doing business as Goni Construction for the construction /build out for a restaurant facility at 101 and 103 North Kaufman.**

City Manager Stallings stated that the Board General Counsel Thomas is working with the contractor to complete the contract for the construction/build out. He added that the project will adhere to all building codes and construction standards.

City Manager Stallings made mention that the contract was accepted on the May 6, 2024, City Council Meeting.

**6. Recess into Executive Session at 6:44 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.) Segoe Buffet**

**7. Reconvene into Regular Session at 7:05 p.m.**

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

**(1.) Segoe Buffet**

*No action taken.*

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- 8. Conduct a public hearing concerning an Economic Development Incentive Agreement between Sego Buffett, LLC a Texas limited liability company, and the Seagoville Economic Development Corporation.**

*Chair Hernandez opened the public hearing at 7:06 p.m.*

Board General Counsel Thomas provided the background of the request for the Incentive Agreement including the items listed in the agreement to be purchased or repaired/replaced. She made mention of the address and location for the project.

Board General Counsel Thomas stated the agreement is considered a reimbursement agreement and not exceed the amount of thirty-six thousand, seven hundred and three and 66/100 dollars (\$36,703.66). She added the claw backs of the agreement.

*Chair Hernandez closed the public hearing at 7:09 p.m.*

- 9. Discuss and consider approving a Resolution of the Board of Directors of the Seagoville Economic Development Corporation approving and Economic Development Incentive Agreement between Sego Buffet, 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 Incentive Agreement between Sego Buffet, LLC, a Texas Limited Liability Company, and the Seagoville Economic Development Corporation by Vice-Chair Magill, seconded by Mathews. 5/0*

Resolution 2024-R-09

- 10. Consider and accept the resignation of Patrick Stallings as Chief Administrative Officer of the corporation effective May 16, 2024.**

City Manager Stallings provided his resignation as Chief Administrative Officer of the corporation. He added that McDaniel is a great addition to the team.

City Manager Stallings made mention that he will still oversee the Seagoville Economic Development Corporation operations. He added that he will still attend the SEDC meetings.

At 7:12pm City Manager Stallings resigned as Chief Administrative Officer of the corporation effective May 16, 2024.

*Motion to accept City Manager Stallings resignation as Chief Administrative Officer of the corporation effective May 16, 2024, by Mathews, seconded by Vice-Chair Magill*

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**11. Consider and appoint Kirk McDaniel as Chief Administrative Officer of the corporation effective May 16, 2024.**

*Motion to appoint Kirk McDaniel as Chief Administrative Officer of the corporation effective May 16, 2024, by Childress, seconded by Vice- Chair Magill. 5/0*

**12. Receive Board Member reports.**

Chair Hernandez reminded SEDC members seeking reappointment for their place on the Board to apply with the City Secretary or Executive Administrative Assistant.

Childress welcomed McDaniel to the Seagoville Economic Development Corporation.

Vice-Chair Magill expressed his thanks to City Manager Stallings for his service as the Chief Administrative Officer of the corporation and welcomed McDaniel to the Seagoville Economic Development Corporation.

Chair Hernandez welcomed McDaniel to the Seagoville Economic Development Corporation and expressed thanks to City Manager Stallings for his service as the Chief Administrative Officer of the corporation.

**13. Adjourned at 7:14 p.m.**

APPROVED:

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BOARD CHAIR

ATTEST:

*Casey Fillmore-Myers*  
BOARD SECRETARY