

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

The SEDC Board held a regular meeting on Thursday, July 18, 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
Carl Henley	Board Member
Shelley Sipriano	Board Member (Absent)

The following visitor(s) and staff member(s) were present: City Manager Patrick Stallings, EDC Director Kirk McDaniel, Finance Director Gail French, City Attorney 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 June 20, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

Motion to approve the Consent Agenda as written by Vice-Chair Magill, seconded by Sherman. 6/0

REGULAR AGENDA ITEMS

- 2. Discuss and consider selection of a Board Chair and Vice-Chair for the Seagoville Economic Development Corporation.**

Motion to elect Hernandez as Board Chair by Childress, seconded by Magill. 6/0

Motion to elect Magill as Vice-Chair by Childress, seconded by Magill. 6/0

- 5. Discuss and consider approving FY 2025 budget.**

Finance Director French provided a brief overview of the FY 2025 budget. She made mention of the increase in the Quality of Life budget for future projects.

Motion to approve the FY 2025 budget as presented by Sherman, seconded by Childress. 6/0

Resolution 2024-R-10

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3. Recess into Executive Session at 6:37 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. Doe Belly's**
- B. Tortilla Factory**
- C. Project Horizon**
- D. Project Summit; and**
- E. Project Nexus**

4. Reconvene into Regular Session at 7:30 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. Doe Belly's**
- B. Tortilla Factory**
- C. Project Horizon**
- D. Project Summit; and**
- E. Project Nexus**

No action taken.

6. Receive an update on the construction/build out for a restaurant facility at 101 and 103 North Kaufman.

EDC Director McDaniel provided an update on the restaurant facility located at 101 and 103 North Kaufman Street.

7. Receive an update on the status of rent within the EDC Buildings.

EDC Director McDaniel provided a lease matrix detailing each building's square footage and the amount of rent received from each tenant. He added that the lease matrix provided includes a fair market value according to each suite's square footage.

After some discussion regarding each tenant the Board requested that each lease agreement that will expire be brought to the next meeting for consideration of renewal and to include rent increases.

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- 8. Consider a Resolution approving engagement of V&K Construction, LLC for repair, texturing and painting of an exterior wall of the SEDC property located at 111 N. Kaufman Street in the City of Seagoville for a price not to exceed \$22,187.50; authorizing the executive director to execute all necessary and related documents; providing a repealing clause; providing a severability clause; and providing an effective date.**

EDC Director McDaniel stated the location of the property and the repairs needed at the location. He added that the price included preparing the wall for a possible mural and suggested potentially partnering with Seagoville High School to commission the mural after all the repair work is completed.

Motion to approve the engagement of V&K Construction, LLC for repair, texturing and painting of an exterior wall of the SEDC property located at 111 N. Kaufman Street for a price not to exceed \$22,187.50 by Childress, seconded by Vice-Chair Magill. 6/0

Resolution 2024-R-11

- 9. Consider a Resolution approving engagement of V&K Construction, LLC for provision and installation of a dumpster and dumpster enclosure to serve corporation properties located in downtown Seagoville for a price not to exceed \$25,257.00; authorizing the executive director to execute all necessary and related documents; providing a repealing clause; providing a severability clause; and providing an effective date.**

EDC Director McDaniel stated the location of the installation of the dumpster and dumpster enclosure.

In response to a question from Pelayo, EDC Director McDaniel stated that the dumpster would be a permanent fixture that all the tenants in the EDC buildings could use.

City Manager Stallings displayed a picture of the proposed dumpster on his cell phone for Board Members to review.

Chair Hernandez stated the desire to include the cost of the dumpster to be split amongst the tenants in the building to be included in rent.

Motion to approve the engagement of V&K Construction, LLC for provision and installation of a dumpster and dumpster enclosure to serve corporation properties located in downtown Seagoville for a price no to exceed \$25,257.00 by Vice-Chair Magill, seconded by Henley. 6/0

Resolution 2024-R-12

10. Discussion on use of greenspace at 102 N Kaufman Street for market vendors.

Chair Hernandez suggested using the property as a market space for arts, crafts, and food vendors. Childress asked about the address and noted that the one listed on the agenda was not the area being discussed, and the discussion was closed.

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Recess into Executive Session at 7:56 p.m.

SEDC will recess into Executive Session in compliance with the TEXAS GOVERNMENT CODE, §551.071, consultation with board attorney, and §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. Project Nexus

Reconvene into Regular Session at 8:10 p.m.

SEDC will recess into Executive Session in compliance with the TEXAS GOVERNMENT CODE, §551.071, consultation with board attorney, and §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. Project Nexus

No action taken.

11. Receive Board Member reports.

None.

12. Adjourned at 8:11 p.m.

APPROVED:

BOARD CHAIR

ATTEST:

Casey Zillmore-Myers
BOARD SECRETARY