

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

The SEDC Board held a regular meeting on Thursday, September 12, 2024, called to order 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

The following visitor(s) and staff member(s) were present: City Manager Patrick Stallings, and EDC Director Kirk McDaniel, City Attorney Victoria Thomas, and Executive Administrative Assistant Casey Fillmore-Myers.

Invocation – *The invocation was led by Pelayo.*

Pledge of Allegiance – *Pledge of Allegiance was led by Board Chair Hernandez.*

Recognition of Visitors – *Board Chair Hernandez recognized visitors.*

Receive Citizen Comments Period - *None*

CONSENT AGENDA

- 1. Consider approving Seagoville Economic Development Corporation Minutes for the August 15, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

Motion to approve the Consent Agenda as written by Vice-Chair Magill, seconded by Board Member Henley. Motion passed unanimously. 7/0

REGULAR AGENDA ITEMS

- 2. Consider a Resolution approving the Terms and Conditions of a Lease Agreement with Rodney and Tandice Finch, jointly and severally D/B/A Finch Delivery; authorizing and/or ratifying the execution of said lease by Executive Director; and providing an effective date.**

EDC Director McDaniel provided the background for the lease agreement including the term and increased amount.

In response to a question from Chair Hernandez, City Attorney Thomas stated that a revision can be made to the lease.

Motion to approve a Resolution for the Terms and Conditions of a Lease Agreement with Rodney and Tandice Finch, jointly and severally D/B/A Finch Delivery; authorizing and/or ratifying the execution of

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said lease by Executive Director; and providing an effective date by Board Member Childress, seconded Vice-Chair Magill. Motion passed unanimously. 7/0

Resolution 2024-R-13

3. Consider a Resolution approving the Terms and Conditions of a Lease Agreement with Axiom Appraisal Group, LLC; authorizing and/or ratifying the execution of said lease by the Executive Director; and providing an effective date.

EDC Director McDaniel provided the background for the lease agreement including the term.

Motion to approve a Resolution for the Terms and Conditions of a Lease Agreement with Axiom Appraisal Group, LLC; authorizing and/or ratifying the execution of said lease by the Executive Director; and providing an effective date by Board Member Childress, seconded by Vice-Chair Magill. Motion passed unanimously. 7/0

Resolution 2024-R-14

4. Consider a Resolution approving the Terms and Conditions of a Lease and Option Agreement with McCrea Ventures, LLC a Texas Limited Liability Company; authorizing and/or ratifying the execution of said lease by Executive Director; and providing an effective date.

City Attorney Thomas provided the details for the lease and option agreement.

In response to a question from Vice-Chair Magill, City Attorney Thomas stated that the responsible party for the maintenance of the HVAC System and Plumbing would be the tenant.

Motion to approve a Resolution for the Terms and Conditions of a Lease and Option Agreement with McCrea Ventures, LLC a Texas Limited Liability Company; authorizing and/or ratifying the execution of said lease by Executive Director; and providing an effective date by Vice-Chair Magill, seconded by Board Member Sipriano. Motion passed unanimously. 7/0

Resolution 2024-R-15

5. Discussion of Quality-of-Life Projects for FY2025.

Evan Moss, Representative of the American Ramp Company presented a brief slide show highlighting potential spots for the future skate park.

In response to a question from Board Member Pelayo, Mr. Moss stated that a fence can be placed around the proposed skate park.

Sean Grealy, Representative of National Fitness Campaign gave a quick presentation about the outside fitness center and shared key details about the grant program. Mr. Grealy provided a slideshow detailing the amenities that each fitness court could provide.

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6. Receive a presentation on an Ice Rink.

Item removed.

7. Receive an update on the construction/build out for a restaurant facility at 103 North Kaufman Street.

EDC Director McDaniel provided an update on the construction for the restaurant facility.

8. Consider and take action to approve a Resolution approving and authorizing the Executive Director to negotiate and execute an amendment to the SEDC's construction contract with Agron Rexha, d/b/a Goni Construction, to provide for additional work and compensation therefor to wit: installation of freezer/cooler and awning and fencing on back side of SEDC property located at 101 and 103 N. Kaufman for a total price not to exceed \$_____.

EDC Director McDaniel stated the items that the tenant requested be installed and the amount of the contingency when the contract was first accepted, and the additional funds being requested of \$20,000.00 be added to the contingency to cover expenses of the installation of the items.

Motion to approve a Resolution approving and authorizing the Executive Director to negotiate and execute an amendment to the SEDC's construction contract with Agron Rexha, d/b/a Goni Construction, to provide for additional work and compensation therefor to wit: installation of freezer/cooler and awning and fencing on back side of SEDC property located at 101 and 103 N. Kaufman for a total price not to exceed \$489,000.00 by Board Member Childress, seconded by Vice-Chair Magill. Motion passed unanimously. 7/0

Resolution 2024-R-16

9. Recess into Executive Session at 7:25 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. Project Nexus; and**
- C. Project Horizon**

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10. Reconvene into Regular Session at 7:47 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. Project Nexus; and
- C. Project Horizon

*Motion to approve to authorize EDC Director to negotiate and execute the purchase and sale agreement for Project Nexus by Vice-Chair Magill, seconded by Board Member Henley.
Motion passed unanimously. 7/0*

11. **Items of community interest and Board Member reports.**

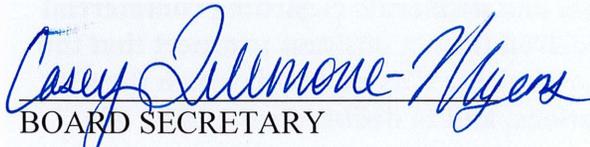
None.

12. **Adjourn at 7:48 p.m.**

APPROVED:


BOARD CHAIR
Vice ↗

ATTEST:


BOARD SECRETARY