



**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION
MEETING AGENDA
Thursday, December 12, 2024**

REGULAR MEETING – 6:30 P.M.

City Hall, Council Chambers
702 N. Highway 175
Seagoville, TX 75159

As authorized by Section 551.127, of the Texas Government Code, one or more Board members or employees may attend this meeting remotely using videoconferencing technology. A quorum will be physically present at the meeting location and will be open to the public.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed executive session for the purpose of seeking confidential legal advice from the Seagoville Economic Development Corporation Attorney on any agenda item listed herein.

Call to Order

Invocation

Pledge of Allegiance

Recognition of Visitors

Receive Citizen Comments Period – *This portion of the meeting is to allow each speaker up to six (6) minutes to address the Board on items not posted on the current agenda. The Board may not discuss these items but may respond with factual data or policy information or place the item on a future agenda. Citizens wishing to speak on posted agenda items will be called upon at that time. Anyone wishing to speak shall submit a Speaker Request Form to the Board Chair.*

CONSENT AGENDA

1. Consider approval of the Seagoville Economic Development Corporation Minutes for the Thursday, November 14, 2024, Regular SEDC Meeting. (Casey Fillmore-Myers)

REGULAR AGENDA ITEMS

2. Consider a Resolution approving a License and Use Agreement between the Seagoville Economic Development Corporation board of Directors and the Living with Jess

Foundation, LLC for events on certain Seagoville Economic Development Corporation property.

3. Consider a Resolution approving a maintenance contract with Precision Air, for maintenance services for certain property owned by the Seagoville Economic Development Corporation; for a price not to exceed \$1,500.00; authorizing the Executive Director to execute all necessary and related documents.
4. Consider a Resolution approving a contract with NTX Environmental, LLC and Envirophase for services relate to the asbestos abatement for 202 North Kaufman Street not to exceed \$4,450.00; authorizing the Executive Director to execute all necessary and related documents.
5. Consider a Resolution approving a contract with The Retail Coach for consulting services related to retail recruitment and commercial development for a price not to exceed \$18,500.00; authorizing the Executive Director to execute all necessary and related documents.
6. Discussion and presentation of downtown waypoint mapping system.
7. Receive an update on the construction/build out for a restaurant facility at 103 North Kaufman Street.

8. **Convene into Executive Session**

SEDC will convene 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. Project Nexus

9. **Reconvene into Regular Session**

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

A. Project Nexus

10. Items of community interest and Board Member reports.

Pursuant to Section 551.0415 of the Texas Government Code, the City Council or City Administration may report information on the following items: 1) expression of thanks, congratulations, or condolences, 2) information about holiday schedules, 3) recognition of individuals, 4) reminders about upcoming City events, 5) information about community events, 6) announcements involving an imminent threat to public health and safety.

11. Adjourn.

CERTIFICATE

I certify that the above Notice of Meeting was posted on the bulletin board at the City Hall of the City of Seagoville, Texas on this 5th day of December 2024, by 5 p.m.

Casey Fillmore-Myers, Board Secretary

The Seagoville Economic Development Corporation does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the Seagoville Economic Development Corporation at least 72 hours in advance at (972) 287-2050 (TDD access 1-800-RELAY-TX)