

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

The SEDC Board held a regular meeting on Thursday, November 14, 2024, called to order 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
Shelley Sipriano	Board Member

ABSENT

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

Invocation – *The invocation was led by Board Member Sherman.*

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

Recognition of Visitors – *Chair Hernandez recognized visitors.*

Receive Citizen Comments Period - *None*

CONSENT AGENDA

- 1. Consider approving Seagoville Economic Development Corporation Minutes for the October 17, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

Motion to approve the Consent Agenda as written by Vice-Chair Magill, seconded by Board Member Sipriano. Motion passed unanimously. 6/0

REGULAR AGENDA ITEMS

- 2. Consider a Resolution approving the purchase and sale agreement by and between Tomaino Properties, LP and the SEDC for the purchase by the SEDC of the real property and improvements described as an approximately 0.185 acre tract 22 out of the Henry D. Bohannon Survey, Abstract 178, Page 105, City of Seagoville, Dallas county, Texas and being commonly known as 202 N. Kaufman Street; authorizing and ratifying execution of the agreement by the SEDC Executive Director.**

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EDC Director McDaniel shared the background for the purchase agreement, noting that a formal appraisal and an asbestos survey were completed for the property. He added that some asbestos was found and will be removed from the building.

Motion to approve a Resolution for the purchase and sale agreement by and between Tomaino Properties, LP and the SEDC for the purchase by the SEDC of the real property and improvements described as an approximately 0.185-acre tract 22 out of the Henry D. Bohannon Survey, Abstract 178, Page 105, City of Seagoville, Dallas County, Texas and being commonly known as 202 N. Kaufman Street; authorizing and ratifying execution of the agreement by the SEDC Executive Director by Board Member Childress, seconded by Board Member Magill. Motion passed unanimously. 6/0

3. 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/build out for the restaurant. He stated that the tenant "Doe Belly's" is working with the contractor on completing some final details and is expected to hold a soft opening early December.

4. 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. Project Nexus**
- B. Project Summit**

5. Reconvene into Regular Session at 6:53 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. Project Nexus**
- B. Project Summit**

No action taken.

6. Items of community interest and Board Member reports.

Board Member Sherman reminded the board of the funeral for Don Sorrells to be held Saturday at 1:00 p.m.

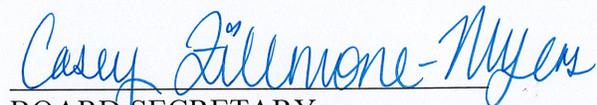
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7. Adjourn at 6:54 p.m.

APPROVED:


BOARD CHAIR

ATTEST:


BOARD SECRETARY