

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

The SEDC Board held a regular meeting on Thursday, October 17, 2024, called to order at 6:30 p.m. with a quorum present, to wit:

**PRESENT**

Harold Magill	Board Vice Chair
Dennis Childress	Board Member
Philip Pelayo	Board Member
Carl Henley	Board Member

**ABSENT**

Jose Hernandez	Board Chair
Barbara Sherman	Board Member
Shelley Sipriano	Board Member

The following visitor(s) and staff member(s) were present: 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 Childress.*

**Pledge of Allegiance** – *Pledge of Allegiance was led by Vice-Chair Magill.*

**Recognition of Visitors** – *Vice-Chair Magill recognized visitors.*

**Receive Citizen Comments Period** - *None*

**CONSENT AGENDA**

- 1. Consider approving Seagoville Economic Development Corporation Minutes for the September 12, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

*Motion to approve the Consent Agenda as written by Board Member Childress, seconded by Board Member Pelayo. Motion passed unanimously. 4/0*

**REGULAR AGENDA ITEMS**

- 2. Discussion on future fiscal year Downtown Ice Rink.**

Steve Frisken, representative of Chill Entertainment gave a presentation on the proposed ice rink, covering customizable options for size, shape, and surface. He also explained the cost differences between a synthetic ice rink and a real ice rink.

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**3. Consider a Resolution approving a contract with the American Ramp Company for the skate park construction in an amount not to exceed \$185,814.02; authorizing execution of the contract by the Executive Director; and providing an effective date.**

EDC Director McDaniel shared that the City Attorney has reviewed the contract and outlined key details, including the expected completion date.

Motion to approve a Resolution approving a contract with the American Ramp Company for the skate park construction in an amount not to exceed \$185,814.02 by Board Member Pelayo, seconded by Board Member Henley. The motion did not pass. 3/1

Ayes: Vice-Chair Magill, Board Member Pelayo and Board Member Henley

Nays: Board Member Childress

\*Note: Agenda Item 3 was reconsidered after Executive Session.

**4. Briefing on a potential funding agreement with the City of Seagoville related to public infrastructure (sewer line).**

EDC Director McDaniel shared the project's background and asked the board if they supported a utilities agreement.

The board directed staff to draft an agreement for the public infrastructure.

**5. Receive a presentation and update on potential Downtown Pop-Up Market.**

Jessica Keesee, representative of Living Well with Jess Foundation gave a brief presentation on a potential pop-up style market, highlighting the variety of vendors that could participate. She emphasized that no alcohol would be served at the events.

Mrs. Keesee stated that she would be responsible for organizing and management of the events. She included that the vendors would be responsible for the removal of their items.

EDC Director McDaniel mentioned that a formal agreement can be presented for Board approval at the next meeting, clarifying that it is not official until then.

**6. 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 expected to have a soft opening mid to late November.

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**7. Recess into Executive Session at 6:50 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**

**8. Reconvene into Regular Session at 6:58 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**

*No action taken.*

*Motion to reconsider Agenda Item 3 due to it being a Quality-of-life Project by Board Member Childress, seconded by Board Member Henley. Motion passed unanimously. 4/0*

**3. Consider a Resolution approving a contract with the American Ramp Company for the skate park construction in an amount not to exceed \$185,814.02; authorizing execution of the contract by the Executive Director; and providing an effective date.**

*Motion to approve a Resolution for a contract with the American Ramp Company for the skate park construction in an amount not to exceed \$185,814.02 by Board Member Henley, seconded by Board Member Childress. Motion passed unanimously. 4/0*

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

*None.*

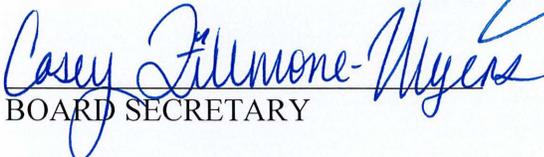
**10. Adjourn at 7:00 p.m.**

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APPROVED:

  
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BOARD CHAIR

ATTEST:

  
\_\_\_\_\_  
BOARD SECRETARY