

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

The SEDC Board held a regular meeting on Thursday, December 12, 2024, called to order at 6:30 p.m. with a quorum present, to wit:

**PRESENT**

Harold Magill	Board Vice Chair
Barbara Sherman	Board Member
Dennis Childress	Board Member
Philip Pelayo	Board Member
Shelley Sipriano	Board Member
Carl Henley	Board Member

**ABSENT**

Jose Hernandez	Board Chair
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The following 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** – *Oscar Quezada introduced himself to the board.*

**CONSENT AGENDA**

- 1. Consider approving Seagoville Economic Development Corporation Minutes for the November 14, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

*Motion to approve the Consent Agenda as written by Board Member Sherman, seconded by Board Member Sipriano. Motion passed unanimously. 6/0*

**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.**

EDC Director McDaniel provided the background for the agreement and location for the event.

In response to a question from Board Member Sherman, Jessica Keese representative of Living Well with Jess Foundation stated the multiple vendors that would be available at the event.

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In response to a question from Board Member Pelayo, EDC Director McDaniel stated that there is no assigned parking for the event.

*Motion to approve a Resolution for 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 by Board Member Henley, seconded by Board Member Pelayo. Motion passed unanimously. 6/0*

- 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.**

EDC Director McDaniel provided a brief overview of the maintenance contract with Precision Air and the items covered under the maintenance services.

*Motion to approve a Resolution for 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 by Board Member Childress, seconded by Board Member Sipriano. Motion passed unanimously. 6/0*

- 4. Consider a Resolution approving a contract with NTX environmental, LLC and Envirophase for services related 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.**

EDC Director McDaniel announced that the documents to finalize the building purchase are expected to be completed on Monday. He noted that asbestos was found at the location and provided the cost for its removal and abatement.

*Motion to approve a Resolution for a contract with NTX Environmental, LLC and Envirophase for services related 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 by Board Member Pelayo, seconded by Board Member Sherman. Motion passed unanimously. 6/0*

- 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.**

Kyle Cofer representative of The Retail Coach gave a brief presentation regarding the services provided and how they provide information to potential retailers.

*Motion to approve a Resolution for 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 by Board Member Childress, seconded by Board Member Sherman. Motion passed unanimously. 6/0*

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**6. Discussion and presentation of downtown waypoint mapping system.**

EDC Director McDaniel gave a presentation outlining the two options for waypoint signage and their proposed placement locations.

In response to a question from Board Member Sipriano, EDC Director McDaniel explained that additional signage can be installed but will need to be done in phases due to the cost of each sign.

The Board expressed overall support for Option A and directed the EDC Director to obtain an official quote for the Board's review.

**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/build out for the restaurant facility at 103 North Kaufman Street.

**8. Convene into Executive Session at 7:09 p.m.**

**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 at 7:13 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.*

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

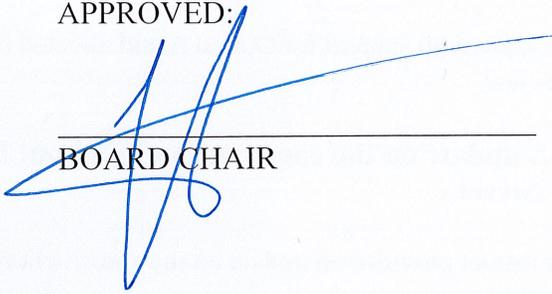
*Board Member Sherman shared the news of Mary Kirby's passing this week and reminded the Board about the Holiday Party on December 22nd.*

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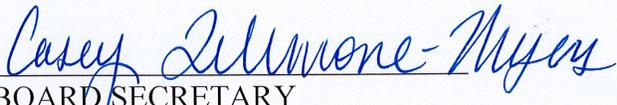
*Board Member Childress reminded everyone about the upcoming Lions Club meeting, which will feature a fundraiser event.*

**11. Adjourn at 7:15 p.m.**

APPROVED:

  
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BOARD CHAIR

ATTEST:

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