

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

The SEDC Board held a regular meeting on Thursday, June 20, 2024, beginning 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 (6:33 p.m.)
Philip Pelayo	Board Member
Blair Mathews	Board Member
Shelley Sipriano	Board Member (Absent)

The following visitor(s) and staff member(s) were present: City Manager Patrick Stallings, Assistant City Manager Cindy Brown, EDC Director Kirk McDaniel, Finance Director Gail French, Board General Council 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.*

CONSENT AGENDA

- 1. Consider approving Seagoville Economic Development Corporation Minutes for the May 16, 2024, Regular SEDC Meetings. (Casey Fillmore-Myers)**

Motion to approve the Consent Agenda as written by Vice-Chair Magill, seconded by Mathews. 5/0

REGULAR AGENDA ITEMS

- 2. Recess into Executive Session at 6:33 p.m.**

SEDC will recess into Executive Session in compliance with TEXAS GOVERNMENT CODE, § 551.071, consultation with board attorney, and §551.087, 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. Jacque’s Creole Sausage; and
- B. Project BC

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3. Reconvene into Regular Session at 6:52 p.m.

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

- A. Jacque's Creole Sausage; and
- B. Project BC

No action taken.

4. Discuss and consider a contract with Good Earth of Texas Services for mowing services around the Simonds Market Center tract.

EDC Director McDaniel highlighted the location of the tract of land and emphasized the necessity for mowing services. He noted that city staff have been handling the mowing, which is time-consuming and burdensome for staff to maintain. Therefore, he proposed adding the tract of land to the existing mowing services contract that the city is currently utilizing.

EDC Director McDaniel explained that the quote provided includes two (2) mows per month. He also mentioned that additional mows could be included in the contract, with the rate specified being per mow.

Motion to approve the contract with Good Earth of Texas Services for mowing services around the Simonds Market Center tract, by Mathews, seconded by Vice-Chair Magill. 6/0

5. Discuss building maintenance, including the trash removal process, materials and potential improvements.

EDC Director McDaniel stated that after reviewing the downtown plan that his goal is to focus on the aesthetics of the downtown area. He made mention that currently tenants in the area are placing trash on the roadway or towards the sides of the buildings causing an unpleasant site for the area.

EDC Director McDaniel expressed the desire to place the trash bins along Railroad for the tenants as a temporary solution and in the future build a dumpster with an enclosure at the towards the back as a long-term solution to this issue.

Vice-Chair Magill agreed that a dumpster would benefit the downtown area.

Chair Hernandez expressed the desire for a quote for the dumpster and enclosure.

6. Discuss the projected budget for FY 2024 and FY 2025 for the Seagoville Economic Development Corporation.

Finance Director French discussed the fiscal year 2024 and fiscal year 2025 projected numbers and provided a summary of expenditures for the year. She added the projected sales tax for the fiscal year 2025.

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Finance Director French made mention of the increase to the budget which included the mowing contract, fireworks in the park increase, beautification projects and a proposed skate park fund.

Pelayo expressed concern about parking if a skate park were to be added to C.O. Bruce Park.

In response to a concern from Vice-Chair Magill, City Manager Stallings stated that a budget amendment would be presented to City Council on July 1st that would include parking improvements for C.O. Bruce Park.

EDC Director McDaniel stated that the next item he wants to bring attention to is the rent for the tenants located downtown. He made mention that he wants to explore options that would be agreeable and a fair market rental rate.

Chair Hernandez stated the desire for the Economic Development Corporation and the Chamber of Commerce to work closer together and calibrate more.

Childress requested a breakdown of all the tenants in the building with square footage and amount of rent being collected.

Chair Hernandez stated that the downtown area needs more signage such as wayfinding signs.

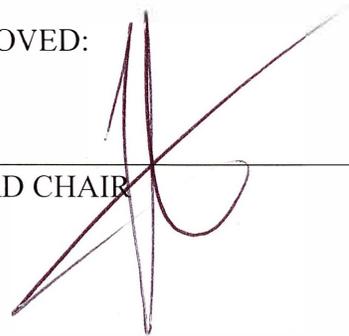
7. Receive Board Member reports.

Childress thanked everyone who attended the funeral for Mr. Skelton and showed their support for Sipriano during this difficult time. He added that he also wants to suggest extra parking be looked at for the downtown area.

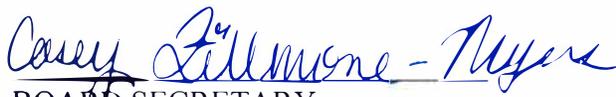
8. Adjourned at 7:38 p.m.

APPROVED:

BOARD CHAIR



ATTEST:


BOARD SECRETARY