

**SEAGOVILLE ECONOMIC DEVELOPMENT CORPORATION (SEDC)
REGULAR MEETING
OCTOBER 09, 2014**

The SEDC board held a regular meeting on Monday, October 09, 2014 at 6:30 p.m. with a quorum present, to wit:

Ron Fowler	Board Chair
Stepper Sebastian	Vice-Chair
Peggy Day	Secretary/Treasurer
Sergio Carrasco	Board member
Dennis Childress	Board member
Dr. Don Cole	Board member
Linda Vineyard	Board member

The following staff members and visitors were also present: Councilmember Jon Epps, Lori and Amber Medford, Jim Gissler, Craig Waggoner, Ms. Don Cole, Leon Love, SEDC Interim Office Mgr. Cindy Starns, Corporation Manager Bob Hager and City Secretary Dara Crabtree.

The Invocation was provided by Board member Cole. The Pledge of Allegiance was led by Board Chair Fowler.

CONSENT AGENDA.

Board member Day made a motion, seconded by Board member Carrasco, to approve Consent Agenda Item 1C. A vote was cast 7 for, 0 against.

1C. Approval of minutes for meeting held on September 08, 2014.

ITEM 2. Reviewed the Seagoville Economic Development Corporation's August 2014 financial reports. Comments followed.

Board member Carrasco recused himself and left the room.

ITEM 3. Board Chair Fowler opened the public hearing at 6:33 p.m. to hear a request from Julio Torres with Seagoville Signs and Designs for an Economic Development Grant in an amount not to exceed Nine Thousand Nine Hundred Dollars (\$9,900.00) for new parking area for employees and rear fencing of property more commonly known as 210 N. Kaufman Street, Seagoville, TX. No one spoke for or against the request. The public hearing was closed at 6:35 p.m.

ITEM 4. Following a discussion, Board member Childress made a motion, seconded by Board member Vineyard, to deny the request from Julio Torres with Seagoville Signs and Designs for an Economic Development Grant in an amount not to exceed Nine Thousand Nine Hundred Dollars (\$9,900.00) for new parking area for employees and rear fencing of property more commonly known as 210 N. Kaufman Street, Seagoville, TX A vote was cast 5 for and 1 against (Sebastian).

Board Member Carrasco returned to the dais.

ITEM 5. Following a discussion, Board member Childress made a motion, seconded by Board member Cole, to approve an expenditure in an amount not to exceed Eight Hundred dollars

(\$800.00) to Ken Smith with K & S Paint Services for the removal of graffiti and repainting the complete wall the graffiti is on to assure paint coverage for property owned by the Seagoville Economic Development Corporation located in Old Downtown, Seagoville, TX. A vote was cast 7 for, and 0 against.

ITEM 6. Following a discussion, Secretary/Treasurer Day made a motion, seconded by Board member Carrasco, to set a date and time of Saturday, November 1, 2014 at 1 p.m. for a workshop for the purpose of reviewing and amending Seagoville Economic Development Corporation Bylaws and Rules of Procedure. The workshop will be located at the SEDC office. A vote was cast 7 for, 0 against.

ITEM 7. BOARD MEMBER REPORTS.

Peggy Day – commented that she and Ms. Vineyard attended a National Night out and Dakota Sr. Citizens meeting; expressed concerns of Casa Grande Park's condition; and consider discussing Park on future agenda.

Dennis Childress – provided an update on Babe's; and Seagoville is still on their radar for business.

ITEM 8. CITIZEN COMMENTS. No one spoke.

ITEM 9. The Board recessed into Executive Session at 6:53 p.m. pursuant to Texas Government Code:

- (a) Section 551.072, Deliberation regarding the purchase, lease, exchange or value of real property, for property located in the Old Downtown area, Seagoville, Texas, Dallas County, Texas.
- (b) Section 551.087, Deliberation regarding Economic Development; to discuss and deliberate regarding commercial or financial information from a business prospect and, to deliberate an office of financial or incentive to a business prospect.

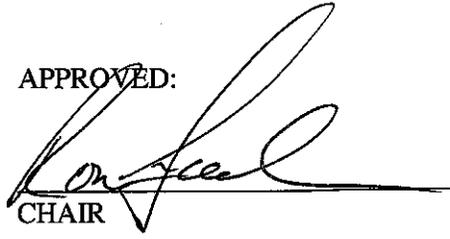
The Board reconvened into open session at 7:29 p.m.

ITEM 10. ITEM 9(a). Board member Childress made a motion, seconded by Board member Carrasco to authorize the Board Chair to execute a Letter of Intent to purchase real property located at 102, 104 and 106 West Elm in an amount of Thirty Eight Thousand dollars, (\$38,000.00) according to the terms and conditions set forth in such letter. Earnest Money in the amount not to exceed \$1,500.00 to delivered to the Title Company not later than three (3) business days after the effective date of the contract to be applied to purchase price. This purchase is contingent based on results of inspection of property within 60 days after the effective date of the contract, included but not limited to a Phase I Environmental Study. If it is determined, based upon the results of the Phase I Environmental Study, that a Phase II Environmental Study is necessary, Buyer shall have an additional 60 days to complete Inspections, including but not limited to a Phase II Environmental Study. A vote was cast 7 for, 0 against.

ITEM 9(b). Corporation Attorney Hager stated staff to go back to the business prospect and request a new application to be submitted.

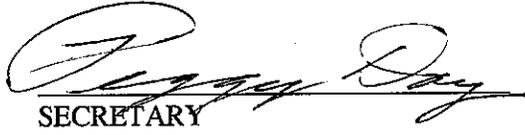
ITEM 11. The meeting was adjourned at 7:31 p.m.

APPROVED:



CHAIR

ATTEST:



SECRETARY