

**STATE OF TEXAS
COUNTY OF DALLAS/COUNTY OF KAUFMAN
CITY OF SEAGOVILLE**

CITY OF SEAGOVILLE CITY COUNCIL MINUTES

The City Council of the City of Seagoville met in a Joint Special Called Meeting with the Seagoville Economic Development Corporation on Monday, March 2, 2009 beginning at 7:00 p.m. in the Council Chambers of City Hall, 702 N. Highway 175, Seagoville, Texas, with the following City Council Members and Seagoville Economic Development Corporation Board members present:

Mayor and City Council Members:

Mayor	Sidney M. Sexton, Jr.
Mayor Pro Tem	Brenda Thompson
Council Member	Harold Magill
Council Member	Jose Hernandez
Council Member	Carl Polnac
Council Member	Marshall Green

SEDC Board Members:

President	Joe Priest
Vice-President	Stepper Sebastian
Board Member	Joel Phillips
Board Member	Gary Tidwell
Board Member	Wanda Sewell
Board Member	Dena Harper

The following City and SEDC staff members were present:

City Manager	Denny Wheat
Public Works Director/ACM	Mike Hitt
SEDC President/CEO	Carlos Vigil
SEDC Executive Director	Bekki Roberts
Special Invited Guest Speaker	Mr. Troy Bathman, St. Ives Realty, Inc.

CALL TO ORDER AND WELCOME

Mr. Priest and Mayor Sexton, respectively called the meeting to order at 7:04 p.m. Ms. Sewell and Mayor Sexton each delivered an invocation. The assembly recited the Pledge of Allegiance.

It was announced that Mr. Troy Bathman was delayed on his way to the meeting but was enroute. Mayor Sexton called a recess until 7:06 p.m. when Mr. Bathman arrived.

City Manager Denny Wheat advised that discussion should be held in open session until such time as questions requiring responses consisting of proprietary information are asked. At that time, notation will be made of those questions. Once the Council exhausted its questions in open session, then both the Council and the SEDC Board could recess from the normal meeting and convene into closed Executive Session.

DISCUSSION ITEMS

1. Share Information and Discuss Issues of Mutual Interest to the City Council and the Seagoville Economic Development Corporation Board Regarding Future Development in the City of Seagoville.

Mr. Troy Bathman, St. Ives Realty, Inc., Invited Guest Speaker, and Representatives of St. Ives Realty, Inc., addressed the City Council, responding to their specific questions about planned and future development opportunities within the City of Seagoville.

A question was asked about when construction could be expected to begin on Malloy Corners. Mr. Bathman indicated that it now depends on the economy, all bids and engineering plans are done. When fully developed, there will be two hotels and two office-type complexes. There will be two retail buildings on Malloy Bridge Road. There is a future retail development near Bealls, about two to three years out.

The discussion generally centered on these areas; concerns about retail dollars going elsewhere based on retail and entertainment like that in Forney; what does it take to become known to retailers; is the City doing anything that needs to be done differently; will project work be done in phases; what kinds of things can the City do to promote itself to brokers; what kinds of services can be provided on the land that is available; is there a trend moving away from malls to smaller town-focused shopping; any developments involving Dallas Independent School District.

The Council and SEDC Board were informed that the City of Seagoville is doing the right kinds of things in terms of promoting itself including all parties' efforts, the City, SEDC, the Chamber. It is becoming known to brokers and promoters as a positive place in which to do business. Mr. Bathman stated the City needs to continue to work items through its planning process in an expeditious manner in order not to tie or hold up projects which often discourages developers. There is no secret formula, SEDC needs to keep pushing the City forward and promoting it. Although there is a tremendous void and leakage out of the community, once one or two businesses step over the line, everyone will know. Entertainment venues are density driven and Mr. Bathman said it gets expensive once a City goes into entertainment. Also, such an operation requires the right kind of operator in order to ensure the investment pays off and remains viable in the community. Project work currently on the books will be done in phases. In terms of what needs to be done differently; Bathman reiterated that the City needs to continue to do more of

the same; keeping the City's name out there. He indicated that he and Jim would be happy to provide the City and SEDC with the connections they have which have focused on larger markets before now. Now those retailers / brokers are re-channeling on smaller markets which presents an opportunity for Seagoville. In general, communities are going back to community-based shopping which is the reasoning behind forming close-knit retail core. Seagoville has such a core and needs to expand it.

EXECUTIVE SESSION

2. The City Council convened into closed Executive Session at 7:48 p.m., with all Council Members present, pursuant to Texas Local Government Code, Section 551.087, Deliberation Regarding Economic Development Negotiations including (1) discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations OR (2) deliberation of a financial or other incentive to a business prospect described in (1) above.

The City Council reconvened into Regular Session at 8:18 p.m.

No action was taken resulting from the Executive Session.

FUTURE AGENDA ITEMS

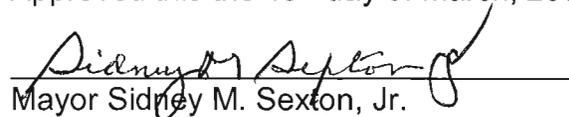
3. Future Agenda Items.

There were no future agenda items requested.

ADJOURN

4. Adjourn. Mr. Priest and Mayor Sexton, respectively adjourned their Board and Council meetings at 8:21 p.m.

Approved this the 19th day of March, 2009.



Mayor Sidney M. Sexton, Jr.

ATTEST:



Janie Willman, Interim City Secretary

