

**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 Regular Meeting on Monday, October 17, 2011 beginning at 7:30 p.m. in the Council Chambers of City Hall, 702 N. Highway 175, Seagoville, Texas, with the following members present:

| | |
|----------------|----------------------|
| Mayor | Sidney M. Sexton, Jr |
| Council Member | Terri Ashmore. |
| Council Member | Harold Magill |
| Council Member | Dennis Childress |
| Council Member | Lee Landess |
| Council Member | Peggy Day |

The following members were absent:
None

The following City staff members were present:

| | |
|----------------------------|---------------|
| City Manager | Larry Graves |
| Assistant City Manager/PWD | Mike Hitt |
| Police Chief | Pat Stallings |
| SEDC President and CEO | Bekki Roberts |
| SEDC Attorney | Jeff Moore |
| City Secretary | Sheila Martin |

Mayor Sexton called the meeting to order at 7:30 p.m., and led the invocation. The Mayor and City Council led the Pledge of Allegiance.

PRESENTATION / PROCLAMATION(S)

NONE

SPEAKERS

None

CONSENT AGENDA

- 1. October 3, 2011 City Council Meeting Minutes**
- 2. Consider Resolution No. 58-11 Authorizing the Mayor to Sign an Interlocal Agreement with Dallas County for Food Establishment Inspection and Environmental Health Services (Vector Control)**
- 3. Consider Resolution No. 59-11 Authorizing the Mayor to Sign an Interlocal Agreement with Dallas County to Expedite the Sale of Tax Foreclosed Properties**

4. Consider Resolution No. 60-11 Authorizing Dallas County to Resell Tax Foreclosed Properties Previously Struck Off to the City

Harold Magill made a MOTION, Lee Landess SECONDED to approve the Consent Agenda as presented

Vote - 5 Ayes

0 – Nays

PUBLIC HEARINGS

5. Conduct a Public Hearing, and Consider Ordinance No. 15-11 Re-zoning Land Parcels within the Town Center Overlay Zoning District by Re-zoning/Converting Back to the Zoning Classifications that were in Place Prior to the Town Center Overlay Zoning Approval on January 17, 2008.

***NOTE:** (The subject properties being considered for rezoning are generally bounded on the north by U.S. Highway 175 from Glendale Road to Water Street; properties generally located within approximately 1,000 feet northwest of Malloy Bridge Road but southeast of Shadywood Lane and Ard Road, properties generally located on both sides of and within approximately 500 feet of Kaufman Street from Durham Street to Gladys Street, properties generally located in the southwest and southeast quadrants of Malloy Bridge Road and Watson Street, from Peck Street to the west, to Johnson Street to the south, and to Hitt Street to the east, and properties generally located between Malloy Bridge Road and Water Street, from Kaufman Street to the U.S. Highway 175 Service Road.)*

Mayor Sexton opened the Public Hearing at 7:34 p.m.

- No one appeared to speak in favor of the Re-zoning
- No one appeared to speak against the Re-zoning

Mayor Sexton closed the Public Hearing at 7:34 p.m.

Lee Landess made a MOTION, Harold Magill SECONDED

Vote - 5 Ayes

0 – Nays

ACTION ITEMS

6. Discuss and Consider Approving Resolution No. 61-11 Authorizing the Mayor to Sign a Contract with the Texas Police Chiefs Association for Participating in the Best Business Practice Recognition Program.

Track 67 Yellow

Terri Ashmore made a MOTION Harold Magill SECONDED

Vote - 5 Ayes

0 – Nays

7. Community Liaisons Advocating for Successful Students (CLASS) Briefing – Council Member Terri Ashmore – City Liaison to Dallas Independent School District

Council Member Ashmore introduced the briefing by stating (CLASS was formed as a result of a group of parents, former Seagoville High School students, citizens, and community leaders coming together to dispel rumors, improve student performance and restore pride in Seagoville schools

Ashmore then introduced three CLASS members making tonight's presentation which were Brandi Hunsaker, represents Concerned Citizens; Eric Watson, represents former Seagoville High School Student) and Gary Bragg, represents Seagoville Business Community. The presentation included

Brandi Hunsaker - stated the CLASS is made up of parents, former students and community leaders who have joined efforts to rally around students and improve community schools. Goal is to engage students, parents, business leaders and governments to make Seagoville schools the best in the district.

Eric Watson – sated Seagoville High School rates number eight (8) out of the top 25 academic DISD High Schools; including being rated 3 of the top five Magnet Schools. Seagoville had 40 students to pass College AP exams. Seagoville met their AP/IP Exam goals last year. Even with these impressive facts there is still more we can do. If we bond together, we can inspire students to higher achievement.

Gary Bragg – stated CLASS will initiate several programs to improve student participation and the perception of DISD schools in Seagoville. CLASS will need community support in order to succeed. The group is not asking for money right now, but is asking for individual community leader's time. The group has a website located at www.seagovilleclass.org . Bragg asked for volunteers to log onto the website and volunteer their time in support of CLASS activities which will include:

- Random Acts of Kindness
- Programs to improve student's GPA
- Programs to improve student attendance

CLASS activities continued:

- Festival of Lights
- Pumpkin Carving
- Students in Government Program

City Council Comments:

Magill - Commended Ashmore for taking the time to involve parents and students. CLASS is a great step forward and much needed. Mentioned two former Seagoville High School students who received scholarships for medical research. One scholarship was in the area of heart disease research...

Ashmore – It has been a pleasure to work with this group. Community members, students, and businesses have come forward to help.

Sexton – Council supports Seagoville schools and supports CLASS 100%. Mentioned annual efforts "knocking-on-doors" to get students to enroll in schools.

Landess – Brandi Hunsaker replied yes in response to, Landess' asking if business will be asked to give incentives such as jobs, gift cards, trips, etc.

Ashmore – Closed the presentation by stating CLASS hopes to kick-off smaller programs by the end of the year. **Ashmore thanked Council for their time and interest in CLASS.**

8. Seagoville Economic Development Corporation Update

Bekki Roberts, Seagoville Economic Development President and CEO, showed a PowerPoint presentation that included showed various improvements/projects from the last two years including - City Parks, Hong Kong Kitchen (former) Sudduth Parking Lot Improvement, Napoli's Restaurant, 4th of July Celebration, Christmas Celebration, and Downtown Sidewalk improvements.

Following the presentation, Roberts asked if Council for questions or comments:

City Council Comments

Magill - Is excited about what's coming in the future. Commended Roberts and the SEDC Board for making unpopular decisions. Citizens, and existing businesses have also benefitted from EDC money for projects such as new signage and new sidewalks. SEDC has a history of growing the City's economy, development west of Walmart – which includes Hibbets Sports and Walgreens were a result of SEDC money. Encouraged citizens to shop Seagoville. Commended Mr. Stover for preserving downtown by opening a new restaurant.

Landess – Thinks SEDC is doing a great job but wanted to know what projects were pending other than Ace Hardware. Asked what happened to the Waffle House Restaurant? Roberts stated Waffle House is interested in Seagoville for the future, is not interested in the piece of property that was being offered. However, another restaurant establishment is interested in that piece of property.

Bekki Roberts Comments and Updates:

Ace Hardware will close on the land sale on November 4, 2011 with a mid-November to early December date for the groundbreaking.

Shared comment from Texas Attorney General website that states "sales tax is the economic work horse of cities serving as the backbone of development projects in more than 500 communities across the State." Attended a conference recently where one of the speakers stated EDCs are one of the few groups that have money to do projects these days. Developers, bankers and retail groups are all pulling back because of lack of money. Was pleased to see CLASS's presentation tonight because schools contribute to a City's economic development prospects.

Referenced a Dallas Morning News article that stated while Collin County economic development projects are decreasing, Seagoville EDC has received more inquiries in the past year than were received in the last five years.

New projects coming on-line: Believes the Ace Hardware store will result in additional new businesses coming to Seagoville. Also is in discussions with a metal fabrication company that will bring 75 new jobs initially and add 25 to 35 jobs later. Due to the economic downturn, Marriot has expressed no further interest in a Seagoville location. Best Western is very pleased with its relationship with SEDC, and the recent SEDC funded improvements. A barbecue restaurant is looking at the property next to Best Western. Have hired a structural engineer to evaluate buildings in the downtown area. Will be doing some kind of project in the downtown area pending report results. Stoval's Restaurant recently opened in the downtown area. Currently there are no prospects for the former Block Buster site. Will attend a Retail Trade Show in November, and will contact a targeted list of businesses while there.

Facade Grants: Allocated \$17,000 for façade improvements in 2010, granted \$76,000 for façade Improvements in 2011.

Distributed hand-outs which a list of 4A and 4B Cities, projects that are eligible for Type for 4A and 4B funding, a list of Seagoville Economic Development Corporation projects funded over the last year, and Blanket Business Tax Break in Collin County, and SEDC Letters of support from the following Seagoville

businesses: Best Western Hotels, GIT FIT, Goin' Postal, Inlet Structure Specialties, LTD; Martzen/PLLC; North Texas. **(See Attachments)**

SEDC Attorney – Jeff Moore- Brown and Hoffmeister Law Firm

Roberts stated EDC Board decided on October 3rd that it is best to have its own dedicated attorney. Moore was with the Attorney General's Office for four years and teaches classes on sales taxes.

Moore in response to Atmore's question about using Type A monies for jobs training classes stated use depends on the project. Type A Guidelines were written in 1989 largely for industrial type projects. Type B Guidelines were written in 1991 for the development of the BallPark at Arlington, and as a result can be used for TYPE A projects as well as park development and other entertainment type venues. Type B monies can be used for jobs training classes as long as the business signs an agreement to create a designated number of jobs at prevailing wages – there is no primary job requirement. Ranked 4A and 4B Sales Taxes as the most popular followed by 380s and Hotel/Motel Taxes.

Moore in response to Larry Graves question of "What does affordable housing mean?"; Moore responded affordable housing is for 4B families must meet HUD income requirements for what constitutes affordable housing in the community. City would have to get with HUD to determine criteria.

Moore in response to Landess question about using 4B monies for streets construction and maintenance, Moore replied 4B monies can be used to for infrastructure development i.e., streets, drainage etc. as part of a business development project. However, a sales tax election is required if City wanted to use 4B for example to maintain all streets in the City. A successful 4B sales tax election for streets would result in a reduction or elimination of 4B sales tax.

Childress – SEDC has been a major tool in developing Seagoville

Moore in response to Day's question about how 4B money has been used around the State for affordable housing, Moore replied 4B has not been used a lot due to Federal laws.

Council thanked Bekki Roberts for her efforts on behalf of the City

9. CITIZEN COMMENTS

Mayor Sexton read a letter from Combine Mayor Ratcliff thanking the Seagoville Fire Department for fighting fires in Combine.

Track 67 Yellow

10. FUTURE AGENDA ITEMS

Ashmore - requested an agenda item related to a citizen concern about Stop signs on Crestview, Fairview, and the corner of Crestview and Park.

Childress – requested an agenda item on preventing graffiti. Learned of some initiatives to reduce graffiti in Texas Municipal League “Town and City Magazine.”

Landess – requested an agenda item on putting some public lighting in downtown.

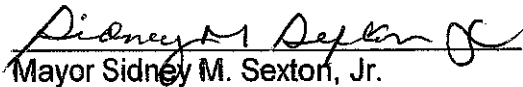
EXECUTIVE SESSION

None

ADJOURN –

Mayor Sexton adjourned the Council meeting at 8:42 p.m.

Approved this the 14th day of November, 2011



Mayor Sidney M. Sexton, Jr.

ATTEST:



Sheila J. Martin, City Secretary

RM-1 Meeting Minutes (Attachments)

- **Type B Eligible Projects**
- **Type A Eligible Projects**
- **2011 SEDC Project List**
- **Blanket Business Tax Break article – Dallas Morning New 10/10/2011**

Letters of Support for Seagoville Economic Development Corporation from:

1. **Best Western Hotels**
2. **GIT FIT**
3. **Goin Postal**
4. **Inlet Structures**
5. **Martzen/PLLC**
6. **North Texas Scales**

Type B Eligible Projects

- Everything authorized under Type A , including retail and commercial projects with the same restrictions
- Water supply facilities (with a special election and specific ballot language)
- Projects that improve a community's quality of life, including parks, professional and amateur sport and athletic facilities, tourism and entertainment facilities, affordable housing, and other improvements or expenditures that promote new or expanded business activity that create or retain primary jobs
- Projects designed to attract new military missions, prevent the closure of existing missions, and redevelop a closed or realigned military base
- Sewer or solid waste disposal facilities in Hidalgo County
- Direct incentives for retail in communities with fewer than 20,000 residents and certain land-locked cities
- Hangers, airport maintenance and repair facilities, air cargo facilities, related infrastructure located on or adjacent to an airport facility
- Airport facilities provided that the eligible municipality enter into an approved development agreement with an entity that acquires a leasehold or other possessory interest from the economic development corporation
- Rail ports, rail switching facilities, marine ports, and inland ports

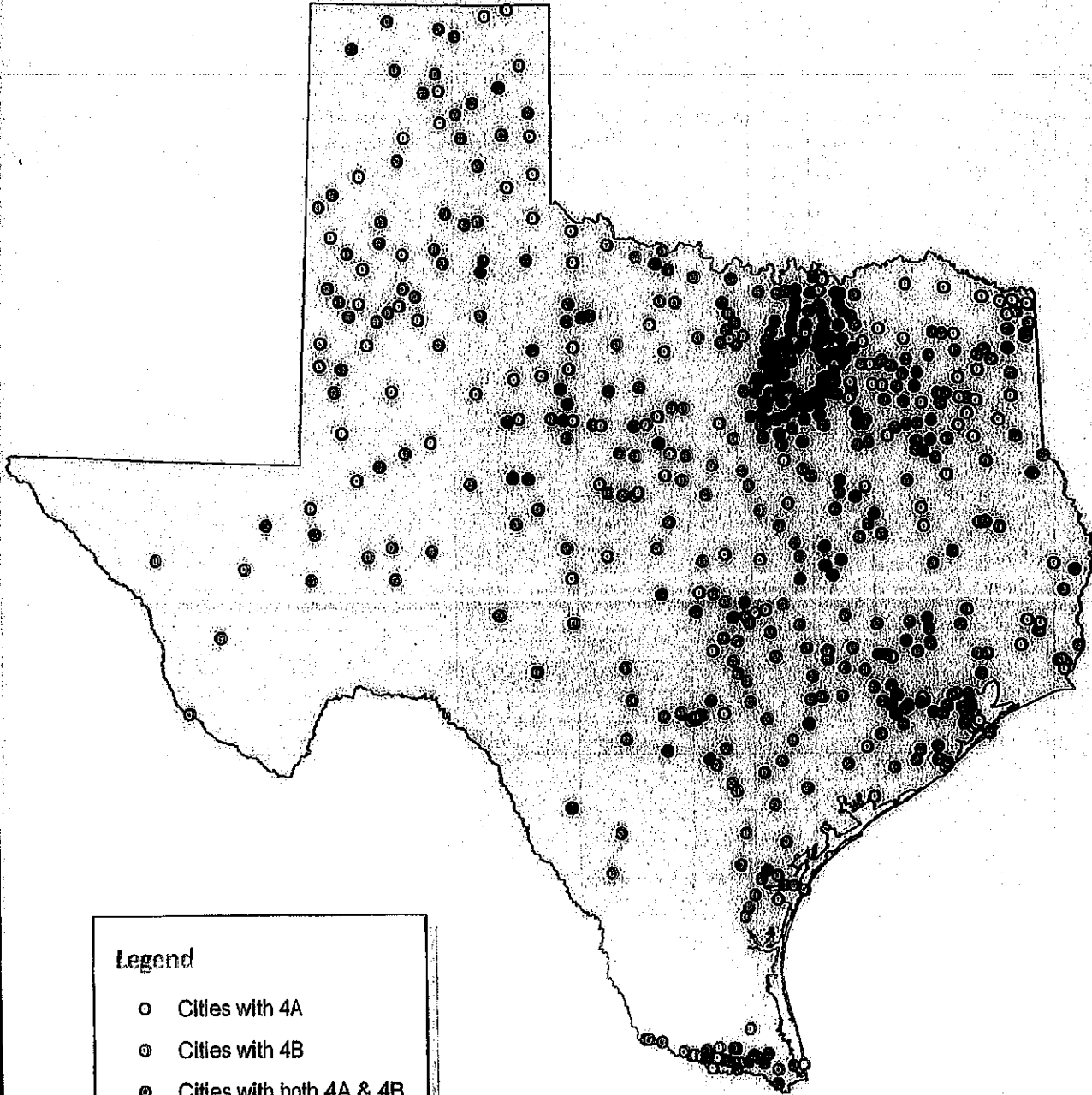
Type A Eligible Projects

- Land, buildings, equipment, facilities, improvements, and expenditures that are for the creation and retention of primary jobs and suitable for the development, retention, or expansion of the following types of projects: manufacturing, industrial, research & development, recycling, small warehouses, distribution centers, regional or national corporate headquarter facilities, closed or realigned military bases, and primary job training facilities by higher education institutions.
- Job training classes and career centers (no primary job requirement)
- Business airport facilities and port-related facilities
- Clean-up of contaminated project sites (with a special election and specific ballot language)
- Infrastructure assistance to retail or commercial projects
- Business-related sewer utilities and site improvements
- Beach remediation in Gulf communities required or suitable to promote or develop new or expanded business enterprises

- Projects designed to attract new military missions, prevent the closure of existing missions, and redevelop a closed or realigned military base
- General airport facilities for communities located 25 miles from US/Mexico border only
- Light rail, commuter rail, or motor buses
- Type B projects with voter approval

4A and 4B Sales Tax Communities

Under the Texas Development Corporation Act



Legend

- Cities with 4A
- Cities with 4B
- Cities with both 4A & 4B

For both 4A and 4B designations, the Development Corporation Act requires cities to establish a corporation to administer the sales and use tax proceeds. City voters must approve this special, dedicated tax at an election held for that purpose. A full list of these cities appears below.



Office of the Governor
Economic Development & Tourism
March 2009

SEDC 2011 PROJECT LIST:

| Business Name | Address | Project | Total Project Cost | Amount Funded |
|---------------------------|--------------------|---|--------------------|---------------|
| Shahid Ali | 2813 N. Hwy 175, | façade | \$23,850.00 | \$10,000.00 |
| Napoli's Restaurant | 308 N. Hwy. 175, | Signage | \$ 6,348.00 | \$ 3,024.00 |
| Seagoville Food Mart | 2817 N. Hwy. 175, | Façade | \$43,000.00 | \$ 9,700.00 |
| Los Arcos Restaurant | 210 N. Kaufman St | Signage | \$10,280.00 | \$ 5,040.00 |
| Napoli's Restaurant | 308 N. Hwy. 175, | Fenced Concrete Patio | \$ 5,090.00 | \$ 2,545.00 |
| Git Fit Fitness Center | 129B Hall St., | Signage | \$ 683.26 | \$ 400.00 |
| Seagoville Food Mart | 2817 N. Hwy. 175, | Signage | \$18,180.00 | \$ 9,000.00 |
| Seagoville Food Mart | 2817 N. Hwy. 175, | Landscaping | \$17,658.00 | \$ 2,500.00 |
| Public Auto Sales | 1105 N. Hwy. 175, | Signage | \$ 6,200.00 | \$ 2,800.00 |
| Shahid Ali | 2813 N. Hwy. 175, | Signage | \$ 4,925.00 | \$ 2,300.00 |
| 1st Smoke Shop | 2813A N. Hwy. 175, | Signage | \$ 1,515.50 | \$ 730.50 |
| Alvarado's Hair Salon | 2813B N. Hwy. 175, | Signage | \$ 1,515.50 | \$ 730.50 |
| Munoz Taxes | 2813C N. Hwy. 175, | Signage | \$ 1,515.50 | \$ 730.50 |
| Best Western Hotel | 1910 N. Hwy. 175, | Landscape, signage, parking lot repair | \$23,000.00 | \$ 8,200.00 |
| Mitch Martzen, Att. | 1110 N. Hwy. 175, | Signage | \$ 871.41 | \$ 360.00 |
| Best Western Hotel | 1910 N. Hwy. 175, | Repainting | \$16,854.00 | \$ 8,427.00 |
| Goin' Postal | 609 N. Hwy 175, | Entry Doors | \$ 1,384.25 | \$ 640.00 |
| Goin' Postal | 609 N. Hwy 175, | Signage | \$ 4,958.00 | \$ 2,400.00 |
| Goin' Postal | 609 N. Hwy 175, | Façade | \$ 1,425.00 | \$ 725.00 |
| Granny's Fried Chicken | 200 Hall Road, | Signage | \$10,716.75 | \$ 5,000.00 |

SUB-TOTAL \$199,970.17 \$75,252.50

| | | | | |
|--------------------------------------|---------------------|---------------------------|----------------|--------------|
| Napoli's Restaurant | 308 N. Hwy 175, | finish out | \$ 175,000.00 | \$104,000.00 |
| Ramsey Insurance | 1510 N. Hwy 175, | Finish out - office | \$ 12,000.00 | \$ 9,500.00 |
| James Sudduth | 704 W. Simonds Rd. | Parking Lot improvements | \$ 102,000.00 | \$ 70,000.00 |
| Ace Hardware | 600 N. Hwy. 175, | Construction | \$2,000,000.00 | \$400,000.00 |
| Seagoville Food Mart | 2817 N. Hwy 175, | Improvements to bldg site | \$ 625,000.00 | \$ 72,000.00 |
| Inlet Structure Specialties, LTD. | 501 W. Simonds Rd., | Business Relocation | \$ 415,000.00 | \$ 88,000.00 |
| Seagoville Food Mart | 2817 N. Hwy. 175, | Drainage Improvements | \$ 23,000.00 | \$ 8,200.00 |
| North Texas Scales | 2727 N. Hwy. 175, | Business Expansion | \$ 166,000.00 | \$120,000.00 |

SUB-TOTAL \$3,518,000.00 \$871,700.00

Quality of Life Projects

| | | | | |
|--|--|--|--------------|--------------|
| Fireworks Display | | | \$ 10,000.00 | \$ 5,000.00 |
| City Park Projects - 2011 | | | \$100,000.00 | \$100,000.00 |
| ➤ Petty White Soccer Lights - Phase II | | | | |
| ➤ Central Park Light Conversion | | | | |
| ➤ 20' Commercial Christmas Tree | | | | |
| ➤ Heard/Petty White Park Playground Equip. upgrade | | | | |
| ➤ Central Park Tennis/Basketball resurface | | | | |
| ➤ New Trash Receptacles at all Parks | | | | |

SUB-TOTAL \$110,000.00 \$ 105,000.00

Total \$3,827,970.17 \$1,051,952.50

Publication: The Dallas Morning News; Date: Oct 10, 2011; Section: Metro; Page: 1B

Growth | COLLIN COUNTY

Blanket business tax break considered

Idea endorsed to help firms, but administering program could be costly

By THEODORE KIM

Staff Writer tkim@dallasnews.com

Collin County, which has long been the darling of suburban growth but is now facing a slowdown, wants to give a tax break to virtually every new business that opens its doors.

Political leaders say the concept, approved unanimously by the Collin County Commissioners Court in August, sends an unmistakable message to the private sector at a time when the county's decades-long expansion has at last shown signs of cooling.

"The county is open for business," Collin County Judge Keith Self said.

Yet even as officials work out the details, they are finding the idea might be easier said than done.

Some observers have questioned the fairness of giving abatements to every new project. For smaller businesses, the abatement is likely to provide only minuscule tax savings. And a blanket tax break has the potential to bring on new bureaucratic headaches.

"All of the businesses we talk to are looking to cut their costs and be more efficient," said James Gandy, President of the Frisco Economic Development Corporation. "But if we're including extremely small businesses, the administrative costs could exceed the tax benefits."

That Collin County, with a population of almost 800,000, is looking for ways to drum up new business is almost inconceivable. The county has long been one of the nation's fastest growing.

The county's population has grown almost 60 percent over the last decade and twentyfold since 1960, according to the U.S. Census Bureau. The county's current growth rate is about 10 times faster than Dallas County's, census figures show.

But even in a region accustomed to double-digit growth, there are signs of a slowdown buoyed by an overabundance of housing and challenges in the broader economy.

Collin County last year issued about 4,200 permits to build new single-family homes, a key growth yardstick. That is about one-third the number issued in 2005, according to census numbers.

The slowdown is particularly acute on the suburban fringes, where housing subdivisions and shopping centers in far-flung exurbs like Celina and Princeton have struggled to fill.

Self, who leads the Commissioners Court, said he thinks the tax break could help.

"The public relations aspect of this is huge," he said. "If we can make the case that we are encouraging businesses of every size, we can make a huge impact."

Most cities and counties, including Collin, offer tax abatements to help entice businesses, according to the National Association of Counties. Some, including Comal County near San Antonio, have broader policies that give the majority of new businesses the chance to apply for tax breaks.

Collin County's proposal, however, appears to be far more sweeping. It calls for a 50 percent property tax abatement for all new businesses that lasts for three years. The blanket tax break, which is slated to take effect Jan. 1, is believed to be the first of its kind in North Texas.

Yet the proposal also comes with its share of potential hang-ups. Property tax collections fuel Collin County's budget, which has already endured cuts in recent years. With the tax break, the county stands to forfeit as much as \$2 million in additional tax revenue a year.

Administering the tax break also could prove challenging.

About 14,000 new businesses, most of them small, have registered in Collin County over the last five years, according to county estimates. Under the current plan, virtually all of them would qualify for the abatement.

And keeping track of the abatement could be tough because of turnover. Of those 14,000 new businesses, more than 4,000 no longer exist, the estimates showed.

Nor does the county's proposal currently discriminate between types or sizes of businesses. Projects ranging from corporate campuses to fast-food joints could take advantage.

Moreover, Collin County has the authority to dish out tax incentives only in the county's unincorporated sections. Plano, Frisco and Richardson would have to sign on in order for the tax break to be applied in those cities.

For all its complexities, the benefit would be small for most. Firms with a taxable value of \$50,000 or less might save an average of about \$10 a year, according to figures provided by the Collin County Central Appraisal District. Larger businesses would see greater savings, but chances are they would already be in line for other incentives.

Sally Bane, executive director of the Plano Economic Development Board, applauded the county's overall goals. But she said the proposal requires further vetting and opens up a broader conversation about the types of businesses the county is trying to attract.

Wielding tax incentives to encourage a new corporate headquarters is one thing. Using incentives to entice a filling station, grocery store or auto repair shop is another.

"Incentives are classically applied to primary jobs, and not as frequently applied to secondary or spin-off jobs," Bane said. "This policy would encompass both."

County Administrator Bill Bilyeu said the proposal is far from final and is likely to receive many tweaks before year's end.



Best Western Inn
Executive Inn

October 11, 2011

Citizens of Seagoville
City of Seagoville
Seagoville City Council
Seagoville Economic Development Corporation

Dear Citizens of Seagoville and the surrounding area:

In May 2011, I had the pleasure of working with the Seagoville Economic Development Corporation. Bekki Roberts, SEDC's Pres./CEO, gave me much needed guidance on how to receive assistance to upgrade the look of our hotel façade, outdoor lighting and parking lot.

It was a very positive experience. Our location and the Best Western Corporation were very pleased with the support given to enhance the view of our establishment on the Hwy 175 corridor by repainting our exterior, repairing our parking lot and providing much needed lighting to assure the best available security for our guests.

We in the Best Western group undergo timely inspections through the Corporate Headquarters and I am happy to say that we received a great review due to the renovations made. We even had other Best Westerns wanting information on how to make such improvements themselves.

We believe that by providing incentives to area businesses the Economic Development Corporation provides encouragement and support to us as well as the citizens of Seagoville and surrounding areas. We appreciate all the efforts made to establish a teamwork atmosphere to bring about success to our community.

Sincerely,

A handwritten signature in black ink that reads "Mukesh Gohel".

Mukesh Gohel
Owner/Operator

Git Fit

Git Fit
129B Hall St
Seagoville, TX 75159
October 10, 2011

City of Seagoville
Seagoville City Council
Seagoville Economic Development Corporation

Dear City:

We are the owners of the Git Fit Fitness Center in Seagoville.

The Seagoville Economic Corporation helped improve our business by fund assistance of storefront and overhead building signage. Without their support, we would have had to wait much longer to replace the previous proprietor's signage.

Seagoville has needed a fitness center for many years that promotes physical and mental being of its citizens. Too often, I hear from our members, "I am so glad we have a fitness center here in Seagoville. I no longer have to drive all the way to Mesquite to work out." With the EDC's help, we have been fortunate enough to improve our community through fitness.

I look forward when I will need the EDC's help once again to improve our product and service delivery.

Sincerely,



Ron Campbell
Sheila Campbell



609 North Hwy. 175
Seagoville, TX 76169
972-287-MAIL (6246)

September 15, 2011

To: The Citizens of Seagoville, the Seagoville City Council, and the Seagoville Economic Development Board.

This letter is in thanks for the help provided our new business by President Bekki Roberts and Office Assistant Cindy Starns of the Seagoville Economic Development Corporation. Starting a new business is, I'm sure, a challenge under any circumstances, but in these trying economic times, the assistance provided by the SEDC was invaluable in helping us "get off the ground".

They provided us with the background information and paperwork necessary to file for SEDC funding assistance. Additionally, they furnished valuable insight into the process of obtaining the contractor bids required. They helped us locate contractors qualified and willing to furnish bids in our area, while at the same time showing no special preference towards any involved in the bidding. Any questions that we had were always met with quick and helpful answers from the SEDC staff.

We filed three separate applications for assistance with the board. We received assistance with our costs of signage, both the pole sign by the Hwy 175 access road, and the channel letter sign placed above the entry on the front of the building. Another request helped us fund the repair and repainting of the building facade. And the third request helped fund repair and rework of the front doors to our business, which, although functional, had become quite worn, difficult to enter and exit, and posed a safety concern to us as well as future customers.

Throughout our preparations, the Seagoville city staff was also quite helpful in the process. Code Inspector Ron Harness provided many helpful tips, and members of the Fire Department were very helpful and informative during their phase of our inspection process. City Code Technician Cindy Kintz was most helpful with lists of contractors licensed to perform certain services within the City of Seagoville, as well as answering our many inane questions.

Without the funding assistance provided by the SEDC, we would have been hard pressed to complete all of the projects above on our own, and certainly couldn't have afforded to implement them all before we opened. We wish to take this opportunity to thank everyone involved for the funding assistance, as well as the good will and support. And we certainly don't want to forget to thank the Citizens of Seagoville, without whose assistance by virtue of the sales tax revenue provided for funding economic development, our building improvement projects would have been adversely impacted. It certainly helped to reaffirm our choice to make Seagoville the home of our new business. The City of Seagoville is certainly "Open for Business!" Thanks so much.

Sincerely,

Jerry Becker & Rick Black
Goin' Postal Seagoville



**INLET STRUCTURE
SPECIALTIES, LTD.**

P. O. BOX 360963
DALLAS, TEXAS 75336-0963
PHONE 972-913-2700
FAX 972-913-2701

September 16, 2011

Seagoville Economic Development Corporation
1512 N Hwy. 175
Seagoville, TX 75159

To Whom It May Concern:

We have been in contact with the Seagoville Economic Development Corporation since the City of Dallas eminent domained our land our company was on.

If it had not been for the Economic Development Corporation of Seagoville agreeing to help us, our company would not have been able to make the move to Seagoville. In turn we are bringing in 33 employees and their funds, along with our tax base to the City of Seagoville.

Thank you for all the help you have provided.

Sincerely,

Thomas W. Haeussler
President
Inlet Structure Specialties, Ltd.

cc: Citizens of Seagoville

Seagoville City of Council

September 16, 2011

Citizens of Seagoville
Seagoville City Council

Dear Citizens and Members of the City Council:

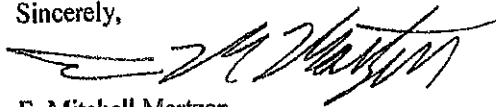
There is no doubt in my mind: the Seagoville Economic Development Corporation ("EDC") is a positive force in our business community each and every day. The EDC contributes time, energy, and resources to help launch and promote our city's businesses. I know of their impact because I myself experienced its benefits.

Just over six months ago, I identified Seagoville as a town in need of an attorney. I already had a small Dallas office that I had opened after completing my service in the Air Force, but I wanted to get involved in a smaller community. Seagoville was just the right fit with its vibrant economy, growing population, and small town charm. Once I decided Seagoville was the place for me, the Chamber of Commerce put me in touch with the EDC. Since I first met with the EDC, their staff has helped me in a variety of ways. The first thing the EDC did was help me locate a suitable office building. Then they encouraged me to get involved in their cost-sharing program, where they helped defray the cost of my business sign.

For a new business, signs are very expensive and a significant cost in the start-up process. Even though our resident sign-maker in Seagoville is very reasonable, there are significant material and labor costs that must be passed on. It isn't cheap. The EDC helped me, and if you began a business today they would help you. I have seen the EDC lend a hand to a number of small businesses in a variety of economic categories: freight, real estate investors, health and beauty owners, and retailers. Whatever your business, the goal of the EDC is to help it start, grow, and thrive in our community. In helping businesses come to our town and thrive, we'll improve employment opportunities and help spur our economic growth to even greater heights.

I hope you join me in supporting our EDC. They have a tremendous role in supporting our businesses, and they are necessary for the continued vitality of our town's entrepreneurs.

Sincerely,



E. Mitchell Martzen

cc: Seagoville Economic Development Corporation



North Texas Scales, Inc.

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September 15, 2011

To Citizens of Seagoville,

In 2001 North Texas Scales was located in Grand Prairie TX and had outgrown its facility. and Seagoville was considered a choice for relocation. One main concern was that Seagoville seemed to be in decline especially businesses along Hwy 175. After consulting with several business and city leaders we were confident that the Seagoville facade would, in time, change into a more positive representation of this area. Thus, 2727 Hwy 175 became our new home.

In the last 10 years we have seen growth in new industrial and commercial businesses, shopping centers, etc. that have made a positive impact on the economy of Seagoville.

Being one of the larger scale companies in the state, North Texas Scales facility needed upgrading to facilitate continued improvement and growth. With the downward trend in the economy this would be impossible without increased debt and/or cost cutting.

North Texas Scales looked to the Seagoville EDC and with the help of Becky Roberts, the EDC Board, Seagoville City Council, and the City of Seagoville we now have funding for not all, but a large portion of this investment. At this printing construction has begun on widened service road access for large delivery truck, wider fire and access lanes,

Helping with projects such as ours will be a positive Return on Investment that can not only be seen as people travel Hwy 175 through Seagoville, but also through increased revenues to the City

On behalf of the employees of North Texas Scales, Inc and myself Thank you Seagoville EDC.

Regards

Rodney Owens
President
North Texas Scales, Inc