



**LOCAL GOVERNMENT CORPORATION MEETING**  
**CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET**  
**MONDAY, AUGUST 09, 2021 AT 10:00 AM**

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**AGENDA**

**CALL TO ORDER**

**AGENDA ITEMS**

1. Approval of the LGC Minutes from 2/1/21 and 5/28/21.
2. Election of Board Vice Chair/Vice President & Secretary
3. Discussion and possible action regarding the appointment of LGC bank account signatories.
4. Resolution Authorizing Lease with Option to Purchase between Grand Prairie Local Government Corporation and Zavala's Barbecue, LLC for 103 SW 5th Street and 151 SW 5th Street; identify Zavala's Barbecue, LLC as a business suitable for expansion within the City
5. Resolution amending the Resolution on December 22, 2020 with City of Grand Prairie to increase the cash grant by \$2,225,000 to be used for the purchase and maintenance of real property; identify the property located at 406 W. Main Street as a suitable site for the location, relocation or expansion of a business within the City
6. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 401 W. Church St., 406 W. Main St., and Tract 2 locations with Calvary Baptist Church in the amount not to exceed \$2,125,000

**CITIZEN COMMENTS**

*Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by completing and submitting a speaker card.*

**EXECUTIVE SESSION**

*The Local Government Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss any of the following:*

- (1) Section 551.071 "Consultation with Attorney"*
- (2) Section 551.072 "Deliberation Regarding Real Property"*
- (3) Section 551.074 "Personnel Matters"*
- (4) Section 551.087 "Deliberations Regarding Economic Development Negotiations."*

**ADJOURNMENT**

The Grand Prairie City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972 237 8446 or email

(smcgregor@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

*Certification*

*In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A, the Local Government Corporation agenda was prepared and posted August 6, 2021.*



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*Stewart McGregor, Business Manager,  
Retail, Office & Hospitality Recruitment*



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 8/9/2021  
**REQUESTER:** Stewart McGregor  
**PRESENTER:** Stewart McGregor, Business Manager  
**TITLE:** Approval of the LGC Minutes from 2/1/21 and 5/28/21.  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

Approval of meeting minutes from the LGC meetings on 2/1/21 and 5/28/21.

**FINANCIAL CONSIDERATION:**

N/A



**Grand Prairie Local Government Corporation**  
 City Hall – Council Chambers, 300 W. Main Street  
 February 1, 2021

**Minutes**

**CALL TO ORDER**

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order via Zoom teleconference on February 1, 2021 at 3:00 p.m.

**Members Present**

Amy Sprinkles, Chair/President\*  
 Terry Jones, Vice-Chair/Vice-President  
 Susan Sanders, Treasurer  
 Steven Cherry, Secretary

**Staff Present**

Steve Dye, Deputy City Manager/COO  
 Becky Brooks, Chief Financial Officer  
 Brady Olsen, Cash and Debt Manager  
 Barron Fraker, Systems Administrator  
 Cheryl De Leon, Deputy City Manager  
 Megan Mahan, City Attorney  
 Paula Elliott, Recording Secretary

**AGENDA ITEMS**

**1. Consider Minutes of the December 22, 2020 Grand Prairie Local Government Corporation meeting.**

Treasurer Susan Sanders presented Item 1 for consideration. Chief Financial Officer Becky Brooks noted a typographical error on Item 1. \$2,900 should be \$2,900,000. Secretary Steven Cherry moved to approve the minutes from December 22 from the Grand Prairie LGC with the amendment noted by Ms. Brooks on Item 1, the Resolution amending a Chapter 380 Economic Development Agreement. The amount should be \$2,900,000, not \$2,900.00. Treasurer Susan Sanders seconded the motion. The motion carried 3-0, with no abstentions.

Ayes: Jones, Cherry, Sanders

Nays: None

**2. Consider Minutes of the December 17, 2020 Grand Prairie Local Government Corporation**

Treasurer Susan Sanders presented Item 2 for consideration. Secretary Steven Cherry moved to approve the minutes from the December 17 Grand Prairie LGC meeting. Vice-Chair/Vice-President Terry Jones seconded the motion. The motion carried 3-0, with no abstentions.

Ayes: Jones, Cherry, Sanders

Nays: None.

**3. Receive updates from staff on banking, accounting, and property closings**

Treasurer Susan Sanders presented Item 3 for consideration. Treasury and Debt Manager Brady Olsen advised that establishing the bank account for the Grand Prairie LGC is in

process. Security protocols require more time to complete the action than in the past. LGC has also been incorporated into Accounting (with Accounting Unit and GL Accounts) so that there will be proper recording of LGC purchases. Mr. Olsen also stated that the first part of closing on the Cavalry (church) had been completed the previous week.

**4. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 734 Fort Worth Street with Buddy Dawson in the amount not to exceed \$175,000**

Treasurer Susan Sanders presented Item 4 for consideration. Deputy City Manager Steve Dye presented information for Item 4. The property listed in the Resolution is a vacant lot just east of Theo's Restaurant (Theo's Bar and Grill). The City is considering purchasing the parcel of land for public parking use, as well as potential expansion of some type of business that would benefit the City. The amount not to exceed \$175,000 stated in the Resolution would include property purchase, broker fees, and/or earnest money.

*Secretary Steven Cherry asked if the parking would be available for anyone, and Deputy City Manager Steve Dye noted that Theo's (Bar and Grill) would benefit, but the parking would be available for anyone and not restricted for any one business.*

*Citizens were invited to comment. Systems Administrator Barron Fraker noted there were no citizens waiting to comment.*

Secretary Steven Cherry moved to pass Item 4, as stated in the Resolution. Vice-Chair/Vice-President Terry Jones seconded the motion. The motion carried 3-0, with no abstentions.

Ayes: Jones, Cherry, Sanders

Nays: None.

**5. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 103 SW 5<sup>th</sup> Street and 151 W. 5<sup>th</sup> Street with Lopez Propiedades in the amount not to exceed \$165,000**

Treasurer Susan Sanders presented Item 5 for consideration. Deputy City Manager Steve Dye presented information for Item 5. The properties listed in the Resolution are two vacant lots to the south, behind Zavala's Restaurant (Zavala's Barbeque). The City has intentions, if purchased, to create public parking, and use the remainder of that land for economic development purposes to benefit the City. The amount not to exceed \$165,000 stated in the Resolution would include property purchase, broker fees, and/or earnest money.

*Chair/President Amy Sprinkles joined the meeting.*

*Vice-Chair/Vice-President commented on the success in arranging the sale of the properties. Deputy City Manager Steve Dye cited Jason Claunch (consultant) and the staff for their contributions in creating the opportunities to purchase the properties. He noted the City had been considering the purchases of the properties for several years, and the prices are very reasonable. He also expressed thanks to the Lopez brothers.*

*Citizens were invited to comment. Systems Administrator Barron Fraker noted there were no*

*citizens waiting to comment.*

Secretary Steven Cherry moved to approve Item 5 as stated in the Resolution. Vice-Chair/Vice-President Terry Jones seconded the motion. The motion carried 3-0.

Ayes: Jones, Cherry, Sanders

Nays: None.

**EXECUTIVE SESSION**

There was no executive session.

**ADJOURNMENT**

There being no further business, Treasurer Susan Sanders adjourned the meeting at 3:16 p.m.

Respectfully submitted,

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Mr. Steven Cherry, Secretary



**Grand Prairie Local Government Corporation**  
 City Hall East – Conference Room D, 300 W. Main Street  
 May 28, 2021

**Minutes**

**CALL TO ORDER**

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order by Amy Sprinkles, Chair/President, on May 28, 2021, at 10:34 a.m.

**Members Present**

Amy Sprinkles, Chair/President  
 Terry Jones, Vice-Chair/Vice-President  
 Susan Sanders, Treasurer

**Member(s) Absent**

Seven Cherry, Secretary

**Staff Present**

Steve Dye, Deputy City Manager/COO  
 Cheryl De Leon, Deputy City Manager  
 Becky Brooks, Chief Financial Officer  
 Terrence Harbin, Economic Development Coordinator  
 Megan Mahan, City Attorney  
 Stewart McGregor, Economic Development  
 Brady Olsen, Cash and Debt Manager  
 Cathy Patrick, Interim CFO  
 Peter Smith, Internal Audit  
 Marty Wieder, Economic Development Director  
 Sheryl Osborn, Recording Secretary

**AGENDA ITEMS**

- 1. Resolution amending the Resolution on February 1, 2021, authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 734 Fort Worth Street with Buddy Dawson to increase from the amount of \$175,000 to the amount \$210,000**

Economic Development Director, Marty Wieder, presented information on the proposed property acquisition. After negotiations with the owner for the property, the sale price was established at \$198,000. The remaining \$12,000 requested will pay broker and other fees. Current plans are to use the property for public parking, future economic development, or possible relocation of another business.

Terry Jones, Vice-Chair/Vice-President, moved to approve the Resolution as presented, amending the previous Resolution from an amount not to exceed \$175,000 to an amount not to exceed \$210,000. Susan Sanders, Treasurer, seconded the motion. The motion passed 3-0, with no abstentions.

Ayes: Sprinkles, Jones, Sanders

Nays: None  
Absent: Cherry

**2. Resolution approving the amended budget of the Grand Prairie Local Government Corporation**

Brady Olsen, Cash and Debt Manager, stated the Board had previously adopted a 2021 Budget of \$0, with no revenues or expenditures. Since that time, the Board has received \$2,900,000 in revenues from the City for land purchases. Mr. Olsen also stated that he added an expenditure line-item line of \$50,000 for professional services.

Susan Sanders, Treasurer, moved to approve, as presented, the Resolution amending the previous Resolution from an amount not to exceed \$175,000 to an amount not to exceed \$210,000. Terry Jones, Vice-Chair/Vice-President, seconded the motion. The motion passed 3-0, with no abstentions.

Ayes: Sprinkles, Jones, Sanders  
Nays: None  
Absent: Cherry

**CITIZEN COMMENTS**

There were no citizen comments.

Megan Mahan, City Attorney, noted that staff will be bringing a discussion to the Board about the focus and by-laws for LGC going forward.

**EXECUTIVE SESSION**

The Local Government Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., to discuss one or more of the following:

- (1) Section 551.071 “Consultation with Attorney”
- (2) Section 551.072 “Deliberation regarding Real Property”
- (3) Section 551.074 “Personnel Matters”
- (4) Section 551.087 “Deliberations Regarding Economic Development Negotiations”

There was no Executive Session.

**ADJOURNMENT**


There being no further business, Terry Jones, Vice-Chair/Vice-President, moved to adjourn the meeting. Amy Sprinkles, Chair/President, seconded the motion. The motion passed 3-0 with no abstentions.

Ayes: Sprinkles, Jones, Sanders  
Nays: None  
Absent: Cherry

Amy Sprinkles, Chair/President, adjourned the meeting at 3:16 p.m.



Respectfully submitted,



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Mr. Steven Cherry, Secretary



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 08/09/2021  
**REQUESTER:** Stewart McGregor  
**PRESENTER:** Stewart McGregor, Business Manager  
**TITLE:** Election of Board Vice Chair/Vice President & Secretary  
**RECOMMENDED ACTION:** Appointment

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**ANALYSIS:**

Due to Vice Chair Terry Jones and Secretary Steven Cherry ending their terms on the board, the LGC Board will need to appoint a new Vice Chair/Vice President and Secretary.

**FINANCIAL CONSIDERATION:**

N/A



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

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**MEETING DATE:** 8/9/2021

**REQUESTER:** Stewart McGregor

**PRESENTER:** Stewart McGregor, Business Manager

**TITLE:** Discussion and possible action regarding the appointment of LGC bank account signatories.

**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

The Chair and Vice Chair of the LGC are the signatories on the LGC’s bank account. Due to the cycling off of Terry Jones as Vice Chair of the LGC, it is recommended the new Vice Chair’s name be added to the list of signatories and Terry Jones’ name taken off.

**FINANCIAL CONSIDERATION:**

N/A





**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 08/09/2021

**REQUESTER:** Steve Dye

**PRESENTER:** Steve Dye, COO

**TITLE:** Resolution Authorizing Lease with Option to Purchase between Grand Prairie Local Government Corporation and Zavala’s Barbecue, LLC for 103 SW 5th Street and 151 SW 5th Street; identify Zavala’s Barbecue, LLC as a business suitable for expansion within the City

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

The Grand Prairie Local Government Corporation (“Downtown LGC”) purchased 103 SW 5th Street and 151 SW 5th Street, and has identified Zavala’s Barbecue, LLC as a business suitable for retention and expansion within the City under the economic development program established through the Chapter 380 Agreement between the Downtown LGC and the City. The 380 Agreement requires City approval for any sale of property. Because this lease includes an Option to purchase, City approval is required for this transaction and was done so at the Council meeting on July 13, 2021.

**FINANCIAL CONSIDERATION:**

None – LGC has already purchased the properties.

**BODY:**

**RESOLUTION AUTHORIZING THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION TO ENTER INTO A LEASE WITH OPTION TO PURCHASE FOR 103 SW 5TH STREET AND 151 SW 5TH STREET WITH ZAVALA’S BARBECUE, LLC**

**WHEREAS**, as a manner of assisting the City in City’s governmental functions relating to the promotion of economic development within the City, City desired GPLGC to establish a program, in coordination with City’s economic development programs, to purchase and consolidate ownership or real property within the City that has been identified as suitable for the location, relocation, and/or expansion of businesses within the City (“the Program”); and

**WHEREAS**, the Board of Directors has entered into a Chapter 380 Program Agreement for Economic Development Incentives to create the Program;

**NOW THEREFORE, BE IT RESOLVED, THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION, TEXAS THAT:**

**SECTION 1.** The Lease and Option to Purchase for 103 SW 5th Street and 151 SW 5th Street between the GPLGC and Zavala’s Barbecue, LLC hereby meets the criteria established in the Program and Zavala’s Barbecue, LLC is a suitable business for the expansion and retention of said business within the City.

**SECTION 2.** It is hereby determined to be in the best interests of the City of Grand Prairie, Texas, the Local Government Corporation and its inhabitants to enter into this agreement. Said transaction will stimulate business and commercial activity in the City.

**SECTION 3.** This resolution shall become effective immediately upon its passage and approval.

**DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION ON THE 9TH DAY OF AUGUST, 2021.**



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 08/09/2021

**REQUESTER:** Steve Dye

**PRESENTER:** Steve Dye, COO

**TITLE:** Resolution amending the Resolution on December 22, 2020 with City of Grand Prairie to increase the cash grant by \$2,225,000 to be used for the purchase and maintenance of real property; identify the property located at 406 W. Main Street as a suitable site for the location, relocation or expansion of a business within the City

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

In November 2020, the Grand Prairie City Council approved a Chapter 380 Agreement to grant funds to the Grand Prairie Local Government Corporation to purchase a portion of the Calvary Baptist Church campus in Downtown Grand Prairie. This amount was amended and increased to \$2,900,000 in December 2020 to accommodate some additional property acquisitions in downtown.

In order to complete the purchase of the Calvary Baptist campus, staff recommends the approval of \$2,225,000 to be added to the 380 Grant Agreement. \$2.125 million to go toward acquisition of the property, which is sufficient to cover the purchase price and closing costs. The Church wishes to rent the property until March of 2022 for \$25,000, which will be reduced from the purchase price. The remainder (estimated \$120,000) will provide funds for maintenance of LGC-owned properties (particularly mowing).

**FINANCIAL CONSIDERATION:**

\$2.225 million to purchase this property and provide additional maintenance services for LGC-owned properties will be taken out of the economic development bond funds as passed in May 2021.

**BODY:**

**A RESOLUTION OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION AMENDING THE CHAPTER 380 PROGRAM AGREEMENT WITH THE CITY OF GRAND PRAIRIE TO INCREASE THE CASH GRANT BY \$2,225,000 TO BE USED FOR PURCHASE AND MAINTENANCE OF REAL PROPERTY.**

**WHEREAS**, Grand Prairie Local Government Corporation ("GPLGC") is organized for the purpose of aiding, assisting, and acting on behalf of City in the performance of City's governmental functions to promote the common good and general welfare of the City on behalf of the City, the promotion of economic development, the acquisition, development and redevelopment of real property within the City, the construction and/or operation of City facilities; and to perform such other governmental purposes of the City as may be determined from time to time by the city council of the City (the "City Council"); and

**WHEREAS**, GPLGC's Bylaws, as approved by the City Council, grants to GPLGC the authority to (i) own, purchase, lease, develop, redevelop, construct, maintain, and dispose of real and personal property; and (ii) contract with the City, political subdivisions, units of governments, and other persons and non-governmental entities; and

**WHEREAS**, as a manner of assisting City in City's governmental functions relating to the promotion of economic development within the City, City desires GPLGC to establish a program, in coordination with City's economic development programs, to purchase and consolidate ownership or real property within the City that has been identified as suitable for the location, relocation, and/or expansion of businesses within the City; and

**WHEREAS**, GPLGC has advised City that a contributing factor that would induce GPLGC to establish the foregoing program and to make it financially feasible to purchase properties that identified as part of such program, a grant of funds is necessary to establish a pool of funds available to GPLGC to purchase identified properties; and

**WHEREAS**, City is authorized by Article III, Section 52-a of the Texas Constitution and Texas Local Government Code Chapter 380 to provide economic development grants to promote local economic development and to stimulate business and commercial activity in the City; and

**WHEREAS**, City has determined that making an economic development grant to the GPLGC in accordance with this Agreement is in accordance with City's Economic Development Program and will (i) further City's objectives, (ii) benefit City and City's inhabitants, and (iii) promote local economic development and stimulate business and commercial activity in the City.

**WHEREAS**, the Board of Directors has determined that it is in the public interest to enter into a Chapter 380 Program Agreement for Economic Development Incentives.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THAT:**

**SECTION 1. The granting of an incentive in the total amount of \$2,225,000 through a Chapter 380 incentive agreement is approved, and the President is hereby authorized to execute contracts to effectuate this approval.**

**SECTION 2. The property located at 406 W. Main Street is a suitable site for the location, relocation or expansion of a business within the City.**

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION ON THIS THE 9TH DAY OF AUGUST, 2021**





**Tract 1**

Valued at \$2,400,000

January 2021: Purchase for 2,400,000 cash

January-March 31, 2022: Leased to Church (\$50,000 rent)

**Tract 2**

Valued at \$2,000,000

January 2021: Receive Option to Purchase for \$50,000 for Purchase Price of 2,125,000 open through Dec 30 2021.

Include Leaseback option for Church for \$25,000 total rent through March 31, 2022.



**CITY OF GRAND PRAIRIE  
COMMUNICATION**

**MEETING DATE:** 08/09/2021

**REQUESTER:** Megan Mahan

**PRESENTER:** Megan Mahan, City Attorney

**TITLE:** Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 401 W. Church St., 406 W. Main St., and Tract 2 locations with Calvary Baptist Church in the amount not to exceed \$2,125,000

**RECOMMENDED ACTION:** Approve

**ANALYSIS:**

This completes the purchase of the Calvary Baptist Church campus and acquires the remaining parcels located at: 406 W. Main St., 114 NW 5<sup>th</sup> St., 401, 409, 413, 421 and 423 W. Church St.

**FINANCIAL CONSIDERATION:**

The Grand Prairie City Council entered into a Chapter 380 Agreement with the Grand Prairie Local Government Corporation to provide \$2,400,000 for the purchase of a portion of the Calvary Baptist campus. The Council approved an additional \$2,125,000 to the LGC for the purchase of the remaining portion of the Calvary Baptist Campus.

**BODY:**

**RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF LAND AND REAL PROPERTY AT 401 W CHURCH ST AND 406 W MAIN ST WITH CALVARY BAPTIST CHURCH IN THE AMOUNT NOT TO EXCEED \$2,125,000.**

**WHEREAS**, as a manner of assisting the City in City's governmental functions relating to the promotion of economic development within the City, City desires GPLGC to establish a program, in coordination with City's economic development programs, to purchase and consolidate ownership or real property within the City that has been identified as suitable for the location, relocation, and/or expansion of businesses within the City ("the Program"); and

**WHEREAS**, the Board of Directors has entered into a Chapter 380 Program Agreement for Economic Development Incentives to create the Program;

**NOW THEREFORE, BE IT RESOLVED, THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION, TEXAS THAT:**

**SECTION 1.** The Program is hereby established; the determination of suitable property shall be reviewed on a case-by-case basis based on the circumstances then existing. The review shall be based on whether this acquisition is in the best interests of the City of Grand Prairie, Texas and its inhabitants and whether this acquisition will stimulate business and commercial activity in the City.

**SECTION 2.** The acquisition and purchase of 401 W. Church Street, 406 W. Main Street, and all Tract 2 parcels hereby meets the criteria established in the Program.

**SECTION 3.** It is hereby determined to be in the best interests of the City of Grand Prairie, Texas, the Local Government Corporation and its inhabitants to acquire the real property commonly described as 401 W. Church Street, 406 W. Main Street, and all Tract 2 sites as further described in the map marked "Exhibit A", attached hereto and made a part hereof, under the terms described therein, which include a purchase of Tract 2 with a leaseback to the current owner until March 31, 2022. Said transaction will stimulate business and commercial activity in the City.

**SECTION 4.** The President and her designees are hereby authorized and directed to negotiate for and acquire the parcel from the property owner under the approved terms for Tract 2 in Exhibit A, and to execute contracts to effectuate this approval.

**SECTION 5.** This resolution shall become effective immediately upon its passage and approval.

**DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THE 9TH DAY OF AUGUST 2021.**