



**LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL CHAMBERS, 300 W. MAIN STREET
MONDAY, FEBRUARY 01, 2021 AT 3:00 PM**

AGENDA

Due to the ongoing COVID-19 pandemic, this meeting of the Local Government Corporation Meeting shall be held by videoconference. Members of the Council and the public will participate via videoconference. Members of the public may participate in the meeting remotely via broadcast by webinar or telephone through the following URL location:

You are invited to a Zoom webinar.

When: Feb 1, 2021 03:00 PM Central Time (US and Canada)

Topic: LGC Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/92134207895?pwd=SIFKTTIzRIFUdE41NUZrM0JNREZmQT09>

Passcode: 428383

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All meeting participants attending remotely will be automatically muted until it is their turn to speak. To be recognized to speak, use the “raise hand” feature in the Zoom meeting platform. Those joining the meeting by phone may press *9 to raise your hand. After speaking, please remute your phone by pressing *6. Any speaker wishing to visually display documents in connection with a presentation must submit them to bolsen@gptx.org in PDF format no later than 3 o’clock p.m. on January 29, 2021.

The meeting will be held at City Hall Council Chambers, 300 W. Main St, Grand Prairie, Texas. Some or all of the council members may participate remotely via video conference.

CALL TO ORDER

AGENDA ITEMS

1. Consider minutes of the December 22nd, 2020 Grand Prairie Local Government Corporation meeting
2. Consider minutes of the December 17th, 2020 Grand Prairie Local Government Corporation meeting
3. Receive updates from staff on banking, accounting, and property closings
4. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 734 Ft Worth st with Buddy Dawson in the amount not to exceed \$175,000
5. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 103 SW 5th and 151 W 5th with Lopez Propiedades in the amount not to exceed \$165,000

CITIZEN COMMENTS

Citizens may speak during Citizen Comments for up to five minutes on any item not on the agenda by following instructions in the Virtual Meeting Details.

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

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 January 28th, 2021.



Brady Olsen, Treasury and Debt Manager

Grand Prairie Local Government Corporation

December 22, 2020
City of Grand Prairie
Grand Prairie Municipal Complex
300 West Main Street
Grand Prairie, Texas

Minutes

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order via Zoom teleconference on December 22, 2020 by Amy Sprinkles at 1:00 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/CIO
Becky Brooks, Chief Financial Officer
Brady Olsen, Cash & Debt Manager
Barron Fraker, Systems Administrator
Megan Mahan, City Attorney
Paula Elliott, Recording Secretary

Chair Sprinkles called the meeting to order and recognized that all board members including herself were present.

Executive Session

There was no executive session.

1. Resolution amending a Chapter 380 Economic Development Agreement with City of Grand Prairie to increase the cash grant to a total of \$2,900.00 to be used for purchase and maintenance of real property

Mr. Steve Dye reminded the board this item is mostly for the purchase of Calvary Baptist Church. There are two other potential properties, but those are still in preliminary stages. Mr. Olsen commented that the LGC does not have an avenue to obtain money so this is the city giving the corporation money to perform these acts. The board had no questions.

Vice-Chair Jones made a motion to approve the resolution. Secretary Cherry seconded the motion. The motion carried with the following vote: 4-0

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

2. Authorize the President to enter into a Brokerage Services Agreement with Core Location Advisors, LLC to negotiate the purchase of property for 3% of total sales price

Mr. Dye requested approval from the board on this item to pursue the purchase of two potential properties. It is still early in the process and negotiations are just now beginning. The board had no questions.

Treasurer Sanders made a motion to approve the agreement. Secretary Cherry seconded the motion. The motion carried with the following vote: 4-0

Ayes: Sprinkles, Cherry, Jones, Sanders

Nays: None

3. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 401 West Church Street with Calvary Baptist Church in the amount of \$2,400,000

Mr. Dye advised the board that the purchase price of \$2,400,000 is for track 1 which is the northern buildings of the campus. The committee had no questions.

Vice-Chair Jones made a motion to approve the resolution. Treasurer Sanders seconded the motion. The motion carried with the following vote: 4-0

Chair Sprinkles acknowledged that there were no citizens present. I.T. Systems Administrator Barron Fraker verified that was true.

Adjournment

There being no further business, Chair Sprinkles adjourned the meeting at 1:06 pm.

Respectfully submitted,

Mr. Steven Cherry, Secretary

Grand Prairie Local Government Corporation

December 17, 2020
City of Grand Prairie
Grand Prairie Municipal Complex
300 West Main Street
Grand Prairie, Texas

Minutes

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order via Zoom teleconference on December 17, 2020 by Amy Sprinkles at 9:30 a.m.

Members Present

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

Guest

Jason Claunch, Catalyst Commercial

Staff Present

Cheryl DeLeon, Deputy City Manager
Steve Dye, Deputy City Manager/CIO
Becky Brooks, Chief Financial Officer
Brady Olsen, Cash & Debt Manager
Jonathan Tooley, Planner (Zoom host)
Marty Wieder, Economic Development Director
Megan Mahan, City Attorney
Paula Elliott, Recording Secretary

Ms. Amy Sprinkles called the meeting to order and recognized the board members as herself, Terry Jones, Susan Sanders, and Steven Cherry.

1. Staff presentation on the Main Street Vision

Mr. Steve Dye discussed the history and progression of the Main Street Vision to the board members. Mr. Marty Wieder gave a presentation created by Catalyst Commercial on their recommendation “to service the community and greater region with a unique and identifiably authentic downtown as well as leverage the regional momentum and local assets”.

President Sprinkles commented this project will be wonderful once it has been completed. Secretary Cherry inquired if the city has a plan to get current Main Street tenants to join efforts with the vision. Mr. Wieder replied the city and the revitalizing team will continue to work with the tenants on curbside enhancements through small grants. Other efforts include murals, sign replacement and sign straightening.

2. Consider minutes of the November 16th, 2020 Grand Prairie Local Government Corporation meeting

Treasurer Sanders made a motion to approve the minutes. Secretary Cherry seconded the motion. The motion carried with the following vote:4-0

Ayes: Sprinkles, Cherry, Jones, Sanders

Nays: None

3. Resolution amending a Chapter 380 Economic Development Agreement with City of Grand Prairie to increase the cash grant to a total of \$2,900,000 to be used for purchase and maintenance of real property

4. Authorize President to enter into a Brokerage Services Agreement with Core Location Advisors, LLC to negotiate the purchase of property for 3% of total sales price

5. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 401 W Church St with Calvary Baptist Church in the amount of \$2,400,000

For Items 3 – 5, President Sprinkles clarified that no vote will be taken. Ms. Mahan stated we wanted the board have time to review, ask questions, and also see if any citizens had an interest in discussion. Then come back at the next meeting to consider those items.

Mr. Dye informed the board that Ms. Brooks found a way for the LGC to make the purchase of the church in two tracks with the first payment occurring next month, upon approval. There are a couple of other properties of interest through a 3rd party broker. The board had no questions.

Chair Sprinkles recognized that there were no citizens present.

Executive Session

There was no executive session.

Adjournment

There being no further business, President Sprinkles adjourned the meeting at 10:10 am.

Respectfully submitted,

Mr. Steven Cherry, Secretary



CITY OF GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION RESOLUTION

MEETING DATE: 02/01/2021
REQUESTER: Steve Dye
PRESENTER: Steve Dye, COO
TITLE: Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 734 Ft Worth st with Buddy Dawson in the amount not to exceed \$175,000
RECOMMENDED ACTION: Approve

ANALYSIS:

The LGC has identified this property as suitable for the location, relocation, and/or expansion of businesses with the City and meets Program requirements.

FINANCIAL CONSIDERATION:

The LGC has grant funds from the City to complete this purchase.

BODY

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF LAND AND REAL PROPERTY AT 734 FT WORTH ST WITH BUDDY DAWSON IN THE AMOUNT NOT TO EXCEED \$175,000

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 734 Ft Worth Street hereby meets the criteria established in the Program and is a suitable site for the location, relocation or expansion of a business within the City.

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 734 Ft Worth Street. 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 at a price not to exceed \$175,000, 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 1ST DAY OF FEBRUARY 2021



CITY OF GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION RESOLUTION

MEETING DATE: 02/01/2021
REQUESTER: Steve Dye
PRESENTER: Steve Dye, COO
TITLE: Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 103 SW 5th and 151 W 5th with Lopez Propiedades in the amount not to exceed \$165,000
RECOMMENDED ACTION: Approve

ANALYSIS:

The LGC has identified this property as suitable for the location, relocation, and/or expansion of businesses with the City and meets Program requirements.

FINANCIAL CONSIDERATION:

The LGC has grant funds from the City to complete this purchase.

BODY

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF LAND AND REAL PROPERTY AT 103 SW 5TH AND 151 W 5TH WITH LOPEZ PROPIEDADES IN THE AMOUNT NOT TO EXCEED \$165,000

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 103 SW 5th and 151 W 5th hereby meets the criteria established in the Program as a suitable site for the location, relocation or expansion of a business within the City.

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 103 SW 5th and 151 W 5th. 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 at a price not to exceed \$165,000, 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 1ST DAY OF FEBRUARY 2021.