



Minutes

CALL TO ORDER

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order on August 9, 2021 at 10:00 a.m.

Members Present

Amy Sprinkles, Chair/President
Tony Shotwell, Vice-Chair/Vice-President
Susan Sanders, Treasurer
Cole Humphreys, Secretary/Council Member, District 5

Staff Present

Steve Dye, Deputy City Manager/COO
Marty Wieder, Economic Development Director
Megan Mahan, City Attorney
Tiffany Bull, Assistant City Attorney
Stewart McGregor, Economic Development Business Manager
Terrence Harbin, Economic Development Coordinator

AGENDA ITEMS

1. Approval of the LGC Minutes from 2/1/21 and 5/28/21

Stewart McGregor noted that the adjournment time on the 2/1/21 minutes had been corrected with the proper time of 10:50 a.m. Amy Sprinkles made a motion to approve the LGC minutes from 2/1/21 and 5/28/21 with the amendment as specified by staff. Susan Sanders seconded and the vote carried unanimously.

2. Election of Board Vice Chair/Vice President & Secretary

Stewart McGregor explained that Terry Jones and Steven Cherry cycled off the board. Since Terry was Vice Chair and Steven was Secretary, two new board members needed to be appointed to fill their officer roles. Amy Sprinkles made a motion to appoint Tony Shotwell as Vice Chair/Vice President and Cole Humphreys as Secretary. Cole Humphreys seconded and the vote carried unanimously.

3. Discussion and possible action regarding the appointment of LGC bank account signatories.

Stewart McGregor explained that Amy Sprinkles and Terry Jones are both on the LGC's bank account as signatories. Due to Terry's retirement from the LGC Board, the new Vice Chair's name needed to be added and Terry's taken off. Cole Humphreys made a motion to replace Terry Jones' name on the bank account with Tony Shotwell's name. Susan Sanders

seconded and the vote carried unanimously.

Following action on Item #3, Megan Mahan recommended the board move into Executive Session for items 4, 5 and 6 under sections 551.072 and 551.087 (see board action under Executive Session).

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.

Megan Mahan recommended Item #4 to be taken up as one vote and Items 5 and 6 to be voted on together.

Megan Mahan explained the lease agreement for the lots behind Zavala's including an option to purchase with a provision that if Zavala's remains in operation at the site for at least 10 years, the lots will be sold to Mr. Zavala at a price of \$0.

Cole Humphreys made a motion to approve item #4 and Susan Sanders seconded. The vote carried unanimously.

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.

Megan Mahan said these items allow for the resolution and purchase of the remaining portion of the Calvary Baptist Campus and were funded through a Chapter 380 Agreement with the City of Grand Prairie. Approximately \$120,000 of the granted amount will be earmarked for LGC-owned property maintenance. Tony Shotwell made a motion to approve Items 5 and 6. Cole Humphreys seconded and the vote carried unanimously.

CITIZEN COMMENTS

There were no citizen comments.

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"

At this time, Amy Sprinkles moved that items 4, 5 and 6 would be discussed in Executive Session subject to sections 551.072 (Deliberation Regarding Real Property) and 551.087 (Deliberations Regarding Economic Development Negotiations). The time was 10:06 a.m.

At 10:48 a.m., Amy Sprinkles exited the Board out of Executive Session and back into regular session. At this time, she turned to Agenda Item #4.

ADJOURNMENT

There being no further business, Amy Sprinkles adjourned the meeting at 10:49 a.m.



Cole Humphreys, Secretary