



LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, MARCH 07, 2023 AT 2:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes for the December 13, 2022, Local Government Corporation Meeting
2. Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2023
3. Resolution amending the Chapter 380 Economic Development Agreement with the City of Grand Prairie for a cash grant of an additional \$124,000 to be used for the purchase and maintenance of real property located at 114 W. Main Street, as a suitable site for the location, relocation, or expansion of a business within the City and authorize the purchase

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 972-237-8029 or email (tharbin@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 March 03, 2023.



*Terrence Harbin, Senior Financial Analyst /
Finance & Budget Department*



**CITY OF GRAND PRAIRIE
LOCAL GOVERNMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/07/2023

PRESENTER: Terrence R. Harbin

TITLE: Minutes for the December 13, 2022, Local Government Corporation Meeting

REVIEWING COMMITTEE:

SUMMARY:
December 13, 2022, Meeting Minutes Approval



LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, DECEMBER 13, 2022 AT 2:00 PM

MINUTES

CALL TO ORDER

President Amy Sprinkles called to order the Grand Prairie Local Government Corporation meeting at 2:04 p.m. on Tuesday, December 13, 2022, in City Hall - Council Briefing Room, 300 W. Main Street.

AGENDA ITEMS

1. Minutes of the September 6, 2022, Local Government Corporation meeting

Thao Vo moved, seconded by Secretary Cole Humphreys to approve the minutes of Tuesday, September 6, 2022. The motion carried unanimously.

2. Resolution No. 2022-2 Electing the Officers of the Local Government Corporation

Secretary Cole Humphreys moved, seconded by Thao Vo to approve Resolution No. 2022-2 Electing the Officers of the Local Government Corporation. The motion carried unanimously.

3. Resolution amending the Economic Development Grant Agreement with the City of Grand Prairie to clarify the procedure for the disposition of certain income received by the GPLGC pursuant to the Agreement

Secretary Cole Humphreys moved, seconded by Thao Vo to approve Resolution amending the Economic Development Grant Agreement with the City of Grand Prairie clarifying the procedures for disposition of certain income received by the GPLGC. The motion carried unanimously.

4. Resolution approving the proposed budget for FY 2022-2023

Secretary Cole Humphreys moved, seconded by Thao Vo to approve a Resolution approving the proposed budget for FY 2022-2023. The motion carried unanimously.

EXECUTIVE SESSION

There was no executive session.

CITIZEN COMMENTS

There were no citizen comments.

ADJOURNMENT

President Amy Sprinkles adjourned the Grand Prairie Local Government Corporation meeting at 2:16 p.m.

Cole Humphreys, Secretary



**CITY OF GRAND PRAIRIE
LOCAL GOVERNMENT
CORPORATION
COMMUNICATION**

MEETING DATE: 03/07/2023

PRESENTER: Megan Mahan, Assistant City Manager/ City Attorney

TITLE: Second Lease Extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church for Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2023

REVIEWING COMMITTEE:

SUMMARY:

On January 15, 2021, the Grand Prairie Local Government Corporation entered a fifteen and a half month (15 ½) lease agreement with the tenant Calvary Baptist Church of Grand Prairie with a termination date of March 31, 2022. On March 15, 2022, Calvary Baptist Church requested that the Grand Prairie Local Government Corporation extend the lease agreement. As a result, on December 14, 2021, the Grand Prairie Local Government Corporation approved a nine-month (9) lease extension to Calvary Baptist Church, ending on December 31, 2022, with an agreement that Calvary pays all utilities and maintains the property, and a one dollar (\$1) rent payment for the term.

PURPOSE OF REQUEST:

Calvary Baptist Church of Grand Prairie requests that the Grand Prairie Local Government Corporation extend the lease agreement for a second term expiring on June 30, 2023, with an additional option to extend the lease agreement on a month-to-month basis provided a 30-day notification period upon request to vacate the property located at 401 W. Church St, Grand Prairie, TX 75050.

FINANCIAL CONSIDERATION:

None.



**CITY OF GRAND PRAIRIE
LOCAL GOVERNMENT
CORPORATION
RESOLUTION**

MEETING DATE: 03/07/2023

PRESENTER: Terrence R. Harbin, Senior Financial Analyst

TITLE: Resolution amending the Chapter 380 Economic Development Agreement with the City of Grand Prairie for a cash grant of an additional \$124,000 to be used for the purchase and maintenance of real property located at 114 W. Main Street, as a suitable site for the location, relocation, or expansion of a business within the City and authorize the purchase

REVIEWING COMMITTEE:

SUMMARY:

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 August 2021, an additional \$2,225,000 was added to the 380 Grant Agreement for the purchase of Phase 2 of the Calvary acquisition. In September 2021, the City Council authorize a Chapter 380 agreement with the Grand Prairie Local Government Corporation for an additional \$5,500,000 for the purchase of 1000 W. Main St. in Downtown Grand Prairie. In August 2022, the City through its Local Government Corporation, purchased 630 W. Main Street, Lot 2 – Golden Chick Plat, and Lot 4 – Belt Line Road and IH 30 for an additional \$6,615,000.

The City, through its Local Government Corporation, wishes amend the Chapter 380 Agreement to purchase 114 W. Main Street in the amount of \$124,000. The 380 grant includes closing costs.

FINANCIAL CONSIDERATION:

The City, through its Local Government Corporation, wishes to purchase 114 W. Main Street in the amount of (\$124,000) plus closing costs. The Local Government Corporation will be requesting grant funds from the City to complete this purchase.

BODY

**A RESOLUTION OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION
AMENDING THE CHAPTER 380 PROGRAM AGREEMENT FOR AN ADDITIONAL GRANT**

OF \$124,000 IN ECONOMIC DEVELOPMENT INCENTIVES WITH CITY OF GRAND PRAIRIE

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; and

WHEREAS, the City Council 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 GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION OF THE CITY OF GRAND PRAIRIE, TEXAS THAT:

SECTION 1. The granting of an incentive in an additional amount of \$124,000 through a Chapter 380 incentive agreement is approved, and any officer is hereby authorized to execute contracts to effectuate this approval.

SECTION 2. The property located at 114 W. Main Street is a suitable site for the

location, relocation, or expansion of a business within the City and Local Government Corporation hereby authorizes the purchases of said property.

PASSED AND APPROVED BY THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION, ON THIS DAY THE 07TH OF MARCH 2023.