



LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
WEDNESDAY, JUNE 28, 2023 AT 3:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes for the March 07, 2023, Local Government Corporation Meeting
2. Resolution amending the Chapter 380 Economic Development Agreement with the City of Grand Prairie for a cash grant of an additional \$1,360,000 to be used for the purchase and maintenance of real property; identify the property located at 818 W. Main Street, 814 W. Main Street, 402 W. Main Street as a suitable site for the location, relocation or expansion of a business within the City
3. Resolution authorizing the President to enter into a Real Estate and Transfer Contract with Convivium Investments, LLC and DL Rogers Corp. for the acquisition of land and real property at 402 W. Main Street in the amount not to exceed 213,600.00 plus closing costs, and a cash grant of \$1,100,000.00 to facilitate development at 818 W. Main Street / 814 W. Main Street

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 June 23, 2023.



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



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

MEETING DATE: 06/28/2023

PRESENTER: Terrence R. Harbin

TITLE: Minutes for the March 07, 2023, Local Government Corporation Meeting

REVIEWING COMMITTEE:

SUMMARY:
March 07, 2023 Meeting Minutes Approval



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

MINUTES

CALL TO ORDER

President Amy Sprinkles called to order the Grand Prairie Local Government Corporation meeting at 2:03 p.m. on Tuesday, March 07, 2023, in City Hall - Council Briefing Room, 300 W. Main Street.

AGENDA ITEMS

1. Minutes for the December 13, 2022, Local Government Corporation Meeting

Thao Vo moved, seconded by Secretary Cole Humphreys to approve the minutes of Tuesday, December 13, 2022. The motion carried unanimously.

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

Secretary Cole Humphreys moved, seconded by Tony Shotwell to approve the second lease extension between the Grand Prairie Local Government Corporation and Calvary Baptist Church of Grand Prairie located at 401 W. Church St, Grand Prairie, TX 75050 until June 30, 2023. The motion carried unanimously.

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

President Amy Sprinkles moved, seconded by Tony Shotwell to approve 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 or real property located at 114 W. Main Street. The motion carried unanimously.

EXECUTIVE SESSION

There was no executive session.

CITIZEN COMMENTS

There was no citizen comments.

ADJOURNMENT

President Amy Sprinkles adjourned the Grand Prairie Local Government Corporation meeting at 2:22 p.m.

Cole Humphreys, Secretary



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

MEETING DATE: 6/28/2023

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Resolution amending the Chapter 380 Economic Development Agreement with the City of Grand Prairie for a cash grant of an additional \$1,360,000 to be used for the purchase and maintenance of real property; identify the property located at 818 W. Main Street, 814 W. Main Street, 402 W. Main Street as a suitable site for the location, relocation or expansion of a business within the City

RECOMMENDED ACTION: Approval

ANALYSIS:

The City, through its Local Government Corporation, wishes to facilitate the relocation of the business located at 402 W. Main Street to 818 W. Main Street / 814 W. Main Street. The LGC will purchase 402 W. Main Street at the appraised value of 213,600.00. The LGC will also provide a grant of funds of \$1,100,000.00 to help facilitate the purchase relocation of the business to 818 W. Main Street/814 W. Main Street. The 380 Grant to the LGC of \$1,360,000 includes closing costs for 402 W. Main Street.

FINANCIAL CONSIDERATION:

Funds will be paid from the city of Grand Prairie.

BODY:

A RESOLUTION OF THE CITY OF GRAND PRAIRIE, TEXAS AMENDING THE CHAPTER 380 PROGRAM AGREEMENT FOR AN ADDITIONAL GRANT OF \$1,360,000 IN ECONOMIC DEVELOPMENT INCENTIVES WITH GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION

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 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 BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THAT:

SECTION 1. The granting of an incentive in an additional amount of \$1,360,000 through a Chapter 380 incentive agreement is approved, and the Secretary or assignee is hereby authorized to execute contracts to effectuate this approval.

SECTION 2. The property located at 818 W. Main Street, 814 W. Main Street, 402 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 28th DAY OF June, 2023.



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

MEETING DATE: 6/28/2023

REQUESTER: Megan Mahan

PRESENTER: Megan Mahan, City Attorney

TITLE: Resolution authorizing the President to enter into a Real Estate and Transfer Contract with Convivium Investments, LLC and DL Rogers Corp. for the acquisition of land and real property at 402 W. Main Street in the amount not to exceed 213,600.00 plus closing costs, and a cash grant of \$1,100,000.00 to facilitate development at 818 W. Main Street / 814 W. Main Street

RECOMMENDED ACTION: Approve

ANALYSIS:

The City, through its Local Government Corporation, wishes to facilitate the relocation of the business located at 402 W. Main Street to 818 W. Main Street / 814 W. Main Street. The LGC will purchase 402 W. Main Street at the appraised value of 213,600.00. The LGC will also provide a grant of funds of \$1,100,000.00 to help facilitate the purchase relocation of the business to 818 W. Main Street/814 W. Main Street

FINANCIAL CONSIDERATION:

The Grand Prairie City Council entered into a Chapter 380 Agreement with the Grand Prairie Local Government Corporation to provide \$1,360,000 which will cover the costs of this transaction.

BODY:

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A REAL ESTATE AND TRANSFER CONTRACT

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 402 W. Main Street and the cash grand cash grant of \$1,100,000.00 to facilitate development at 818 W. Main Street / 814 W. Main Street 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 enter into the Real Estate and Transfer Contract to acquire the real property commonly described as 402 W. Main Street and to facilitate development at 818 W. Main Street / 814 W. Main 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 of 402 W. Main Street in the amount not to exceed 213,600.00 with a leaseback to the current owner during construction and relocation, 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 28TH DAY OF JUNE 2023.