



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

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**AGENDA**

**CALL TO ORDER**

**AGENDA ITEMS**

1. Minutes of the September 6, 2022, Local Government Corporation meeting
2. Resolution No. 2022-2 Electing the Officers of the Local Government Corporation
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
  
4. Resolution approving the proposed budget for FY 2022-2023

**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 Month XX, 2022.*



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



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

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**MEETING DATE:** 12/13/2022

**REQUESTER:** Terrence R. Harbin, Senior Financial Analyst

**PRESENTER:** Megan Mahan, Assistant City Manager/ City Attorney

**TITLE:** Minutes of the September 6, 2022, Local Government Corporation meeting

**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

September 6, 2022, Meeting Minutes Approval

**FINANCIAL CONSIDERATION:**

None



**LOCAL GOVERNMENT CORPORATION MEETING**  
**CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET**  
**TUESDAY, SEPTEMBER 06, 2022 AT 11:30 AM**

## MINUTES

### CALL TO ORDER

*Chair Amy Sprinkles called the meeting to order at 11:30 a.m.*

#### PRESENT

*President Amy Sprinkles*

*Vice President Tony Shotwell*

*Secretary Cole Humphreys*

*Treasurer Thao Vo*

### AGENDA ITEMS

1. Minutes of the August 30, 2022, Local Government Corporation Meeting

*Mr. Humphreys motioned to approve the minutes from the September 6, 2022, meeting. Mr. Shotwell seconded, and the vote carried unanimously.*

2. Resolution authorizing the president to enter into a purchase agreement for the acquisition of land and real property at lot 2, golden chick plat and lot 4, Belt Line Road and IH 30 with Miami Partners, LLC in the amount of \$6,000.000.

*Assistant City Manager Megan Mahan addressed all concerns regarding the location of the Golden Chick restaurant on the two lots at Belt Line Road and IH 30 stating that the Golden Chick restaurant is located outside the boundaries of real property to be purchased.*

*Tony Shotwell and Board members requested that a resolution amending the Economic Development Grant Agreement between the City of Grand Prairie, Texas, and the Grand Prairie Local Government Corporation clarifying the procedure for the disposition of certain income received by the Grand Prairie Local Government Corporation pursuant to the agreement.*

*Secretary Cole Humphreys motioned to approve item number two (Golden Chick Plat), in addition, to a resolution amending the Economic Development Grant Agreement between the City of Grand Prairie and the Grand Prairie Local Government Corporation clarifying the procedure for the disposition of certain income received by the GPLGC according to the agreement. Chair Amy Sprinkles second, and the vote carried unanimously.*

**EXECUTIVE SESSION**

*There was no closed session.*

**CITIZEN COMMENTS**

*None.*

**ADJOURNMENT**

*President Sprinkles adjourned the meeting at 11:54 a.m.*

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Cole Humphreys, Secretary



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

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**MEETING DATE:** 12/13/2022

**REQUESTER:** Terrence R. Harbin, Senior Financial Analyst

**PRESENTER:** Megan Mahan, Assistant City Manager/ City Attorney

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

**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

Article III of the Bylaw of the Grand Prairie Local Government Corporation provides that the Board of Directors shall elect a President, Vice President, Secretary, and Treasurer for the Corporation. The initial term of the officers of the Corporation shall extend to December 31, 2022. The subsequent terms of office of each officer shall be two (2) years commencing on January 1. Approval of Resolution No.2022-2 would reappoint all board members until December 31, 2024.

**FINANCIAL CONSIDERATION:**

None

**RESOLUTION 2022-2**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION ELECTING THE CORPORATION’S OFFICERS; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Article III of the Bylaws of the Grand Prairie Local Government Corporation (the “Corporation”). provides that the Board of Directors shall elect a President, Vice President, Secretary and Treasurer for the Corporation;

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

**SECTION 1.** The following officers of the Corporation have been elected in accordance with Article III of the Bylaws of the Corporation, with terms ending on December 31, 2024:

|                |                            |
|----------------|----------------------------|
| President      | _____ Amy Sprinkles _____  |
| Vice President | _____ Tony Shotwell _____  |
| Secretary      | _____ Cole Humphreys _____ |
| Treasurer      | _____ Thao Vo _____        |

**SECTION 2.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THE 13TH DAY OF DECEMBER 2022.**

**APPROVED:**

\_\_\_\_\_  
Amy Sprinkles, President

**ATTEST:**

\_\_\_\_\_  
Cole Humphreys, Secretary



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

**MEETING DATE:** 12/13/2022

**PRESENTER:** Megan Mahan, Assistant City Manager/ City Attorney

**TITLE:** 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

**REVIEWING COMMITTEE**

**BODY**

**A RESOLUTION AMENDING THE ECONOMIC DEVELOPMENT GRANT AGREEMENT BETWEEN THE CITY OF GRAND PRAIRIE, TEXAS AND THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION TO CLARIFY THE PROCEDURE FOR THE DISPOSITION OF CERTAIN INCOME RECEIVED BY THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION PURSUANT TO THE AGREEMENT.**

**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**, the City makes grants to GPLGC from time to time pursuant to the referenced authority and for the authorized purposes; and

**WHEREAS**, the GPLGC wishes to clarify the procedure for the disposition of certain income received by the GPLGC pursuant to the Agreement.

**NOW, THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to add a new Section 5.2 to Article V to read in its entirety as follows:

5.2 Pursuant to Transportation Code Section 431.107, the City is entitled to receive any income that is received by the GPLGC that is not needed to pay the corporation's expenses or obligations. However, prior to the transfer of any income to the City in excess of expenses and obligations, the City Council will review whether none, a portion, or all, of the funds will remain



with the GPLGC to be spent by the GPLGC solely for the Grant Purpose and under the same terms and conditions of the Agreement.

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION ON THIS THE 13<sup>th</sup> DAY OF DECEMBER 2022.**

**ECONOMIC DEVELOPMENT GRANT AGREEMENT  
AMENDMENT  
BETWEEN THE CITY OF GRAND PRAIRIE AND  
THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION**

This **Amendment** to that certain Economic Development Grant Agreement dated \_\_\_\_ \_\_, 20\_\_ (the “Agreement”), is entered as of the Effective Date by and between the **City of Grand Prairie** (“**City**”), a Texas home rule municipality, and the **Grand Prairie Local Government Corporation** (“**GPLGC**”), a Texas non-profit local government corporation established by City pursuant to Subchapter D of Chapter 431, Texas Transportation Code (the Texas Transportation Corporation Act or the “**Act**”). The City and GPLGC are hereafter referred to herein collectively as “**the Parties**” or individually as “**Party**.”

**RECITALS**

**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**, the City makes grants to GPLGC from time to time pursuant to the referenced authority and for the authorized purposes; and

**WHEREAS**, the GPLGC wishes to clarify the procedure for the disposition of certain income received by the GPLGC pursuant to the Agreement.

**NOW, THEREFORE**, in consideration of the foregoing, and on the terms and conditions hereinafter set forth and other consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree to add a new Section 5.2 to Article V to read in its entirety as follows:

**5.2** Pursuant to Transportation Code Section 431.107, the City is entitled to receive any income that is received by the GPLGC that is not needed to pay the corporation's expenses or obligations. However, prior to the transfer of any income to the City in excess of expenses and obligations, the City Council will review whether none, a portion, or all, of the funds will remain with the GPLGC to be spent by the GPLGC solely for the Grant Purpose and under the same terms and conditions of the Agreement.

**SIGNED AND AGREED** on this 13<sup>th</sup> day of December, 2022.

*(signature page to follow)*

**CITY OF GRAND PRAIRIE, TEXAS**

By: \_\_\_\_\_  
Steve, Dye, Deputy City Manager

**Attest:**

\_\_\_\_\_  
Mona Lisa Galicia, City Secretary

**Agreed as to Form:**

\_\_\_\_\_  
Megan Mahan, City Attorney

**GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION**

By: \_\_\_\_\_

Name: \_\_\_\_\_ Amy Sprinkles \_\_\_\_\_

Title: \_\_\_\_\_ President \_\_\_\_\_



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

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**MEETING DATE:** 12/13/2022  
**REQUESTER:** Terrence R. Harbin, Senior Financial Analyst  
**PRESENTER:** Megan Mahan, Assistant City Manager/ City Attorney  
**TITLE:** Resolution approving the proposed budget for FY 2022-2023  
**RECOMMENDED ACTION:** Approve

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**ANALYSIS:**

The FY 2022-2023 budget includes additional funds approved for property suitable for the location, relocation, and/or expansion of businesses with the City and meets Program requirements. Funds have also been included for any maintenance of existing properties or professional services the Local Government Corporation needs to engage.

**FINANCIAL CONSIDERATION:**

The total budget for FY 2022-2023 is \$17,340,000 and will be adjusted, as needed, based on future property acquisitions.

**RESOLUTIONS OF  
GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION**

**A RESOLUTION APPROVING THE AMENDED BUDGET OF THE GRAND PRAIRIE LOCAL DEVELOPMENT CORPORATION, ADOPTING THE AMENDED BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2022, AND ENDING SEPTEMBER 30, 2023 (FY 2022-2023)**

**Whereas, the Board wishes to amend the budget for FY 2022-2023**

**NOW THEREFORE, BE IT RESOLVED, by the GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION that:**

**Section 1. the Board hereby adopts the amended FY2022-2023 budget as attached as Exhibit A.**

**PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF GRAND PRAIRIE LOCAL DEVELOPMENT CORPORATION THE 13TH DAY OF DECEMBER 2022.**

\_\_\_\_\_  
Amy Sprinkles, President

ATTEST:

\_\_\_\_\_  
Tony Shotwell, Vice President

| Grand Prairie Local Government Corporation |                |                   |                   |                   |          |
|--|----------------|-------------------|-------------------|-------------------|----------|
| FY 2022-2023 Adopted Budget                |                |                   |                   |                   |          |
|  | Adopted        | Amended           | Estimated         | Approved          | Actual   |
|  | 2023           | 2022              | 2022              | 2022              | 2021     |
| Rent Payments                              | 36,000         |                   |                   |                   |          |
| Contribution from GP                       | 125,000        | 17,340,000        |                   |                   |          |
| <b>TOTAL REVENUES</b>                      | <b>161,000</b> | <b>17,340,000</b> | <b>12,406,572</b> | <b>10,625,000</b> | <b>-</b> |
| Land Purchase                              |                | 17,165,000        |                   | 10,450,000        |          |
| Professional Services                      | 50,000         | 50,000            | 0                 | 50,000            |          |
| Maintenance                                | 100,000        | 100,000           | 2,000             | 100,000           |          |
| <b>TOTAL OPERATING EXPENDITURES</b>        | <b>150,000</b> | <b>17,315,000</b> | <b>12,406,572</b> | <b>10,600,000</b> | <b>-</b> |
| Beginning Resources                        | 25,000         | 0                 | 0                 | 0                 | -        |
| <b>Ending Resources</b>                    | <b>36,000</b>  | <b>25,000</b>     | <b>0</b>          | <b>0</b>          | <b>-</b> |
| Uncommitted Reserve                        | 0              | 0                 | 0                 | 0                 | 0        |
| <b>Total Reserves</b>                      | <b>0</b>       | <b>0</b>          | <b>0</b>          | <b>0</b>          | <b>0</b> |