



LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
TUESDAY, DECEMBER 14, 2021 AT 4:00 PM

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes of Local Government Corporation for September 10, 2021
2. Contracts with United Site Service, Inc. for fencing in the amount of \$3,328.64, RJ's Demolition & Excavating, Inc. for demolition in the amount of \$178,000.00, Environmental & Construction Service, Inc., and HP EnviroVision for asbestos removal in the amount of \$293,657.20, for the demolition of Bella Vista Inn and Suites at 1000 W. Main St, Grand Prairie, TX 75050 for the total amount of \$474,985.84
3. Lease Extension for Calvary Baptist Church of Grand Prairie located at 401 W Church St, Grand Prairie, TX 75050 until December 31, 2022

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."

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.

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 December 10, 2021.



*Terrence R. Harbin,
Economic Development Coordinator*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 12/14/2021

REQUESTER: Terrence R. Harbin

PRESENTER: Amy Sprinkles, Chair

TITLE: Minutes of Local Government Corporation for September 10, 2021

RECOMMENDED ACTION: Approve



LOCAL GOVERNMENT CORPORATION MEETING
CITY HALL - COUNCIL BRIEFING ROOM, 300 W. MAIN STREET
FRIDAY, SEPTEMBER 10, 2021 AT 1:30 PM

MINUTES

Members Present

Amy Sprinkles, Chair
 Susan Sanders, Treasurer
 Cole Humphreys, Secretary

Members Absent

Tony Shotwell, Vice Chair

Staff Present

Steve Dye, Deputy City Manager/COO
 Megan Mahan, City Attorney
 Caryn Riggs, Finance Director
 Brady Olsen, Treasury & Debt Manager
 Stewart McGregor, Economic Development Business Manager
 Terrence Harbin, Economic Development Coordinator

CALL TO ORDER

Chair Sprinkles called the meeting to order at 1:30 p.m. A quorum was present. Board member Tony Shotwell was absent.

AGENDA ITEMS

1. Minutes of the August 9, 2021 Local Government Corporation Meeting

Cole Humphreys moved to approve the minutes from the August 9, 2021 meeting. Susan Sanders 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 1000 W. Main St. with Dolat Investment Corporation in the amount not to exceed \$5,000,000

Megan Mahan said items 2 and 3 would need to be discussed in Executive Session. At this time, Amy Sprinkles moved to Agenda Item #4.

Susan Sanders made a motion to approve Agenda Item #2 and Cole Humphreys seconded. The vote carried unanimously.

3. Resolution amending the Resolution 2021-6 with City of Grand Prairie to increase the cash grant by \$5,500,000 to be used for the purchase and maintenance of real property;

identify the property located at 1000 W. Main Street as a suitable site for the location, relocation or expansion of a business within the City

Megan Mahan explained this item is the transfer of funds from the City to the LGC in order to purchase the Bella Vista Inn at 1000 W. Main St. Cole Humphreys made the motion to approve and Susan Sanders seconded. The vote carried unanimously.

At this time, Amy Sprinkles moved to Agenda Item #2.

4. Resolution approving the proposed budget for FY 2021-2022

At this time, Brady Olsen presented on the budget. He mentioned the funds included the current balance rolled into next year, along with funds for the purchase of the Bella Vista Inn.

Susan Sanders made a motion to approve the budget as presented. 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."*

Following Agenda item #4, Amy Sprinkles adjourned the board into Executive Session under Sections 551.072 and 551.087. The time was 1:35 p.m.

Amy Sprinkles adjourned the board out of Executive Session and back into open session at 1:43 p.m. At this time, she turned to item #3.

ADJOURNMENT

Amy Sprinkles adjourned the meeting at 1:45 p.m.

Cole Humphreys, Secretary



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/14/2021

REQUESTER: Terrence R. Harbin

PRESENTER: Megan Mahan, City Attorney

TITLE: Contracts with United Site Service, Inc. for fencing in the amount of \$3,328.64, RJ's Demolition & Excavating, Inc. for demolition in the amount of \$178,000.00, Environmental & Construction Service, Inc., and HP EnviroVision for asbestos removal in the amount of \$293,657.20, for the demolition of Bella Vista Inn and Suites at 1000 W. Main St, Grand Prairie, TX 75050 for the total amount of \$474,985.84

RECOMMENDED ACTION: Approve

ANALYSIS:

On December 15, 2021, the Grand Prairie Local Government Corporation (GPLLG) will purchase Bella Vista Inn and Suites located at 1000 W. Main St, Grand Prairie, TX 75050. The demolition is set to begin upon the vacancy of all tenants and property removal.

FINANCIAL CONSIDERATION:

Funding is available in FY 2021/2022 budget account number 580010 for Bella Vista Inn and Suites demolition cost for Cap Project 68093 and will be charged accordingly.



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 12/14/2021

REQUESTER: Terrence R. Harbin

PRESENTER: Megan Mahan, City Attorney

TITLE: Lease Extension for Calvary Baptist Church of Grand Prairie located at 401 W Church St, Grand Prairie, TX 75050 until December 31, 2022

RECOMMENDED ACTION: Approve

ANALYSIS:

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. Calvary Baptist Church requested that the Grand Prairie Local Government Corporation extend the lease agreement. As a result, the Grand Prairie Local Government Corporation will grant 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. Rent is one dollar (\$1) for the term.

FINANCIAL CONSIDERATION:

None.