



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

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Minutes of the August 9, 2021 Local Government Corporation Meeting
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
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
4. Resolution approving the proposed budget for FY 2021-2022

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 972-237-8446 or email (smcgregor@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, 2021.



*Stewart McGregor, Business Manager,
Retail, Office & Hospitality Recruitment*



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/10/2021
REQUESTER: Stewart McGregor
PRESENTER: Stewart McGregor, Business Manager
TITLE: Minutes of the August 9, 2021 Local Government Corporation Meeting
RECOMMENDED ACTION: Approve

ANALYSIS:

Minutes of the August 9, 2021 Local Government Corporation Meeting

FINANCIAL CONSIDERATION:

N/A



Grand Prairie Local Government Corporation
 City Hall – Council Briefing Room, 300 W. Main Street
 August 9, 2021

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



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/10/2021
REQUESTER: Megan Mahan
PRESENTER: Megan Mahan, City Attorney
TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

This allows for the purchase of land and real property at 1000 W. Main St.

FINANCIAL CONSIDERATION:

The Grand Prairie City Council entered into a Chapter 380 Agreement with the Grand Prairie Local Government Corporation to provide \$5,500,000 to purchase the property at 1000 W. Main St. \$5 million to purchase the property and an additional \$500,000 to be spent on asbestos remediation (following competitive bid process).

BODY:

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.

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 1000 W. Main St. 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 to acquire the real property commonly described as 1000 W. Main St. for an amount not to exceed \$5,000,000. 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 under the approved terms of this Resolution, 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 10TH DAY OF SEPTEMBER 2021.



**CITY OF GRAND PRAIRIE
COMMUNICATION**

MEETING DATE: 09/10/2021

REQUESTER: Steve Dye

PRESENTER: Steve Dye, COO

TITLE: 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

RECOMMENDED ACTION: Approve

ANALYSIS:

On September 7, 2021, the Grand Prairie City Council authorized a Chapter 380 agreement with the Grand Prairie Local Government Corporation for \$5,500,000. It is recommended the use of these funds go toward acquiring the property at 1000 W. Main St. in Downtown Grand Prairie. \$5,000,000 will be used to purchase the property, with the remaining \$500,000 to go toward property asbestos remediation needs (asbestos remediation will be subject to competitive bidding process).

FINANCIAL CONSIDERATION:

\$5.5 million to purchase this property and remediate asbestos will be taken out of a portion of the city's federal allocation of American Rescue Plan Act funds.

BODY:

A RESOLUTION OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION AMENDING THE CHAPTER 380 PROGRAM AGREEMENT WITH THE CITY OF GRAND PRAIRIE TO INCREASE THE CASH GRANT BY \$5,500,000 TO BE USED FOR PURCHASE AND MAINTENANCE OF REAL PROPERTY.

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 Board of Directors 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 the total amount of \$5,500,000 through a Chapter 380 incentive agreement is approved, and the President is hereby authorized to execute contracts to effectuate this approval.

SECTION 2. The property located at 1000 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 10TH DAY OF SEPTEMBER, 2021



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 09/07/2021

REQUESTER: Stewart McGregor

PRESENTER: Stewart McGregor, Business Manager

TITLE: Resolution approving the proposed budget for FY 2021-2022

RECOMMENDED ACTION: Approval

ANALYSIS:

The budget for next fiscal year includes additional funds approved for property purchases that were not fully executed in FY 2021. Funds have also been included for any maintenance of existing properties or professional services the LGC needs to engage.

FINANCIAL CONSIDERATION:

The total budget for FY 2021-22 is over \$5.9 million and will be adjusted, as needed, based on future property acquisitions.

**Grand Prairie Local Development Corporation
FY 2020-2021 Amended Budget**

	Adopted 2021	Amended 2021	Estimated 2020	Approved 2020	Actual 2019
TOTAL REVENUES	0	10,600,000	0	0	-
Land Purchase		10,450,000			
Professional Services		50,000			
Maintenance		100,000			
TOTAL OPERATING	0	10,600,000	0	0	-
Beginning Resource	0	0	0	0	-
Ending Resources	0	0	0	0	-
Uncommitted	0	0	0	0	0
Total Reserves	0	0	0	0	0

**Grand Prairie Local Development Corporation
FY 2021-2022 Adopted Budget**

	Adopted 2022	Amended 2022	Estimated 2021	Approved 2021	Actual 2020
TOTAL REVENUES	0		10,600,000	10,600,000	-
Land Purchase	5,772,957		4,667,043	10,450,000	
Professional Services	50,000		0	50,000	
Maintenance	100,000		2,000	100,000	
TOTAL OPERATING EXPENDITURES	5,922,957		4,669,043	10,600,000	-
Beginning Resources	5,930,957	0	0	0	-
Ending Resources	8,000	0	5,930,957	0	-
Uncommitted Reserve	0	0	0	0	0
Total Reserves	0	0	0	0	0