

**MEETING OF THE BOARD OF DIRECTORS –
GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION**

DECEMBER 17TH, 2020

9:30 A.M.

Due to the imminent threat to public health and safety arising from the COVID-19 pandemic, this meeting of the GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION will be held via video conference. Members of the public may participate in the meeting remotely by webinar or telephone through the following:

When: Dec 17, 2020 09:30 AM Central Time (US and Canada)

Topic: LGC Meeting

Please click the link below to join the webinar:

<https://gptx.zoom.us/j/91052481347?pwd=Y3M0QmVwdGxjZUtPM3JzYS8vQWNhQT09>

Passcode: 255173

Or iPhone one-tap :

**US: +13462487799,,91052481347#,,,,,0#,,255173# or
+14086380968,,91052481347#,,,,,0#,,255173#**

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All meeting participants will automatically be muted until it is their turn to speak. To be recognized to speak, use the "raise hand" feature in the Zoom meeting platform. Or, if you are joining by phone, you may press *9 to raise your hand. A maximum five (5) minutes is permitted per speaker. After speaking, remute your phone by pressing *6.

AGENDA

Call to Order

Executive Session

The Grand Prairie Local Government Corporation may conduct a closed session pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A. to discuss 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"*

Agenda Items

Citizens may speak for up to five minutes on any item on the agenda.

1. Staff presentation on the Main Street Vision
2. Consider minutes of November 16th, 2020, Grand Prairie Local Government Corporation meeting.
3. Resolution amending a Chapter 380 Economic Development Agreement with City of Grand Prairie to increase the cash grant to a total of \$2,900,000 to be used for purchase and maintenance of real property
4. Authorize President to enter into a Brokerage Services Agreement with Core Location Advisors, LLC to negotiate the purchase of property for 3% of total sales price
5. Resolution authorizing the President to enter into a purchase agreement for the acquisition of land and real property at 401 W Church St with Calvary Baptist Church in the amount of \$2,400,000.

Citizen Comments

Citizens may speak for up to five minutes on any item not on the agenda by following the zoom guidelines

Adjourn

Certification

In accordance with Chapter 551, Subchapter C of the Government Code, V.T.C.A., this Agenda for the meeting of the Board of Directors of the Grand Prairie Local Government Corporation was prepared and posted December 11th, 2020

Brady Olsen, Treasury & Debt Manager

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) 237-8018 or email Paula Elliott (pelliott@gptx.org) at least three (3) business days prior to the scheduled meeting to request an accommodation.

Grand Prairie Local Government Corporation

**November 16, 2020
City of Grand Prairie
Grand Prairie City Hall
Council Briefing Room
300 West Main Street
Grand Prairie, Texas**

Minutes

A regular meeting of the board of directors of the Grand Prairie Local Government Corporation was called to order on November 16, 2020 at 10:02 a.m.

Members Present

Amy Sprinkles, Chair/President
Susan Sanders, Treasurer
Steven Cherry, Secretary

Staff Present

Steve Dye, Deputy City Manager, COI
Becky Brooks, Chief Financial Officer
Brady Olsen, Cash & Debt Manager
Marty Wieder, Economic Development Dir
Megan Mahan, City Attorney
Paula Elliott, Recording Secretary

Members Absent

Terry Jones, Vice-Chair/Vice President

Chair Sprinkles called the meeting to order.

Executive Session

Chair Sprinkles convened a closed session at 10:04 a.m. pursuant to Chapter 551, Subchapter D of the Government Code, V.T.C.A., Section 551.072 "Deliberations Regarding Real Property", and Section 551.087 "Deliberations Regarding Economic Development Negotiations". Chair Sprinkles adjourned the closed session at 10:16 a.m.

President Sprinkles recognized that there were no citizens in attendance.

1. Consider minutes of August 18th, 2020, Grand Prairie Local Government Corporation meeting

Secretary Cherry made a motion to approve the minutes. Treasurer Sanders seconded the motion. The motion carried with the following vote: 3-0

Ayes: Sprinkles, Sanders, Cherry

Nays: None

2. Resolution accepting a Chapter 380 Economic Development Agreement with the City of Grand Prairie for a cash grant of \$2,000,000 to be used for purchase and maintenance of real property

Ms. Mahan advised the board that this item is basically an agreement with the City of Grand Prairie for a cash dollar amount so that the LGC can acquire and purchase real property when the opportunity arises. It will require city approval for specific selections of property. This board will be the initiating body negotiating into a contract for the land.

Secretary Cherry made a motion to approve the minutes. Treasurer Sanders seconded the motion. The motion carried with the following vote: 3-0

Ayes: Sprinkles, Sanders, Cherry

Nays: None

Adjourn

There being no further business, President Sprinkles adjourned the meeting at 10:18 am.

Respectfully submitted,

Mr. Steven Cherry, Secretary

RESOLUTION NO. 2020-7

Resolution amending Resolution 2020-6 for a Chapter 380 Economic Development Agreement with City of Grand Prairie to increase the cash grant to a total of \$2,900,000 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 GBLGC 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, (2) 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, THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION, TEXAS THAT:

SECTION 1. The acceptance of an incentive in the total revised amount of \$2,900,000 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 401 W. Church Street is a suitable site for the location, relocation or expansion of a business within the City.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THE 17 DAY OF DECEMBER 2020.

APPROVED:

President

ATTEST:

Secretary

RESOLUTION NO. 2020-8

A RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A BROKERAGE SERVICES AGREEMENT WITH CORE LOCATION ADVISORS, LLC TO NEGOTIATE THE PURCHASE OF PROPERTY FOR 3% OF TOTAL SALES PRICE

BE IT RESOLVED, THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION, TEXAS:

Section 1. That the President of the Grand Prairie Local Development Corporation is hereby authorized to execute brokerage services agreement with Core Location Advisors, LLC to negotiate the purchase of property for 3% total sales price.

Section 2. That this Resolution shall be and become effective immediately upon and after its adoption and approval.

DULY PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF THE GRAND PRAIRIE LOCAL GOVERNMENT CORPORATION THE 17 DAY OF DECEMBER 2020.

RESOLUTION NO. 2020-9

RESOLUTION AUTHORIZING THE PRESIDENT TO ENTER INTO A PURCHASE AGREEMENT FOR THE ACQUISITION OF LAND AND REAL PROPERTY AT 401 W CHURCH ST WITH CALVARY BAPTIST CHURCH IN THE AMOUNT OF \$2,400,000.

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 401 W. Church 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 to acquire the real property commonly described as 401 W. Church Street, as further described in the map marked "Exhibit A", attached hereto and made a part hereof, under the terms described therein, which include a purchase of Tract 1 and an option to purchase Tract 2. 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 in Exhibit A, 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 17TH DAY OF DECEMBER 2020.

Exhibit A

