MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS
OF THE SACHSE ECONOMIC DEVELOPMENT CORPORATION

SEPTEMBER 10, 2003
STATE OF TEXAS §
COUNTIES OF DALLAS AND COLLIN §

The Board of Directors of the Sachse Economic Development Corporation convened in public meeting at 7:00 p.m. on September 6, 2003, notice of the meeting having been posted as prescribed at Sachse City Hall, 5560 Highway 78, Sachse, Texas, by Chapter 551, Texas Government Code. The roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:
Marcus Cooper
Patsy Covington
Charles Elk, President
Sherry Jackson
Darrell Lensch
Todd Ronnau, Vice President
Guy Brown, Executive Director

1. **Call meeting to Order**: President Charles Elk called the meeting to order at 7:02 pm.

2. **Roll Call:** At roll call, Mr. Ronnau was absent. All other members of the Sachse Economic Development Corporation Board of Directors were present and a quorum was constituted.

3. **Approve Minutes of August 13, 2003:**
Ms. Covington made a motion to approve the minutes of the August 13, 2003 meeting as written. The motion was seconded by Mr. Cooper and passed unanimously.

4. **Adjourn to Executive Session pursuant to the provisions of the Open Meetings Act, Chapter 551, Local Government Code, Vernon's Texas Codes Annotated, in accordance with economic development negotiations:**
a. Deliberate offer of a financial or other incentive to a business prospect with which the City is conducting economic development negotiations.
At 7:03, Mr. Lensch made a motion to enter into Executive Session. The motion was seconded by Ms. Jackson and passed unanimously.
At 8:00, Ms. Covington made a motion to return to open session. The motion was seconded by Mr. Lensch and passed unanimously.

5. **Consideration and action regarding a request from J & K Tile for infrastructure assistance on industrial property.**
The Board of Directors discussed the industrial project. Mr. Cooper made a motion to authorize the SEDC attorney to draft an economic development incentive agreement with the following elements:

a. The SEDC contribute to the improvement of the proposed Cody Lane
b. That the contribution is staged in the following manner:
    1. $100, 000 at the completion road by the developer and the and acceptance of the road by the City of Sachse
    2. $50,000 at the Certificate of Occupancy of the fifth new building
    3. $50,000 at the Certificate of Occupancy of the tenth new building

4. $50,000 at the Certificate of Occupancy of the twenty-fifth new building

c. The developer must agree to the following:

1. Construct a new Cody Lane
2. Deed restrict construction within the new industrial addition to have an added 25% masonry construction
3. Support a new entrance into the industrial park.

The motion was seconded by Ms. Jackson and passed unanimously.

6. Consideration and action regarding lease agreement for SEDC real estate located at 5001 Ben Davis Road:

Mr. Lensch made a motion to authorize the Executive Director to sign the lease agreement for SEDC real estate located at 5001 Ben Davis Road. The motion was seconded by Mr. Cooper and passed 4 – 0. Ms. Covington excused herself briefly before the vote and was not present when the vote occurred.

7. **Discussion and necessary action regarding review of the long-term goals of the Sachse Economic Development Corporation**.

The Sachse Economic Development Corporation Board of Directors and the Executive Director reviewed the goals of the SEDC. No Action was taken on this item.

8. **Discussion and necessary action regarding SEDC Newsletter.**

The Executive Director and the Board of Directors reviewed the newsletter. Mr. Cooper made a motion instructing the Executive Director to print and distribute the newsletter. The motion was seconded by Ms. Covington and passed unanimously

9. **Reports**:

Executive Director –The Executive Director reported on SEDC related media, FallFest and some upcoming agenda items.

10. **Citizen Forum**: There were no citizen comments.

11. **Adjournment**: There being no further business, Mr. Lensch made a motion to adjourn. The motion was seconded by Ms. Jackson and passed unanimously.

The meeting adjourned at 8:35 p.m.

Approved:

Charles Elk

Charles Elk, President

Attest:

Guy Brown

Guy Brown, Executive Director