

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

August 11, 2010  
STATE OF TEXAS§  
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 7:00 p.m. on August 11, 2010, notice of the meeting having been posted as prescribed at Sachse City Hall, 5560 Highway 78, Sachse, Texas as required by Chapter 551, Local Texas Government Code. The roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:

|                 |                                  |
|-----------------|----------------------------------|
| Brian Poff      | Todd Ronnau                      |
| Darrell Lensch  | Stephen Stanley                  |
| Ken Thomas      | Mark Timm                        |
| Jared Patterson | Carlos Vigil, Executive Director |

**1. Call the meeting to order:**

In the absence of the Chairman and Vice Chairman, a member of the board selected by the members present shall preside. Mr. Jared Patterson called the meeting to order at 7:03 p.m.

**2. Roll Call:**

Mark Timm, Todd Ronnau and Darrell Lensch were not present  
All other Board members were in attendance.

**3. Minutes of the Sachse Economic Development Corporation Meetings for the following dates:**

July 14, 2010 –

Due to the lack of a quorum of the members present at the July 14, 2010 meeting the minutes were withdrawn until a later meeting for approval.

**4. Reports:**

- a) President: There was no report.
- b) Board Members: Mr. Stephen Stanley reported on the joint meeting of the SEDC and the Chamber of Commerce and noted that he appreciated the members making time to meet.
- c) Executive Director: Mr. Vigil made reference to the weekly reports submitted in the agenda and then reviewed the attached accessory information. Several questions about different topics related to the information provided were answered.
- d) Financial Report: Mr. Vigil asked to move the Financial Report to Item 7 in the discussion about the budget.

**5. Citizen Forum:** There was no citizen input.

**6. Presentation and update by Barry Shelton, Community Development Director on: Industrial Park, Highway 78 Redevelopment, and George Bush Tollway District.**

Mr. Barry Shelton, Community Development Director for the City of Sachse was present to make a presentation. He talked about the three projects and the actions and updates on the projects. During the presentation the Board members asked questions and made suggestions to Mr. Barry regarding the future development of the projects.

**8. Mr. Stanley made a motion to move Item #8 to the next item to be considered. Mr. Thomas seconded and the motion carried unanimously.**  
**Consideration and action on funding request for building improvements to Steak Kountry Restaurant.**

Maleah Bell, owner of Steak Kountry, was present to talk with the Board about the funding request to remodel the façade of the existing restaurant building. The proposal is to keep the rustic look with new materials and update the entrance.

Following a question and answer period, the Board asked to be provided more detailed financial information. They want to know about the amount of taxable income, number of employees, projected sales, and to know which contractor they want to work with for the remodeling.

Mr. Stanley made a motion to table this item until the next meeting for them to review the financial information being requested. Mr. Thomas seconded and the motion carried unanimously.

**7. Consideration and action regarding 2010-2011 SEDC Budget.**

Mr. Vigil first talked about the financial report which was included in the packet. The Board members reviewed the budget summary and discussed specific line items. It was recommended that the \$55,000 for the sewer study be reflected as an Economic Development Capital Outlay; \$150,000 for Category 5450 Local Grant Program for Highway 78 Redevelopment and \$30,000 for the Industrial Park Redevelopment; and 5300 Professional Fees, add \$10,000 for a citywide survey; \$10,000 for Strategic Planning Facilitator; and \$50,000 for GBTD Master Plan.

The Board requested a break out list of Line Item 5500, Operating Transfer Out from the City of Sachse.

Following the discussion Mr. Stanley made a motion to give preliminary approval to the proposed budget. Mr. Poff seconded and the motion carried unanimously.

**9. Consideration and action regarding revisions to grant application.**

Mr. Vigil presented the revisions to the Local Grant Application. In the discussion it was noted that another more in depth application already existed. Mr. Vigil will find it and present to the Board with the revisions to the exiting application. Some of the questions and information to be requested in the application are: city permitting, sales tax statistics, number of employees, services to be rendered,

percentage of local purchases, community activities and chamber of commerce participation, green development initiatives. It was also discussed to have a notarized letter from the owner if the applicant is a lease tenant.

The Board requested that the changes be included and the application be presented to the Board at a later meeting. No action was taken.

**10. Consideration and action regarding logo on SEDC vehicle.**

Following a discussion, Mr. Stanley made a motion to approve the door decal for the SEDC vehicle not to exceed \$150.00. Mr. Poff seconded and the motion carried unanimously.

**11. Future agenda items.**

Grant application revisions.  
Public Hearing on budget.  
Public Hearing on Sewer Study.  
Public Hearing on Retail Trade Analysis  
Update on Outlaws  
Steak Kountry request.  
Bylaws.

**12. Adjourn**

At 9:28 p.m., Mr. Poff made a motion to adjourn. Mr. Thomas seconded and the motion carried unanimously.

APPROVED:

  
\_\_\_\_\_  
Jared Patterson, Board Member  
Sachse Economic Development Corporation

ATTEST:

  
\_\_\_\_\_  
Carlos D. Vigil, Executive Director