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

AUGUST 9, 2006 §
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 August 9, 2006, 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
David Denney
Charles Elk, President
Jerry Parish
Bob Saxon
Todd Ronnau
Guy Brown, Executive Director

1. **Call meeting to Order**: Mr. Elk called the meeting to order at 7:05 pm.

2. **Roll Call:** At roll call, a majority of the Sachse Economic Development Corporation Board of Directors was present and a quorum was constituted. Mr. Cooper and Mr. Denney were absent.

3. **Approve Minutes of July 12, 2006**:
Mr. Ronnau made a motion to approve the minutes of the July 12, 2006 meeting as written. The motion was seconded by Mr. Saxon and passed unanimously.

4. **Public Hearing: regarding request from Cosa Nostra Italian Restaurant for 4B Economic Development Grant for property located at 7360 Highway 78:**

At 7:07, Mr. Elk opened the public hearing. The Executive Director made some comments regarding the project. Denisio Mala, owner of the restaurant, made comments and presented a site plan for the project.
At 7:20, Mr. Ronnau made a motion to close the public hearing. Dr. Parish seconded the motion and it passed unanimously.

5. **Consideration and action regarding request from Cosa Nostra Italian Restaurant for 4B Economic Development Grant for property located at 7360 Highway 78.**

The Board of Directors asked some questions and made comments related to the project. After discussion, Ms. Covington made a motion to authorize the Executive Director to execute an Economic Development Grant Agreement with following conditions:

1. That the amount of the grant be limited to $50,000;
2. That that agreement have a default clause that requires the owners to operate a restaurant at the site for a period of not less that one year; and
3. That the SEDC grant is payable when the restaurant receives a Certificate of Occupation from the City of Sachse.

The motion was seconded by Mr. Saxon and passed unanimously.

6. **Pubic Hearing**: **regarding request from Sambina Properties Ltd. for 4B Economic Development Grant for property located at 5618 Highway 78**:

At 7:27, Mr. Elk opened the public hearing. Steven Stanley, representing Sambina Properties, gave a presentation of project outlining the improvements.
At 7:29, Ms. Covington made a motion to close the public hearing. The motion was seconded by Mr. Ronnau and passed unanimously.

7. **Consideration and action regarding request from Sambina Properties Ltd. for 4B Economic Development Grant for property located at 5618 Highway 78**:

The Executive Director recommended a grant amount equal 50% of the estimate. Ms. Covington made a motion to execute an agreement with Sambina granting an amount not to exceed 50% ($5,706) of the estimate ($11,412) due when the retaining wall is accepted by the City of Sachse. Dr. Parish seconded the motion and it passed unanimously. Following this item, the Board of Directors moved to item 12.

8. **Public Hearing: regarding the Sachse Economic Development Corporation 2006 - 2007 Budget Director**:

At 8:39, Mr. Elk opened the public hearing. The Executive Director and the Board of Directors reviewed the proposed budget.
At 8:41, Mr. Ronnau made a motion to close the public hearing. The motion was seconded by Ms. Covington and passed unanimously.

9. **Consideration and action regarding Resolution # 060809-1, a resolution adopting of the Sachse Economic Development Corporation 2006 – 2007 Budget**:

Dr. Parish made a motion to adopt Resolution # 060809-1, a resolution adopting of the Sachse Economic Development Corporation 2006 – 2007 Budget. The motion was seconded by Ms. Covington and passed unanimously.

10. **Convene Executive Session**:

Adjourn to Executive Session pursuant to the provisions of Chapter 551, Government Code in accordance with the authority contained in:

a. § Section 551.072 to discuss the potential purchase or sale of real property

At 8:25, Mr. Ronnau made a motion to adjourn to executive session. Ms. Covington seconded the motion and it passed unanimously.
8:36, Mr. Ronnau made a motion to return to open session. Mr. Saxon seconded the motion and it passed unanimously.

11. **Consideration and action regarding matter discussed in Executive Session**:

a. Sale of real property located at 5001 Ben Davis Road

Mr. Ronnau made a motion to authorize the Executive Director to execute an agreement to sell property located at 5001 Ben Davis Road for a purchase price of $360,000. The motion was seconded by Mr. Ronnau and passed unanimously. Following this item, the Board of Directors moved to item 8.

12. **Discussion regarding financing capacity of the Sachse Economic Development Corporation**:

Anita Collins of American National Bank made a presentation on the Sachse Economic Development Corporation borrowing capacity and different options related to financing. The Board of Directors asked questions and discussed the matter. No action was taken on this item. Following this item, the Board of Directors moved to item 14.

13. **Consideration and action regarding development of an SEDC Grant Program for existing local businesses**:

The Executive Director presented a plan for the SEDC to offer two grants for existing businesses. A program that improved the physical appearance of local businesses and a program that would allow local businesses to trade a "pole" or elevated sign for a monument type sign. The Board of Directors asked questions and discussed the programs. The Executive Director was directed to further refine the programs a present to the Board of Directors with an action item in the next few months. No action was taken on this item.

14. **Discussion with Sachse Community Development Director regarding local land use and zoning processes**:

Munal Faruqi, Director of Community Development, made a presentation on land use and zoning. The Board of Directors asked questions and discussed zoning issues. The Board of Directors inquired about the prospect of initiating zoning for the property adjacent to the proposed eastern extension of the President George Bush Tollway. No action was taken on this item. Following this item, the Board of Directors moved to item 10.

15. **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 the Authority Contained in**:

    a) Section 551.074 to Discuss Personnel Matters – Year-End Review of Executive Director:

At 8:59, Ms. Covington made a motion to adjourn to executive session. Mr. Ronnau seconded the motion and it passed unanimously.
At 9:21, Mr. Ronnau made a motion to return to open session. Ms. Covington seconded the motion and it passed unanimously.

16. **Consideration and action regarding matter discussed in Executive Session**:

    a) Year-End Review of Executive Director:

The Board of Directors and the Executive Director went through the Year End Reivew. After dicusstion, Ms. Covington made a motion to adjust the Executive Director's base salary by 5% effective October 1, 2006 and release $7,500 annual bonus pay as outlined in his contract. The motion was seconded by Dr. Parish and passed unanimously.

17. **Reports**:

Executive Director –The Executive Director reported on SEDC related media and the eastern extension of the President George Bush Tollway.

18. **Citizen Forum**: There were no comments for the audience.

19. **Adjournment**: There being no further business, Mr. Saxon made a motion to adjourn. The motion was seconded by Dr. Parish and passed unanimously.

The meeting adjourned at 9:55 p.m.

Approved:

Charles Elk, President

Attest:

Guy Brown, Executive Director