



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

Tuesday, July 14, 2015

STATE OF TEXAS

COUNTIES OF DALLAS AND COLLIN

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 5:30 p.m. on Tuesday, July 14, 2015, notice of the meeting having been posted as prescribed at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas as required by Chapter 551, Local Texas Government Code. The role of duly constituted members of the Board of Directors was called, which members are as followed, to-wit:

Spencer Hauenstein, Ken Thomas, Jeff Bickerstaff, Marcia Harris-Daniel, Karlos McGhee, Suzanne Politz, Mike VanBuskirk, Leslyn Blake – ex-officio, Gina Nash – ex-officio

Mr. Bickerstaff was not in attendance.

Call meeting to order at 5:30 PM by Spencer Hauenstein, President of the Board.

1. Consent Agenda

- 15-2895 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of June 9, 2015
- 15-2911 Consider approval of the minutes of the June 23, 2015 Special Meeting
- 15-2912 Consider a resolution of the Sachse Economic Development Corporation awarding the Bank Depository Service Agreement between the Corporation and American National Bank (Option 1) for the initial period October 1, 2015, and continuing through May 31, 2017 with provision to renew for three additional one-year periods, authorizing the Chief Executive Officer to execute the agreement and all related documents thereto; and providing for an effective date.
- 15-2913 Consider receiving the Monthly Revenue and Expenditure Report for the period ending May 31, 2015 and the preliminary summary Budget Report for June 2015.

Mr. Thomas made a motion that all Consent Agenda Items be approved and Ms. Harris-Daniel seconded. Vote was unanimously passed.

2. Regular Agenda Items:

- 15-2904 Discuss Hwy 78 Industrial Land Highest and Best Use Study and receive a report regarding project progress on contract deliverables.

Tom Hester with Parsons Brinckerhoff gave update on land study. He reports that study is half way through and hopes to have total study done by this fall. Mr. Hester will meet with land owners 7/15/15 to share findings to date.

- 15-2906 Consider and take action regarding a funding request for a project for Park Lake Church for monument sign costs for project located at 3702 Sachse Road, in an amount not to exceed \$10,000.

Pastor David Kreuss presented Park Lake Church request for funding for monument digital Stewart full color sign grant. Stone based monument will also include weather, church events, etc. and light will be dimmer at night on sign. Sachse Road expansion will not interfere with monument sign. \$36,000 is the total cost of sign due to engineering and LED/digital expenses. Community Development Department has sign size requirements for City of Sachse which need to be reviewed by church before sign is purchased. 75% of church members are Sachse residents.

- At 6:09 p.m. Mr. Hauenstein made a motion to convene to Executive Session, Mr. Thomas seconded and the motion passed unanimously.

- 15-2902 Executive Session pursuant to Texas Government Code Section 551.087
Deliberation of Economic Development Negotiations:

- A. Discussion of economic development incentive for project for Park Lake Church for monument sign costs for project located at 3702 Sachse Road, in an amount not to exceed \$10,000.
- B. Discussion of economic development incentive for Integral Woodbridge LLC to offset impact fees and reimbursement for infrastructure costs for project located at NEC of Hwy 78 and Woodbridge Parkway.
- C. Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate within the City of Sachse

RECESS OPEN MEETING FOR HWY 78 BUS TOUR. Board and SEDC staff along with Randy Watson of Halff Associates will take bus tour of Hwy 78 and then reconvene open meeting following the tour to discuss the tour.

RECONVENE OPEN MEETING

- Consider any action necessary as a result of executive session:

Mr. VanBuskirk made motion SEDC approve the Park Lake Church monument sign grant in the amount of \$6,000. Ms. Suzanne Politz seconded motion and passed unanimously.

- 15-2905 Discuss and consider action on Hwy 78 Beautification project master plan.

Randy Watson with Halff Associates presented two Plans (A & B options) with several phases and areas to consider for final design conditions for future Hwy 78 Beautification project for City of Sachse:

City Manager and CEO to analyze expenses further before any decision can be made. Four individual areas could be used for phasing strategies. Internal Staff needs to look at this plan regarding maintenance of landscaping. Initial cost does not currently include ongoing maintenance.

- 15-2901 Reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and Staff regarding items of Community interest, special events, announcements and activities, office, industrial, commercial, retail, and business retention project and marketing activities.

Ms. Blake gave a recap of City of Sachse current events regarding hiring of new Police Chief, Brian Sylvester and mentioned success of EDC sponsored fireworks for Red White & Blue Blast. SEDC annual budget to be approved at next month's meeting. Ms. Blake reviewed several recent and future advertising opportunities such as NTX magazine, KVIL radio spots, Marketing Report, Public Relations report includes three articles, interview with Gina Nash to be done soon, and LA Fitness ground breaking. First draft agenda for Franchise Workshop was presented.

- 15-2897 Discuss and consider action on the preliminary 2015-2016 Sachse Economic Development Corporation Annual Budget.

Minor adjustments made to last month's preliminary 2015-2016 SEDC Annual Budget and will have final budget for approval in August.

- 15-2903 Discuss and consider action on SEDC Strategic Plan.

Quarterly review of SEDC's Five Year Strategic Plan appears to be keeping pace with scheduled 78 Visioning and 5th Street Study. Highest and Best Use Study of George Bush and Incentive Policy will need to be addressed next year. Talking with developers, realtors and land owners on a regular basis. Actively pursuing

22 prospective restaurants. ICSC event attended in May and will be attending ICSC event in Dallas this fall.

- 15-2907 Discuss and consider action on changing SEDC Board Meeting date to the second Tuesday of each month beginning at 5:30 p.m.

Ms. Politz made motion to table this item until later date due to need to research date and time conflicts and Mr. Van Buskirk seconded motion. This motion passed unanimously.

- 15-2896 Future agenda items.

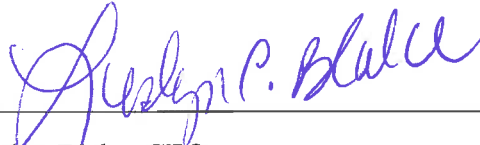
- Entrepreneur and Franchise Workshop
- Inventory Sachse Commercial Land for Sale
- View Hwy 78 Promotion Video

3. Adjournment

- At 9:29 p.m. Ms. Politz made a motion to adjourn. Mr. Thomas seconded and the motion passed unanimously.



Spencer Hauenstein, President



Leslyn Blake, CEO