



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

Wednesday, July 9, 2014

STATE OF TEXAS

COUNTIES OF DALLAS AND COLLIN

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 6:35 p.m. on Wednesday, July 9, 2014, 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, Mark Caldwell, Eric Dumois, Jeff Bickerstaff, Suzanne Politz, Ken Thomas, Marcia Daniel-Harris, Leslyn Blake

Call meeting to order at 6:35 p.m. by Spencer Hauenstein, President of the Board. Mark Caldwell and Suzanne Politz were not in attendance.

- 1) Invocation and Pledge of Allegiance to the United States and Texas flags. Mr. Bickerstaff led the group in invocation and the Pledge of Allegiance.
- 2) Regular Agenda Items:

14-2298- Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of June 11, 2014.

Mr. Bickerstaff made a motion to approve the minutes as written. Mr. Thomas seconded and the motion was approved unanimously.

14-2299- Reports and presentations by the Sachse Economic Development Corporation President, Board Members and CEO regarding items of community interest, special events, announcements and activities, office, industrial, commercial, retail, and business retention project and marketing activities.

a) CEO:

- Ms. Blake reminded the board that there was a scheduled workshop for the beginning of the meeting but due to the perceived length of the meeting the workshop was postponed.

- Ms. Blake announced that the grand opening for the new Walmart is on July, 16, 2014 and that all of the board confirmed that they would be in attendance.
- Ms. Blake informed the board of the advertisement in their packets for the Sachse EDC that went into the Dallas Fort-Worth Real Estate Review.
- Officials with SRMC expect to receive confirmation on project financing by the end of the month.
- The Retail Coach is actively reaching out to target prospects from the ICSC event and others.
- Ms. Blake will present the SEDC draft budget FY 2014-2015 to the Council for review and comment Saturday, July 12<sup>th</sup>.
- Mr. Whitworth, Director of Parks and Recreation, extended his thanks to the EDC and the Board for their contribution to the Red, White, and Blue blast which was a success.

14-2297- Consider receiving the Monthly Revenue and Expenditure Report for the period ending May 31, 2014 and the preliminary Budget Report for June 2014.

Ms. Savage presented the Monthly Revenue and Expenditure Reports. Mr. Thomas made a motion to accept the report as presented. Ms. Daneil-Harris seconded and the motion carried unanimously.

14-2302- Conduct Public Hearing regarding a funding request for a project for Walmart Real Estate Business Trust for public improvements to Blackburn Road for an amount not to exceed \$282,712.00.

Mr. Bill Dahlstrom, representing Walmart Stores, Inc., was invited to present the request. He stated the actual cost for this project was approximately \$320,000 and that the work on Blackburn is scheduled to begin next week and to be completed by next month.

With no further public input, Mr. Bickerstaff made a motion to close the public hearing. Ms. Harris-Daniel seconded and the motion was approved unanimously.

14-2304- Discuss and consider action related to the search for a consultant for State Hwy. 78 Beautification.

Mr. Robert Pilgrim from the Bury firm presented a proposal for the beautification of State Hwy 78.

Mr. Lenny Hughes from the Halff firm presented their firm's ideas for the beautification of State Hwy 78.

Mr. Bickerstaff made a motion to postpone action for this item until the August meeting with the stipulation that staff request Halff submit an RFP with a detailed fee schedule. Mr. Thomas seconded and the motion passes 3-2 with Ms. Harris-Daniel and Mr. Dumois in dissent.

- 14-2309- Executive Session pursuant to Texas Government Code Section 551.087 Deliberation of Economic Development Negotiations:

A. Discussion of economic development incentive for Direct Development, to attract a retail business prospect to locate in northeast part of the City.

Executive Session pursuant to Texas Government Code Section 551.072 Deliberation of the purchase, sale, and license of real property generally located in southeast part of the City.

B. To receive an update on a pending transaction with NEXmetro represented by Henry S. Miller to purchase property from the Sachse Economic Development Corporation.

At 7:31 Mr. Bickerstaff made a motion to Convene to Executive Session. Mr. Dumois seconded and the motion was passed unanimously.

At 8:28 Mr. Bickerstaff made a motion to Convene to Open Session. Mr. Dumois seconded and the motion passed unanimously.

Mr. Dumois made a motion to authorize the CEO and city attorney to draft an agreement for Direct Development for an incentive program. Ms. Harris-Daniel seconded and the motion passed unanimously.

- 14-2305- Discuss and consider action on the preliminary 2014-2015 Sachse Economic Development Corporation Annual Budget.

Ms. Blake proposed an \$78,796 increase in expenditures for the 2014-2015 fiscal year. This includes a \$48,000 increase for advertising and legal publications.

Mr. Bickerstaff made a motion to approve the Preliminary 2014-2015 Annual Budget. Ms. Harris-Daniel seconded and the motion was passed unanimously.

- 14-2306- Discuss screening wall at Holiday Village RV Park on Hwy. 78.

Mr. Dumois made a motion to postpone this agenda item until the August meeting. Mr. Bickerstaff seconded and the motion was approved unanimously.

- 14-2308- Discuss and consider action on advertising in the Dallas Cowboys Yearbook published by Total Sports Publications.

Ms. Blake discussed purchasing a half-page advertisement in the Dallas Cowboys Yearbook using the \$10,000 grant given to the EDC by GISD. Ms. Blake informed the board that this would provide the EDC with exposure to a wide range of audience.

Mr. Dumois made a motion to move forward with the advertising in the Dallas Cowboys Yearbook and to authorize the CEO to purchase a half-page advertisement

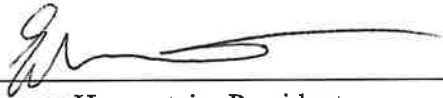
in the yearbook using the GISD advertising grant. Ms. Daniel-Harris seconded and the motion was passed unanimously.

14-2307- Future agenda items.

- A) The board will further discuss proposals from the two firms for Hwy 78 beautification.
- B) The board will further discuss screening wall options for the Holiday Village RV Park on State Hwy 78.

3) Adjourn

At 9:16 pm Mr. Thomas made a motion to adjourn. Mrs. Harris-Daniel seconded and the motion carried unanimously.

A handwritten signature in dark ink, appearing to read 'Spencer Hauenstein', written over a horizontal line.

Spencer Hauenstein, President

A handwritten signature in dark ink, appearing to read 'Leslyn Blake', written over a horizontal line.

Leslyn Blake, CEO