



**Thursday, May 18, 2023
Economic Development Corporation Meeting**

**Council Chambers
3815 Sachse Road, Building B
6 p.m.**

**Economic Development Corporation Board Meetings are streamed live online or on-demand
(<https://sachsetx.swagit.com/live>).**

The Sachse Economic Development Corporation reserves the right to reconvene, recess, or realign the regular meeting, call Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the Sachse Economic Development Corporation meeting for the purpose of seeking confidential legal advice from the City Attorney on any workshop or regular meeting agenda item listed herein.

A. Regular Meeting Opening

1. Call to Order: The Board of Directors of the Economic Development Corporation of the City of Sachse will hold a Regular Meeting at 6 p.m. on Thursday, May 18, 2023, to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

B. Public Comment

1. The public is invited to address Council regarding any topic not already on the agenda. The time limit is 3 minutes per speaker. A Public Comment Card should be presented to the City Secretary prior to the meeting. According to the Texas Open Meetings Act, Council is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Consent Agenda - All items listed on the consent agenda will be considered by the Board and will be enacted on by one motion. There will be no separate discussion of these items unless a Board member so requests.

1. Approve the April 20, 2023, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending March 31, 2023.
3. Approve the Consent Agenda as presented.

D. Regular Items / Meeting Closing

1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.
2. Discuss and consider approval of the goals and objectives of the Type B Corporation.
3. Conduct a public hearing for an infrastructure project for Milli's Donuts LLC generally located along Miles Road and Rosewood Lane in Sachse, Texas.
4. Conduct a public hearing for an infrastructure project for SB Sachse, LTD. generally located along Murphy Road and Blackburn Road in Sachse, Texas.
5. Adjournment.

I, the undersigned authority, do hereby certify that this notice of a public meeting was posted in accordance with the regulations of the Texas Open Meetings Act and was posted on the bulletin board, an accessible location at Sachse City Hall.


Leah K. Granger, City Secretary

Posted: 05/15/2023 by 5 pm Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Amanda Chi, ADA Coordinator, via phone at 972-495-1212, via email at achi@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Consent Agenda - All items listed on the consent agenda will be considered by the Board and will be enacted on by one motion. There will be no separate discussion of these items unless a Board member so requests.

Subject	1. Approve the April 20, 2023, meeting minutes.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent), Minutes
Preferred Date	May 18, 2023
Recommended Action	Approve the April 20, 2023, meeting minutes.
Minutes	View Minutes for Apr 20, 2023 - Economic Development Corporation Meeting
File Attachments 04.20.23 EDC Minutes.pdf (128 KB)	

All items listed on the consent agenda will be considered by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests.



ECONOMIC DEVELOPMENT CORPORATION
APRIL 20, 2023, MEETING MINUTES

The Board of Directors of the Sachse Economic Development Corporation (EDC) convened in a public meeting at 6 p.m. on Thursday, April 20, 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.

Those present: President Marcia Harris-Daniel, Vice President Scott McMurdie, Board members Teddy Kinzer, Mark Potter, Richard Chandler, Jim Mason, and Chinelo Nwanze; Councilmember Michelle Howarth; Economic Development Manager Jerod Potts; Economic Development Coordinator Denise Lewis.

Those absent: None

REGULAR MEETING OPENING:

1. Call to Order.

President Harris-Daniel called the meeting to order at 6:00 p.m.

2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

Mr. McMurdie gave the invocation and led the Board in the pledges.

PUBLIC COMMENT:

Matthew Holboke, 5511 Oak Ridge Circle, asked if there was follow up with existing businesses in close proximity to new businesses that receive an incentive.

CONSENT AGENDA:

- 1. Approve the March 16, 2023, meeting minutes.**
- 2. Accept the monthly revenue and expenditure report for the period ending February 28, 2023.**

Mr. Mason made a motion to approve the consent agenda as presented. Mr. McMurdie seconded the motion, and it carried unanimously.

REGULAR AGENDA ITEMS:

- 1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest, special events, announcements and activities, office, industrial, commercial, retail, business retention, and marketing projects.**

Mr. Potts introduced the new EDC coordinator, Denise Lewis, to the Board. He addressed a comment made by Ms. Nwanze about the EDC website confirming that there will be a sandbox environment for testing the updated EDC website prior to going live. He showed the Board the new EDC business welcome guide as well as the Dallas Regional Chamber Economic Development Guide advertisement. Mr. Potts provided the Board with dates for a few upcoming events.

2. Discuss the goals and objectives of the Type B Corporation.

Mr. Potts provided the purpose of the discussion and walked the Board through how they would review the goals and objectives. He gave the Board a recap of the previous discussion from the March 16, 2023, EDC Board meeting. Mr. Potts explained the new structure of the goals and objectives. Mr. Chandler asked if the goals and objectives were in a specific order Mr. Potts said recommendations were not ranked by priority, but they were grouped by category. Ms. Nwanze recommended a data dictionary on the worksheet, so it is easy to interpret by anyone. Ms. Harris-Daniel was happy to see the new additions to the goals and objectives document. Mr. Chandler noted how he thought the document lacked focus since there is no ranking of the goals. Mr. Potts noted that he views the document as a two-year work plan for the economic development staff. Mr. Chandler recommended simplifying the document for the Board and the public to view, suggesting staff work from the current document. Mr. Kinzer asked if the current EDC mission and vision statements were still applicable. Ms. Harris-Daniel asked the Board how they wanted to move forward with looking at the document. The Board decided to take time to review the document and provide feedback at the next meeting. Ms. Nwanze recommended adding a project target year and expected end year. Mr. Potts explained how there are several ongoing items that don't have an end date and how some goals are more challenging to measure. The Board discussed the difference between implementation strategies, goals and everyday business items. Councilmember Howarth commented that she thought the categories of the draft goals and objectives were spot on.

EXECUTIVE SESSION:

Ms. Harris-Daniel adjourned the Board to executive session at 6:59 p.m.

- 1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of an Economic Development incentive for Bunker Hill Retail, LLC for a project generally located along Bunker Hill Road and Miles Road and for retail or commercial business projects seeking to locate within the City of Sachse.**

The Board reconvened to regular session at 7:35 p.m.

REGULAR ITEMS / MEETING CLOSING:

- 1. Take action as a result of executive session: Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute an economic development**

agreement on behalf of the EDC with Bunker Hill Retail, LLC for a project generally located along Bunker Hill Road and Miles Road, and any amendments and instruments related thereto.

Mr. Chandler made a motion to approve the item as presented. Ms. Nwanze seconded the motion, and it carried unanimously.

2. Adjournment.

President Harris-Daniel adjourned the meeting at 7:37 p.m.

APPROVE:

Marcia Harris-Daniel, President

ATTEST:

Jerod Potts, Economic Development Manager

C. Consent Agenda - All items listed on the consent agenda will be considered by the Board and will be enacted on by one motion. There will be no separate discussion of these items unless a Board member so requests.

Subject	2. Accept the monthly revenue and expenditure report for the period ending March 31, 2023.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending March 31, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND

The Sachse Economic Development Corporation's Treasurer prepares a report each month to update the Board concerning the current year's budget monitoring. This month's report consists of the summary report presented to the City Council covering March 2023. Also included is a preliminary line-item budget report and balance sheet for April 2023.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending March 31, 2023.

File Attachments

[EDC March 2023.pdf \(89 KB\)](#)

[EDC Budget Report April 2023 Preliminary.pdf \(133 KB\)](#)

[EDC Balance Sheet April 2023.pdf \(78 KB\)](#)

All items listed on the consent agenda will be considered by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests.

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	50% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,300,000	\$ 101,119	\$ 738,819	57%	
Other Income	10,000	-	10,000	100%	A
Interest Income	7,000	15,484	70,148	1002%	B
Total Revenue	\$ 1,317,000	\$ 116,603	\$ 818,966	62%	
Expenditure Summary					
Expenditures	\$ 636,357	\$ 39,769	\$ 224,215	35%	C
Total Expenditures	\$ 636,357	\$ 39,769	\$ 224,215	35%	
Revenue Over/(Under) Expenses	\$ 680,643	\$ 76,834	\$ 594,751		
Beginning Fund Balance October 1, 2022			\$ 6,773,169		

Explanation of Major Variances:

- A** Garland ISD grant received in October
- B** Interest revenue returns greatly exceed budgeted projections due to favorable interest rates
- C** Unfilled position through March impacts "YTD Actuals % of Budget" spend



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2022-2023 Period Ending: 04/30/2023

		Prior Year Budget	Prior Year Actual	2022-2023 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND									
Revenue									
000 - Non-Departmental									
06-000-40060	Sales Tax	975,000.00	1,374,944.64	1,300,000.00	95,493.11	834,311.94	0.00	64.18%	465,688.06
06-000-45000	Interest Income	5,000.00	12,868.48	7,000.00	0.00	70,147.50	0.00	1,002.11%	-63,147.50
06-000-46120	Misc Grants and Donations	10,000.00	10,000.00	10,000.00	0.00	10,000.00	0.00	100.00%	0.00
000 - Non-Departmental Total:		990,000.00	1,397,813.12	1,317,000.00	95,493.11	914,459.44	0.00	69.44%	402,540.56
Revenue Total:		990,000.00	1,397,813.12	1,317,000.00	95,493.11	914,459.44	0.00	69.44%	402,540.56

Budget to Actual

For Fiscal: 2022-2023 Period Ending: 04/30/2023

		Prior Year Budget	Prior Year Actual	2022-2023 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	114,039.00	84,196.85	156,152.00	9,855.42	54,941.22	0.00	35.18%	101,210.78
06-019-50030	Longevity Pay	48.00	0.00	68.00	0.00	76.00	0.00	111.76%	-8.00
06-019-50050	Social Security and Medicare (FICA)	9,176.00	6,660.88	12,027.00	731.40	4,053.80	0.00	33.71%	7,973.20
06-019-50060	TMRS Contributions	16,575.00	12,668.61	22,906.00	1,430.02	7,983.21	0.00	34.85%	14,922.79
06-019-50070	Vacation/Sick Leave Buy Back	0.00	1,279.20	991.00	0.00	0.00	0.00	0.00%	991.00
06-019-50100	Workers Compensation	280.00	189.37	211.00	0.00	127.56	0.00	60.45%	83.44
06-019-50110	Unemployment Tax	630.00	9.00	504.00	-2.82	6.18	0.00	1.23%	497.82
06-019-50575	Employee Insurance Transfer Out	0.00	18,647.00	27,316.00	0.00	13,656.00	0.00	49.99%	13,660.00
06-019-51030	Utilities - Communications	1,440.00	785.53	1,008.00	0.00	241.27	0.00	23.94%	766.73
06-019-51050	Office Supplies	3,000.00	477.73	5,750.00	0.00	81.00	82.00	1.41%	5,669.00
06-019-51070	Postage	400.00	0.00	400.00	0.00	833.61	0.00	208.40%	-433.61
06-019-51230	Business Retention Efforts	10,000.00	4,660.12	10,000.00	4,853.00	5,023.00	0.00	50.23%	4,977.00
06-019-51500	Uniforms and Accessories	450.00	408.30	880.00	0.00	0.00	0.00	0.00%	880.00
06-019-51510	Small Tools and Equipment	1,000.00	473.20	1,000.00	0.00	3,200.53	0.00	320.05%	-2,200.53
06-019-51550	Fuel and Lubricants	3,250.00	299.97	574.00	0.00	62.08	0.00	10.82%	511.92
06-019-51700	Community Relations & Special Programs	47,275.00	25,057.87	44,750.00	4,200.00	19,264.00	0.00	43.05%	25,486.00
06-019-51800	Dues and Subscriptions	20,446.88	49,308.37	51,692.00	0.00	23,273.74	640.78	45.02%	28,418.26
06-019-51810	Employee Training and Travel	7,715.50	7,252.76	7,900.00	35.19	4,770.90	0.00	60.39%	3,129.10
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	1,097.26	1,000.00	0.00	46.15	0.00	4.62%	953.85
06-019-53000	Legal/Consulting Fees	0.00	1,618.75	10,000.00	0.00	8,550.00	0.00	85.50%	1,450.00
06-019-53002	Professional Services (53003)	125,000.00	19,529.43	73,000.00	0.00	6,100.42	0.00	8.36%	66,899.58
06-019-53060	Printing Services	6,000.00	1,885.00	3,100.00	69.25	1,972.25	0.00	63.62%	1,127.75
06-019-53220	5th Street District	25,000.00	867.91	30,600.00	5,066.85	8,214.45	0.00	26.84%	22,385.55
06-019-53380	Advertising and Legal Publications	21,400.00	22,028.83	46,500.00	0.00	29,470.14	0.00	63.38%	17,029.86
06-019-53500	Web Page Services	5,000.00	7,098.00	9,225.00	0.00	0.00	0.00	0.00%	9,225.00
06-019-55000	Operating Transfer Out - General Fund	177,576.00	177,576.00	118,803.00	0.00	59,400.00	0.00	50.00%	59,403.00
019 - Economic Development Total:		596,701.38	444,075.94	636,357.00	26,238.31	251,347.51	722.78	39.50%	385,009.49
Expense Total:		596,701.38	444,075.94	636,357.00	26,238.31	251,347.51	722.78	39.50%	385,009.49
Fund 06 Revenue Over/(Under) Expenses		393,298.62	953,737.18	680,643.00	69,254.80	663,111.93	-722.78	97.42%	17,531.07
Total Revenue Over/(Under) Expenses:		393,298.62	953,737.18	680,643.00	69,254.80	663,111.93	-722.78	97.42%	17,531.07

Sachse Economic Development Corporation

Balance Sheet

4/30/2023

Assets:

Cash	\$467,823.69
Investments	4,157,376.42
Accts Receivable-Sales Tax	243,446.86
Other Receivable-TIF	224,000.00
Assets Held-Land	<u>2,353,785.68</u>

Total Assets **\$7,446,432.65**

Liabilities:

Payables	<u>\$13,959.28</u>
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Total Liabilities **\$13,959.28**

Equity:

Est. Fund Balance 9/30/2022	\$6,773,169.44
Net Position (full accrual)	-\$3,808.00
FY 2022 YTD Surplus	<u>663,111.93</u>

Total Equity **\$7,432,473.37**

Total Liabilities and Equity **\$7,446,432.65**

D. Regular Items / Meeting Closing

Subject	1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Discussion, Information
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

Announcements are made at this time for informational purposes only.

POLICY CONSIDERATION

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.

D. Regular Items / Meeting Closing

Subject	2. Discuss and consider approval of the goals and objectives of the Type B Corporation.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Action, Discussion, Information
Recommended Action	Discuss and consider approval of the goals and objectives of the Type B Corporation.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

In 2021 the Sachse EDC and City Council each adopted the goals and objectives for the Economic Development Corporation.

OVERVIEW

The Sachse EDC and City Council held a joint meeting on January 12, 2023, where the adopted goals and objectives of the Economic Development Corporation were discussed. An outcome of this discussion was that the EDC Board needed to review the existing priority list and consider reprioritizing goals now that time has passed since initial adoption.

POLICY CONSIDERATION

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and consider approval of the goals and objectives of the Type B Corporation.

File Attachments
2023 Draft Goals and Objectives.pdf (219 KB)

	The Sachse Economic Development Program will:				
	ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Timing
	No.	Broad statements that establish desired outcomes and guide policy, ordinances and activity	More detail for the Principle / Vision states regarding what is to be achieved	Ground level-specific tactics to achieve goals	When will this occur?
Citywide	C1	sak [see] us... Proactively support economic development projects	Strategically invest in land banking in a manner that meet the City's overall development and redevelopment goals	C1.1 Develop a strategic list of properties across the City that offer a significant economic development benefit from a development or redevelopment standpoint. While a Citywide initiative, this list should specifically target properties along the key identified catalyst zones (Hwy 78 Corridor, PGBT Corridor, 5th Street District)	FY 2024
	C2	sak [see] us... Grow the economy	Promote identified target sectors in order to position Sachse as a city of choice for these industries	C2.1 Develop target industry / sector materials for the industries presented to City Council and the Economic Development Corporation at the joint meeting held January 12, 2023	FY 2023
				C2.2 Participate in local, regional, and national trade shows, conferences, and other relevant events to recruit identified industries to Sachse	Ongoing
	C3	sak [see] us... Plan for success	Ensure that identified target sectors remain relevant considering market and other changes to the economic landscape	C3.1 Re-evaluate target industries and sectors, contemplating a professional services contract for a target industry analysis / cluster analysis	FY 2025
	C4	sak [see] us... Elevate the Sachse brand and value proposition	Provide the latest and greatest data, analysis, and other pertinent information to prospects, brokers, and others doing business in and with Sachse	C4.1 At least once annually, update all print collateral, marketing materials, and information posted to the Sachse Economic Development website are updated and refreshed to reflect the most up to date demographics	Ongoing
				C4.2 Working with Finance, Development Services, and other applicable departments, put together an annual development report highlighting key statistics and trends related to the Sachse economy	FY 2023
	C5	sak [see] us... Support existing and prospective businesses	Embrace technology by contemplating digital and spatial resources available to highlight and promote existing and prospective businesses	C5.1 Research and consider implementing a digital site selection tool to accompany the EDC website	FY 2024
				C5.2 Research and consider implementing a customer relationship management (CRM) tool to ensure development and maintenance of relationships with regional developers, brokers, site selectors, prospects, and state and regional organizations	FY 2024
	C6	sak [see] us... Support existing and prospective businesses	Provide a memorable and exceptional customer service experience for all who interact with Sachse Economic Development	C6.1 Engage with businesses seeking to locate to or expand in Sachse, explaining the full suite of services available to prospects and leads, such offering as pre-development meetings, a streamlined permitting process, responsive and agile local government, and potential incentives	Ongoing

DRAFT

The Sachse Economic Development Program will:					
ID		Guiding Principle / Vision	Goal Statements	Implementation Strategies	Timing
	C7	sak [see] us... Support existing and prospective businesses	As it stands, all requests for funding are treated like incentives. Streamline the local business grant process for applicants by implementing a program authorizing administrative approval of funding based on an applicant meeting established criteria	C7.1 Implement a local business grant program - include a budget line item in the EDC budget annually to support this incentive program	FY 2023 / FY 2024
	C8	sak [see] us... Plan for success	The current adopted incentive policy has not been evaluated in since 2012	C8.1 Review existing incentive policy, making recommendations for proposed changes to be considered by City Council	FY 2024
	C9	sak [see] us... Elevate the Sachse brand and value proposition	Proactively plan communication opportunities well in advance of publication deadlines to ensure strategic marketing and advertising of Sachse	C9.1 Develop and implement an annual comprehensive communication and marketing plan that advances and positively promotes and elevates the Sachse brand	Annually
Hwy 78 Corridor	HS1	sak [see] us... Proactively support economic development projects	The cost of infrastructure can be a barrier in the advancement of certain economic development projects, especially for smaller entities without access to significant capital	HS1.1 Identify critical infrastructure needs in the Hwy 78 Corridor that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program. Use the TIRZ #3 project and finance plan as a north star for these potential improvements. Contemplate partnership opportunities with property owners to expedite the enhancement of identified infrastructure. Further, for low-hanging fruit, consider mechanisms for EDC funding to be applied in a way that catalyzes these areas, ripening them for further development	FY 2023 / FY 2024
			Sometimes traffic and ADT data lags in certain areas, which can be a critical metric for site selectors	HS1.2 Consult with Public Works to potentially identify areas within the Hwy 78 corridor where a traffic count or signal study may be warranted. Consider supporting this effort with financial or staff time resources. Contemplate Woodbridge/Country Club/Hwy 78 as an area of study, particularly once the Merritt Rd. expansion project is complete. Other areas to consider include Ranch Rd. and Cody Rd. on the west side of Hwy 78.	FY 2025
	HS2	sak [see] us... Plan for success	Support City Council efforts relative to updates to the Sachse comprehensive plan (Hwy 78 corridor)	HS2.1 Support efforts along the Hwy 78 corridor related to comprehensive planning, small area planning, wayfinding, and/or corridor overlay planning processes providing financial and/or technical assistance to staff, consultants, and City Council as needed	FY 2024
	HS3	sak [see] us... Plan for success	Support City Council efforts relative to TIRZ #3	HS3.1 Support the implementation of the TIRZ #3 project and finance plan as needed. Utilize the various funding mechanisms at the disposal of the EDC to help defray costs related to making the identified enhancements	Ongoing
	HS4	sak [see] us... Proactively support economic development projects	Engage with land owners, business owners, and property managers to improve the aesthetics of the Hwy 78 Corridor	HS4.1 If a local business grant program is established and funded through the budget, identify properties that would be good candidates to receive funding per the established parameters of the program, and begin reaching out to educate stakeholders on this funding mechanism	Companion to C7.1

The Sachse Economic Development Program will:				
ID	Guiding Principle / Vision	Goal Statements	Implementation Strategies	Timing
HS5	sak [see] us... Proactively support economic development projects	Commercial brokers working on behalf of property owners and landlords play a major role in the success of leasing tenant space	PGBT5.1 Periodically check in with key stakeholders, decisionmakers, brokers, and other real estate personnel with interests along the Hwy 78 corridor	Ongoing
HS6	sak [see] us... Proactively support economic development projects	The Hwy 78 corridor has numerous challenges. The City and EDC have an opportunity to influence the trajectory of future development moving forward by taking proactive and measured steps to plan for the highest and best use desired by the community	HS6.1 For critical undeveloped or underdeveloped properties along the Hwy 78 corridor, consider preemptively developing conceptual plans illustrating city/EDC ideas and/or preferences for those parcels. Consider working with property owners or brokers on this effort	Ongoing
PGBT1	sak [see] us... Proactively support economic development projects	The cost of infrastructure can be a barrier in the advancement of certain economic development projects, especially for smaller entities without access to significant capital	PGBT1.1 Identify critical infrastructure needs in the PGBT Corridor that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program. Contemplate partnership opportunities with property owners to expedite the enhancement of identified infrastructure. Further, for low-hanging fruit, consider mechanisms for EDC funding to be applied in a way that catalyzes these areas, ripening them for further development	FY 2023 / FY 2024
PGBT2	sak [see] us... Plan for success	Support City Council efforts relative to updates to the Sachse comprehensive plan (PGBT corridor)	PGBT2.1 Support efforts along the PGBT corridor related to the comprehensive planning, small area planning, wayfinding, and/or corridor overlay planning processes providing financial and/or technical assistance to staff, consultants, and City Council as needed	FY 2024
PGBT3	sak [see] us... Proactively support economic development projects	Sachse currently loses population during the day. In order support the retail/commercial desired by residents, it is necessary to bring people in to the City during the day	PGBT3.1 Work with regional partners, brokers, landowners, and other stakeholders, to recruit a significant employer along the PGBT corridor, ideally representing one of Sachse's target industries / sectors	Ongoing
PGBT4	sak [see] us... Proactively support economic development projects	Commercial brokers working on behalf of property owners and landlords play a major role in the success of leasing tenant space	PGBT4.1 Periodically check in with commercial brokers seeking to fill tenant spaces along the PGBT corridor. Establish, cultivate, and maintain relationships with these stakeholders	Ongoing
PGBT5	sak [see] us... Proactively support economic development projects	There is limited undeveloped land in Sachse, and the bulk of the undeveloped commercial property is located along the PGBT corridor. The City and EDC have an opportunity to influence the trajectory of future development moving forward by taking proactive and measured steps to plan for the highest and best use desired by the community.	PGBT5.1 For critical undeveloped or underdeveloped properties along the PGBT corridor, consider preemptively developing conceptual plans illustrating city/EDC ideas and/or preferences for those parcels. Consider working with property owners or brokers on this effort	Ongoing
PGBT6	sak [see] us... Plan for success	There are currently not any hotels in the City, and it is likely that Sachse has limited opportunities to locate a hotel within city limits	PGBT6.1 Working with other technical staff from key City departments, create and recommend draft hotel guidelines to be reviewed and considered by City Council	FY 2024

The Sachse Economic Development Program will:					
ID		Guiding Principle / Vision	Goal Statements	Implementation Strategies	Timing
5th Street District	FS1	sak [see] us... Proactively support economic development projects	The Sachse 5th Street District represents a major investment by both the City of Sachse and Economic Development Corporation. This development will be "the heart of Sachse" and unlike other areas in suburban communities. Its' success will be largely contingent on the efforts of public entities who are responsible for initiating the project and shepherding it to completion	FS1.1 Begin assembling additional land to support and further catalyze the 5 th Street development	Ongoing
				FS1.2 Execute developers agreements for the first two restaurants to be located in the 5th Street District before the end of FY23	FY 2023
				FS1.3 Contemplate next phases of the 5th Street District, including consideration of identifying a master developer for the remaining property in City/EDC ownership. As part of this process evaluate the merits of maintaining ownership of buildings, lots, and other assets.	FY 2023 / FY 2024
				FS1.4 Identify critical infrastructure needs in the 5th Street District that will catalyze development of this area; work with Finance, Development Services, Public Works, and the City Manager's Office to thoughtfully budget for these capital projects. For the most critical projects, consider out-year funding in the City's capital improvement program	FY 2023 / FY 2024
				FS1.5 As part of the 5th Street Development, consider unique and creative ways to activate the district such as through incubator and shared work space, ghost and virtual kitchens, aesthetically appealing and programmable public/open space, and retail that is niche, specialty, and supports destination-based trips from people throughout the region	FY 2023
				FS1.6 Create and implement a wayfinding and signage plan for the 5th Street District that contemplates entry features and monumentation to differentiate this area from other developments and neighborhoods in the metroplex, creating a unique and identifiable sense of place	FY 2024
	FS2	sak [see] us... Elevate the Sachse brand and value proposition		FS2.1 Implement a plan for how the public/open space in Phase 1 of the 5th Street District will be programmed	FY 2023

D. Regular Items / Meeting Closing

Subject	3. Conduct a public hearing for an infrastructure project for Milli’s Donuts LLC generally located along Miles Road and Rosewood Lane in Sachse, Texas.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Information
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

As required by Texas Local Government Code, a Type B corporation shall hold at least one public hearing on a proposed project before spending money to undertake the project.

OVERVIEW

On March 16, 2023, the Sachse Economic Development Corporation authorized the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the EDC with Milli's Donuts LLC.

On March 20, 2023, the Sachse City Council authorized the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with Milli's Donuts LLC.

POLICY CONSIDERATION

The Economic Development Policy (Resolution 3387) states that "the City and the SEDC may, notwithstanding this policy, provide economic development incentives and/or establish economic development programs on a case-by-case basis that promote economic development, create employment opportunities, increase sales tax and property tax revenue."

RECOMMENDATION

Conduct a public hearing for an infrastructure project for Milli’s Donuts LLC generally located along Miles Road and Rosewood Lane in Sachse, Texas.

D. Regular Items / Meeting Closing

Subject	4. Conduct a public hearing for an infrastructure project for SB Sachse, LTD. generally located along Murphy Road and Blackburn Road in Sachse, Texas.
Meeting	May 18, 2023 - Economic Development Corporation Meeting
Access	Public
Type	Information
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

As required by Texas Local Government Code, a Type B corporation shall hold at least one public hearing on a proposed project before spending money to undertake the project.

OVERVIEW

On March 16, 2023, the Sachse Economic Development Corporation authorized the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the EDC with SB Sachse, LTD.

On March 20, 2023, the Sachse City Council authorized the City Manager to negotiate and execute an economic development agreement on behalf of the City of Sachse with SB Sachse, LTD.

POLICY CONSIDERATION

The Economic Development Policy (Resolution 3387) states that "the City and the SEDC may, notwithstanding this policy, provide economic development incentives and/or establish economic development programs on a case-by-case basis that promote economic development, create employment opportunities, increase sales tax and property tax revenue."

RECOMMENDATION

Conduct a public hearing for an infrastructure project for SB Sachse, LTD. generally located along Murphy Road and Blackburn Road in Sachse, Texas.