SACHSE EDC
Economic Development Corporation

MINUTES OF THE SPECIAL CALLED MEETING
OF THE BOARD OF DIRECTORS OF THE
SACHSE ECONOMIC DEVELOPMENT CORPORATION

Wednesday, May 2, 2012
STATE OF TEXAS§
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 7:00pm on Wednesday, May 2, 2012, notice of the meeting having been posted as prescribed at Sachse City Hall, 3815 Sachse Road, Building B, 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:

Kenneth Thomas	Eric Dumois	Suzanne Politz
Jared Patterson	Mark Caldwell	Carlos Vigil, Executive Director
Darrell Lensch	Brian Poff	

Call the meeting to order: At 7:00pm Mr. Thomas called the meeting to order and noted that Mr. Poff had notified him that he was not able to attend the meeting.

1) Invocation and Pledge of Allegiance to the U.S. and Texas Flags. Mr. Patterson led the group in an invocation. Mr. Lensch led the group in the Pledge of Allegiance.

2) Regular agenda items:

12-0834 Consider and take action on minutes of the Sachse Economic Development Corporation meeting for the Special Called Meeting of April 4, 2012 and the regular scheduled meeting of April 11, 2012.

Mr. Lensch made a motion to approve the minutes of April 4, 2012 as presented. Mr. Patterson seconded and the motion carried unanimously.

Mr. Lensch made a motion to approve the minutes of April 11, 2012 with a correction on the spelling of Denise Vice name on page two. Mr. Patterson seconded and the motion carried unanimously.

12-0835 Reports and presentations by Sachse Economic Development Corporation President, Board Members and Executive Director regarding special events, announcements and activities.

a) President – Mr. Thomas welcomed the Sachse Historical Society and thanked them for their attendance and recognized Mr. Lloyd Henderson, President of the Historical Society. Mr. Henderson introduced the members in attendance and stated they were present to thank the Board for their funding grant for the project of publishing a book on Sachse municipal history. He presented a hard back book "City of Sachse, Texas, The Beginning Years 1886-1996" to each of the Board Members.
b) Board Members – None presented.
c) Executive Director – Mr. Vigil stated that he had six scheduled meetings for the ICSC Convention and was working on getting more scheduled. Cato's and Costco had replied stating they are not expanding in Texas and did not want to meet. Other retailers asked that he come by the booth and visit with the available representative.

12-0836 Consider and take action on Financial Report – Budget summary for April 2012.

Mr. Vigil presented the Budget to Actual Summary for April. Mr. Vigil explained the reason for the negative interest income on the last month's summary was due to the service and handling fees of the Interest Income line item. The fees have been removed from the line item and the April summary reflects the corrected amounts. Mr. Vigil also stated that the sales tax revenues fluctuate and are approximately two months behind due to posting and submittals by the entity and the state comptroller.

Mr. Caldwell made a motion to approve. Mrs. Politz seconded and the motion carried unanimously.

12-0837 Consider and take action regarding Preliminary 2012-2013 Sachse Economic Development Corporation Annual Budget.

Mr. Vigil reviewed the previous 2011-2012 budget and explained the reason the Board was considering the budget so early in the year was to meet the city's budget timeline. He asked the Board members for input and suggested that any major cuts may have to be taken from capital projects. He proposed to make reductions in operations but those may not be enough to make up the difference in the reduction of the sales tax revenues lost from the RCC. Mr. Vigil stated he would present the line item amounts at the next meeting for their recommendation to the City Council. No action was taken.

12-0838 Consider and take action regarding a funding request for a project for Tacos Y Salsas for a business expansion grant in an amount not to exceed $5750.

Ms. Irma Nevarez made a presentation to the Board about the request for the funding to build a patio area in front of the building. She provided three separate bids and stated that the customer base at the restaurant is growing. Ms. Nevarez anticipates that the addition of the patio will help generate additional sales of $10K per month. Ms. Nevarez is a member of the Chamber of Commerce and sponsors some of the local baseball teams along with helping the schools. A few questions from the Board were asked of Ms. Nevarez regarding future plans for sustainability of the restaurant.

12-0839 Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations to discuss or deliberate the offer of a financial or other incentive to Tacos Y Salsas.

At 7:48pm Mr. Caldwell made a motion to Convene Executive Session. Mr. Lensch seconded and the motion carried unanimously. The Board convened executive session.

12-0840 Convene Open Session and consider any action necessary as a result of Executive Session.

At 8:15pm Mr. Patterson made a motion to Convene Open Session. Mr. Lensch seconded and the motion carried unanimously. The Board convened open session. Mr. Patterson made a motion to approve funding for Tacos Y Salsas in an amount not to exceed $2500. Mr. Dumois seconded and the motion carried unanimously.

12-0841 Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations for an entertainment and recreation venue.

At 8:17 Mr. Caldwell made a motion to Convene Executive Session. Mr. Patterson seconded and the motion carried unanimously. The Board convened executive session.

12-0842 Convene Open Session and consider any action necessary as a result of Executive Session.

At 8:32pm Mr. Patterson made a motion to Convene Open Session. Mrs. Politz seconded and the motion carried unanimously. No action was taken.

12-0843 Consider and take action regarding an incentive policy.

Mr. Vigil presented the Resolution to be approved. He stated that he presented the incentive matrix to the City Council and they did not recommend any changes. He stated that the Resolution adopts the matrix to be in place if needed and does not approve or recommend any abatement for any particular business at this time. A short discussion was held about the tax abatement application and it was suggested that this be forwarded as it is but that Mr. Vigil bring back a revised application in July with stronger more detailed and inclusive requirements for consideration.

Mr. Dumois made a motion to approve the Resolution for the incentive policy. Mrs. Politz seconded and the motion carried unanimously.

12-0844 Future agenda items.

a) LARC update.
b) Budget
c) Highway 78 beautification implementation action items.

d) Special called meeting for six month performance evaluation of Director.
e) Tax abatement application form.

At 8:50pm Mr. Caldwell made a motion to adjourn. Mr. Lensch seconded and the motion carried unanimously.

APPROVED:

Kenneth Thomas, President
Sachse Economic Development Corporation

ATTEST:

Carlos D. Vigil, Executive Director