



**ECONOMIC DEVELOPMENT CORPORATION**  
**MARCH 16, 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, March 16, 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** Vice President Scott McMurdie, Board members Teddy Kinzer, Mark Potter, Richard Chandler, Jim Mason, and Chnelo Nwanze, Councilmember Michelle Howarth, Economic Development Manager Jerod Potts, City Secretary Leah Granger, Finance Director David Baldwin, and Assistant Finance Director Ryan Bredehoeft

**Those absent** Marcia Harris-Daniel

\*The meeting was delayed by a half hour due to inclement weather

**REGULAR MEETING OPENING**

**1 Call to Order**

Mr McMurdie called the meeting to order at 6 31 p m

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

Mr Kinzer gave the invocation and led the Board in the pledges

**PUBLIC COMMENT**

There were no comments offered

**CONSENT AGENDA**

- 1 Approve the minutes of the November 17, 2022, meeting**
- 2 Approve the minutes of the January 12, 2022, Joint City Council - Economic Development Corporation Meeting**
- 3 Accept the monthly revenue and expenditure report for the period ending October 31, 2022**
- 4 Accept the monthly revenue and expenditure report for the period ending November 30, 2022**
- 5 Accept the monthly revenue and expenditure report for the period ending December 31, 2022**
- 6 Accept the monthly revenue and expenditure report for the period ending January 31, 2023**
- 7 Accept the Quarterly Investment Report for the quarter ending September 30, 2022**
- 8 Accept the Quarterly Investment Report for the quarter ending December 31, 2022**

Mr Kinzer made a motion to approve items one through eight of the consent agenda as presented Ms Nwanze seconded the motion, and it carried unanimously

**9 Accept the City of Sachse Investment Policy for FY 2022-2023, as adopted by the City Council on November 14, 2022**

Item number nine was removed from the Consent Agenda at Mr Kinzer's request Mr Kinzer asked for clarification on why the Board is being asked to review and accept the City's Investment Policy Mr Baldwin explained that according to the Texas Government Code and City Policy, the City Council and all boards of component units must review the investment policy annually He clarified that it is generally a good practice for the boards to be aware of the strategies that guide the use of funds they may be associated with

Mr Kinzer made a motion to accept the item as presented Mr Potter seconded the motion and it passed 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 noted recent ribbon cuttings for an orthodontist, Haus of Boba, and TNT Family Entertainment He was pleased to announce that a new EDC Coordinator would begin on April 3 The ICSC trade show at Red River was a great success in January There were a number of very productive appointments at the event as well as subsequent meetings The new logo for the EDC was unveiled and described by Mr Potts Staff worked with the design consultants to build on the City's existing brand This new branding will be incorporated into the updated website He was pleased with the results and demonstrated that the unique name of the city will be used as advertisement During the discussion with the Board, Mr Potts articulated that it is important for the statistics on the website to be current, therefore, the new coordinator will be trained to help maintain it

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

Mr Potts provided background information on the process used to establish and prioritize the existing EDC goals Upon feedback from the Board in relation to the order, wording, etc , Mr Potts reviewed the revised ranking and provided his observations There was extensive discussion about the currently defined goals and action items being more focused on philosophy rather than being specific and measurable goals Councilmember Howarth provided her thoughts suggesting that the EDC may benefit from simplifying the goals The consensus was that some of the items are not goals but things that just need to be accomplished and not prioritized Some of the items have been completed, and some items function more like guiding principles The Board suggested narrowing the existing goals to a few basic and measurable components, such as investing in

infrastructure to support development, and supporting the development, redevelopment, and/or beautification of the Highway 78 corridor, the PGBT corridor, and the 5<sup>th</sup> Street District

### **EXECUTIVE SESSION**

Mr McMurdie adjourned the Board to executive session at 8 11 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**
- 2 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 Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane**
- 3 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 SB Sachse, LTD for a project generally located along Murphy Road and Blackburn Road**

The Board reconvened to regular session at 9 21 p m

### **REGULAR ITEMS / MEETING CLOSING**

- 1 Conduct a public hearing to consider a project for C&C Sachse, LLC for an infrastructure project generally located along State Highway 78 and Country Club Drive in Sachse, Texas**

The Public Hearing was opened at 9 21 p m As there were no comments, the public hearing was closed at 9 21 p m

- 2 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 Kinzer made a motion to approve the item as presented Mr Chandler seconded the motion and it carried unanimously

- 3 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 Milli's Donuts LLC for a project generally located along Miles Road and Rosewood Lane and any amendments and instruments related thereto**

A motion was made by Ms Nwanze to approve the item as presented Mr Kinzer seconded the motion and it passed unanimously

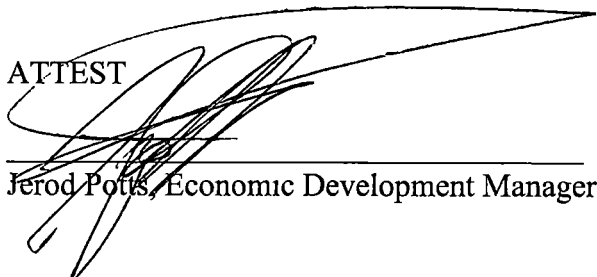
- 4 Take action as a result of executive session Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute an economic development agreement on behalf of the EDC with SB Sachse, LTD for a project generally located along Murphy Road and Blackburn Road and any amendments and instruments related thereto**

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

## **5 Adjournment**

Mr McMurdie adjourned the meeting at 9 24 p m

ATTEST

  
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Jerod Potts, Economic Development Manager

APPROVE

  
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Scott McMurdie, Vice President