



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

Wednesday, February 08, 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, February 08, 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 7:02pm Mr. Thomas called the meeting to order.

- 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:

12-0672 Consider and take action on minutes of the Sachse Economic Development Corporation meeting for January 11, 2011.

Mr. Lensch stated a correction to the minutes in the Board Member reports. It should read that "LARC had a flood from a roof drain pipe". The correction was noted. Mr. Lensch made a motion to approve the minutes of January 11, 2011 with the noted revision. Mr. Jared seconded and the motion carried unanimously.

12-0673 Reports and presentations:

- a) President – Mr. Thomas did not have anything to report.
- b) Board Members – No reports.
- c) Executive Director – Mr. Vigil referred to the written report in the packet which outlined administrative activities for the month of January. He reviewed with the Board the Trinity Center site for sale, My Live 360 and the LARC report.

12-0674 Consider and take action on Financial Report – Budget summary for January 2012, and quarterly investment report.

Mr. Vigil talked about the Budget Summary and explained the overage on the Health Insurance line item. He stated this was an omission and that it would be more favorable to make a budget amendment for this at the end of the year. Jeri Rainey was present to talk on the Quarterly Investment report. Mr. Lensch asked about the drop in book value. It was noted that the settlement and termination of the RCC was a reason for the substantial reduction. Mr. Poff made a motion to approve the Budget Summary. It was stated the motion should include approval of the Quarterly Investment report. Mr. Poff amended the motion to approve the Budget Summary and the Quarterly Investment report with a note to revisit the health insurance line item at the end of the year and for next year. Mr. Caldwell seconded the amended motion and the motion carried unanimously.

12-0659 Consider approval of a Resolution approving the Sachse Economic Development Corporation Broker/Dealers; providing a repealing clause; providing a severability clause; and providing for an effective date.

Jeri Rainey made a presentation to the Board on the Broker/Dealer list. She reviewed the broker/dealer list of authorized agents to do business with the city by primary and secondary broker/dealers. Mr. Patterson made a motion to approve a Resolution approving the Sachse Economic Development Corporation Broker/Dealer list. Mr. Lensch seconded and the motion carried unanimously.

12-0675 Consider and take action regarding a funding request for a project for AAA Chi Inc., sign to be located at 7340 Highway 78, Suite 200, Sachse, Texas, in an amount not to exceed \$3,900.00.

Mr. Dan Lin talked with the Board about his request for funding and the new business venture that he is opening in Sachse. He plans to take over the Lucky Chan Chinese food restaurant and is requesting funding for a building sign. Mr. Lin talked about his experience in the restaurant business and the proposed changes to the restaurant space. He gave sales estimates and jobs to be created. The Board asked questions about his corporation and business plan.

12-0676 Consider and take action regarding a funding request for a project for Sambina Brookview Center, LTD, façade improvements to property located at 5630 Highway 78, Sachse, Texas in an amount not to exceed \$28,207.98.

Mr. Stephen Stanley, property manager for Brookview Center and representing the owner Mr. Praveen Sethi talked with the Board about the request for making improvements to the building. He handed out another bid estimate which was higher than the bid they are considering for the construction. Mr. Robert Kelly the contractor was also present and described the extent of the new façade materials and construction. The Board asked many questions about tenants, parking, landscaping, leases and space. Mr. Stanley mentioned they had lost a jewelry store lease because the prospective tenant did not think the center was attractive looking for customers. Mr. Stanley stated that the center across the street was full and had filled up after they completed the renovation.

12-0689 Consider and take action regarding a funding request for a project for Cosmepawlogy sign to be located at 7340 Highway 78, Sachse, Texas in an amount not to exceed \$5,652.00.

Mr. Richard Jones and Sandra Dainty presented this item to the Board. They talked about the business plan and the services they will be providing including pet grooming, boarding, pet supplies, day care, indoor dog park, agility training and providing grooming classes. They are working with Texas Workforce Commission and the Veterans group to help the unemployed gain a skill to be able to work at pet grooming. They have also talked with the Bill Priest Center in Dallas and the SBDC about job training. They are moving into a space that was a previous dog grooming business and will not have to make major improvements to the space. The Board asked questions about the services they are providing and any state requirements that may exist. Sandra stated that they may be able to get a much lower bid on the sign than the bid submitted and would accept a lower funding amount than the one requested.

12-0678 At 8:18 pm Mr. Lensch made a motion to Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations. Mr. Caldwell seconded and the motion carried unanimously.

1. Convene Executive Session to discuss or deliberate the offer of a financial or other incentive to AAA Chi Inc.
2. Convene Executive Session to discuss or deliberate the offer of a financial or other incentive to Sambina Brookview Center, LTD.
3. Convene Executive Session to discuss or deliberate the offer of a financial or other incentive to Cosmepawlogy.

12-0679 At 9:13 pm Mr. Patterson made a motion to Convene Open Session and consider any action necessary as a result of Executive Session on agenda items listed above. Mr. Poff seconded and the motion carried unanimously.

Mr. Patterson made a motion to deny funding the sign project for AAA Chi Inc. Mr. Poff seconded and the motion carried unanimously.

Mr. Dumois made a motion to amend the funding request for Sambina Brookview Center, LTD, and approve an amount not to exceed \$9,500 for the façade improvement with the stipulation that they meet all the requirements of city codes. Mr. Lensch seconded and the motion carried unanimously.

Mr. Poff made a motion to deny funding the sign project for Cosmepawlogy. Mrs. Politz seconded and the motion carried unanimously.

Mr. Patterson stated that the applicants should meet with Mr. Vigil for possible future incentives for other projects.

12-0680 Consider and take action regarding Sachse Chamber of Commerce 2012 Sponsorships.

Mr. Vigil stated that the Chamber of Commerce has a new sponsorship strategy that will help them better plan for future events. They have presented a menu of sponsorship opportunities to businesses a year at a time. The SEDC Board has an option to pick those events in which they want to sponsor. In the past the SEDC has paid for approximately \$6500/year on individual events. There is an opportunity to reduce the amount of sponsorships to a lower level but to continue to support the Chamber of Commerce. After a short discussion, the Board directed Mr. Vigil to continue with the budgeted items for sponsorships for 2012 but to bring these items back at the time the 2013 budget is being prepared. No action was taken.

12-0684 Consider and take action regarding a gateway feature along the Miles Road exit ramp of the President George Bush Tollroad.

Mr. Vigil presented maps that indicated a triangular tract of land on the Trull Foundation property that they are willing to donate to the city for the purpose of building an iconic marker for Sachse. He explained that the SEDC can fund such a project for creating a theme entry to the city and also become a marker for Sachse on the tollroad. Several concerns were made about maintenance, ownership, design and costs. No action was taken.

12-0685 Consider and take action regarding Sachse Economic Development implementation action items regarding beautification and redevelopment efforts.

Mr. Dumois made a presentation on Action Item 2 for improvements to Highway 78. He talked about identifying a low, medium and high priority redevelopment effort for properties along the highway. A discussion was held about performing an analysis of existing conditions and a proposal for what can be redeveloped. After a short discussion, no action was taken.

Mr. Lensch made a presentation on Action Item 3 for development efforts in Woodbridge West. He provided specific action items to be taken that had already been accomplished. He provided a schedule of the meetings that have occurred in reference to funding opportunities for development in Woodbridge. After a short discussion, no action was taken.

12-0686 Future agenda items.

- a) Sign grant policy revisions.
- b) LARC update and schedules.
- c) Sewer study update for PGBT
- d) RCC funds.

At 10:29 pm Mr. Patterson made a motion to adjourn. Mr. Caldwell seconded and the motion carried unanimously.

APPROVED:

ATTEST:

Kenneth Thomas, President
Sachse Economic Development Corporation

Carlos D. Vigil, Executive Director