Thursday, January 18, 2024
Economic Development Corporation Meeting

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

Economic Development Corporation Board meetings are streamed live online or available 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 on Thursday, January 18, 2024, at 6 p.m. 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 the Board 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 acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board 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 November 16, 2023, meeting minutes.

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

3. Accept the monthly revenue and expenditure report for the period ending November 30, 2023.

4. Accept the Quarterly Investment Report for the quarter ending September 30, 2023.

5. Accept the City of Sachse Investment Policy for FY 2023-2024 as adopted by the City Council on December 4, 2023.

6. Approve the Consent Agenda.

D. Regular Agenda Items

1. Conduct a public hearing for an infrastructure project generally located along Miles Road, north of Bunker Hill Road, known as Project Yosemite, for Vaquero Sachse II Partners, LP, its assigns, or related entities.

2. 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.

3. Discuss and provide direction on the Sachse Economic Development business visitation program.

4. 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

Leah K Granger, City Secretary

Posted: 01/10/2024 by 5 pm Removed: ____________________________

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Lauren Rose, ADA Coordinator, via phone at 469-429-0415, via email at lrose@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 November 16, 2023, meeting minutes.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent), Minutes
Recommended Action	Approve the November 16, 2023, meeting minutes.
Minutes	View Minutes for Nov 16, 2023 - Economic Development Corporation Meeting

File Attachments
EconomicDevelopmentCorporation_Regular_Minutes_11.16.2023.pdf (145 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
NOVEMBER 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, November 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: President Scott McMurdie; Vice President Richard Chandler; Board members Jim Mason, Chinelo Nwanze, Alan Bell, Chris Decker, and Joshua Frick; Councilmember Michelle Howarth; Economic Development Manager Jerod Potts; and Economic Development Coordinator Denise Lewis.

Those absent: None.

REGULAR MEETING OPENING:

1. Call to Order.

President Scott McMurdie called the meeting to order at 6:00 p.m.

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

President Scott McMurdie gave the invocation and led the Board in the pledges.

PUBLIC COMMENT:

Matthew Holboke, resident, asked about details of the financial reports on the consent agenda.

CONSENT AGENDA:

1. **Approve the September 21, 2023, meeting minutes.**
2. **Accept the monthly revenue and expenditure report for the period ending August 31, 2023.**
3. **Accept the monthly revenue and expenditure report for the period ending September 30, 2023.**
4. **Approve the Consent Agenda.**

Ms. Nwanze made a motion to approve the consent agenda. Mr. Mason 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 greeted the new Board members and allowed them to introduce themselves. Joshua Frick, Chris Decker, and Alan Bell are all new Board members and are excited to join the EDC Board. Mr. Potts mentioned the groundbreaking for the Bunker Hill retail development was a success. He also gave a few construction updates for the 5th Street District, stating Alexander Street construction should be finished by early 2024. Ms. Lewis gave a brief update on the economic development video project currently underway as well as the EDC website. She noted the video will take a few months to complete and the new website will go live November 17.

Mr. Potts invited the Board to Christmas Extravaganza on December 6 and noted the next Board meeting will be December 21.

2. **Conduct a public hearing for the approval of funding in the amount of $100,000 for the SEDC Local Business Grant Program.**

Mr. McMurdie opened the public hearing at 6:16. As there were no comments, the public hearing was closed at 6:17.

3. **Consider and elect a President and Vice President of the Economic Development Corporation Board of Directors.**

Mr. McMurdie nominated himself for President and Mr. Chandler nominated himself for Vice President. Mr. Frick asked each nominee to give a 30 second elevator pitch. Mr. McMurdie and Mr. Chandler each provided a brief explanation for their interest in the roles.

Ms. Nwanze made a motion to approve Scott McMurdie for President and Richard Chandler for Vice President of the EDC. Mr. Frick seconded the motion and it carried unanimously.

EXECUTIVE SESSION:

Mr. McMurdie adjourned the Board into executive session at 6:24.

1. **The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Mockingbird.**

2. **The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Yosemite.**

3. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of Project Red Fox.

Mr. McMurdie reconvened to regular session at 8:25.

REGULAR AGENDA ITEMS/MEETING CLOSING

1. **Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Mockingbird.**

No action taken.

2. **Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Yosemite.**

Matthew Holboke, resident, asked for details regarding Project Yosemite.

Mr. Chandler made a motion to authorize the City Manager to negotiate and execute an incentive agreement for Project Yosemite on behalf of the Economic Development Corporation. Ms. Nwanze seconded the motion and it carried unanimously.

3. **Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive relating to the development of Project Red Fox.**

No action taken.

4. **Adjournment.**

Mr. McMurdie adjourned the meeting at 8:30 pm.

APPROVE:

____
Scott McMurdie, 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 October 31, 2023.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending October 31, 2023.

BACKGROUND
The Sachse Economic Development Corporation's (EDC) 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 EDC report presented to the City Council covering October 2023. Also included is a preliminary line-item report and balance sheet for November 2023.

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

File Attachments
EDC October 2023.pdf (87 KB)
EDC Budget Report November 2023 Preliminary.pdf (133 KB)
EDC Balance Sheet November 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

October 31, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	Annual Budget	Current Month Actual	YTD Actuals	8% of Year Completed YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	$ 1,430,000	$ 110,567	$ 110,567	8%	
Other Income	10,000	-	-	0%	**A**
Interest Income	100,000	21,970	21,970	22%	**B**
Total Revenue	**$ 1,540,000**	**$ 132,537**	**$ 132,537**	**9%**	
Expenditure Summary					
Expenditures	$ 909,632	$ 57,071	$ 57,071	6%	
Total Expenditures	**$ 909,632**	**$ 57,071**	**$ 57,071**	**6%**	
Revenue Over/(Under) Expenses	**$ 630,368**	**$ 75,466**	**$ 75,466**		
Beginning Fund Balance October 1, 2023 (unaudited)			**$ 7,200,000**		

Explanation of Major Variances:

A Garland ISD grant received in November

B Interest revenue trending strong due to favorable interest rates

Budget to Actual
Account Summary

City of Sachse

For Fiscal: 2023-2024 Period Ending: 11/30/2023

Account	Description	Prior Year Budget	Prior Year Actual	2023-2024 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND									
Revenue									
000 - Non-Departmental									
06-000-40060	Sales Tax	1,300,000.00	1,462,119.80	1,430,000.00	137,845.82	248,412.34	0.00	17.37%	1,181,587.66
06-000-45000	Interest Income	7,000.00	185,330.22	100,000.00	21,199.75	43,169.78	0.00	43.17%	56,830.22
06-000-46120	Misc Grants and Donations	10,000.00	20,000.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
	000 - Non-Departmental Total:	**1,317,000.00**	**1,667,450.02**	**1,540,000.00**	**159,045.57**	**291,582.12**	**0.00**	**18.93%**	**1,248,417.88**
	Revenue Total:	**1,317,000.00**	**1,667,450.02**	**1,540,000.00**	**159,045.57**	**291,582.12**	**0.00**	**18.93%**	**1,248,417.88**

		Prior Year Budget	Prior Year Actual	2023-2024 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	156,152.00	118,321.20	151,415.00	11,647.26	23,124.80	0.00	15.27%	128,290.20
06-019-50030	Longevity Pay	68.00	76.00	120.00	0.00	0.00	0.00	0.00%	120.00
06-019-50050	Social Security and Medicare (FICA)	12,027.00	8,780.59	11,752.00	1,030.24	1,883.84	0.00	16.03%	9,868.16
06-019-50060	TMRS Contributions	22,906.00	17,179.39	22,755.00	2,000.44	3,665.83	0.00	16.11%	19,089.17
06-019-50070	Vacation/Sick Leave Buy Back	991.00	0.00	2,077.00	2,139.34	2,139.34	0.00	103.00%	-62.34
06-019-50072	Health Insurance	0.00	0.00	21,552.00	1,634.08	3,268.16	0.00	15.16%	18,283.84
06-019-50080	Dental Insurance	0.00	0.00	723.00	60.28	120.56	0.00	16.67%	602.44
06-019-50090	Life and LTD Insurance	0.00	0.00	877.00	21.40	21.40	0.00	2.44%	855.60
06-019-50100	Workers Compensation	211.00	127.56	329.00	0.00	301.17	0.00	91.54%	27.83
06-019-50110	Unemployment Tax	504.00	12.24	18.00	0.00	0.00	0.00	0.00%	18.00
06-019-51030	Utilities - Communications	1,008.00	819.63	972.00	80.42	160.84	0.00	16.55%	811.16
06-019-51050	Office Supplies	5,750.00	221.70	3,000.00	42.00	42.00	0.00	1.40%	2,958.00
06-019-51070	Postage	400.00	833.61	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51230	Business Retention Efforts	10,000.00	5,846.35	10,000.00	203.71	203.71	0.00	2.04%	9,796.29
06-019-51500	Uniforms and Accessories	880.00	966.24	880.00	174.07	174.07	0.00	19.78%	705.93
06-019-51510	Small Tools and Equipment (under $10…	1,000.00	3,232.52	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51550	Fuel and Lubricants	574.00	167.02	473.00	33.86	68.80	0.00	14.55%	404.20
06-019-51700	Community Relations & Special Progra…	44,750.00	30,719.00	42,750.00	3,750.00	3,810.00	0.00	8.91%	38,940.00
06-019-51800	Dues and Subscriptions	51,692.00	42,692.33	7,829.00	250.00	310.00	0.00	3.96%	7,519.00
06-019-51810	Employee Training and Travel	7,900.00	13,948.43	17,430.00	0.00	1,599.79	0.00	9.18%	15,830.21
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	523.87	1,000.00	40.84	89.86	0.00	8.99%	910.14
06-019-52040	Software Licensing	0.00	0.00	52,020.00	18,113.00	30,723.04	0.00	59.06%	21,296.96
06-019-53000	Legal/Consulting Fees	10,000.00	25,850.00	20,000.00	700.00	1,800.00	0.00	9.00%	18,200.00
06-019-53002	Professional Services (53003)	73,000.00	10,291.67	70,000.00	0.00	1,465.43	0.00	2.09%	68,534.57
06-019-53060	Printing Services	3,100.00	1,972.25	2,000.00	0.00	0.00	0.00	0.00%	2,000.00
06-019-53220	5th Street District	30,600.00	14,569.21	30,600.00	1,049.20	2,098.40	0.00	6.86%	28,501.60
06-019-53241	Local Business Grant Program	0.00	0.00	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380	Advertising and Legal Publications	46,500.00	47,914.00	60,800.00	2,337.66	8,502.68	0.00	13.98%	52,297.32
06-019-53500	Web Page Services	9,225.00	0.00	2,520.00	0.00	0.00	0.00	0.00%	2,520.00
06-019-53600	Copier Rental & Maintenance	0.00	0.00	945.00	72.00	144.00	720.00	15.24%	801.00
06-019-55000	Operating Transfer Out - General Fund	118,803.00	118,803.00	122,795.00	10,233.00	20,466.00	0.00	16.67%	102,329.00
06-019-55050	Transfer Out - Capital Projects	0.00	0.00	150,000.00	12,500.00	25,000.00	0.00	16.67%	125,000.00
	019 - Economic Development Total:	**609,041.00**	**463,867.81**	**909,632.00**	**68,112.80**	**131,183.72**	**720.00**	**14.42%**	**778,448.28**
	Expense Total:	**609,041.00**	**463,867.81**	**909,632.00**	**68,112.80**	**131,183.72**	**720.00**	**14.42%**	**778,448.28**
	Fund 06 Revenue Over/(Under) Expenses	**707,959.00**	**1,203,582.21**	**630,368.00**	**90,932.77**	**160,398.40**	**-720.00**	**25.45%**	**469,969.60**
	Total Revenue Over/(Under) Expenses:	**707,959.00**	**1,203,582.21**	**630,368.00**	**90,932.77**	**160,398.40**	**-720.00**	**25.45%**	**469,969.60**

Sachse Economic Development Corporation
Balance Sheet
11/30/2023

Assets:		
Cash	$109,758.97	
Investments	5,021,181.92	
Accts Receivable-Sales Tax	248,412.34	
Travel Advances	0.00	
Other Receivable-TIF	424,000.00	
Assets Held-Land	1,649,892.68	
Intangible Assets	2,681.84	
Total Assets		**$7,455,927.75**
Liabilities:		
Payables	$50,398.78	
Total Liabilities		**$50,398.78**
Equity:		
Est. Fund Balance 9/30/2023	$7,254,324.65	
Net Position (full accrual)	-$9,194.08	
FY 2024 YTD Surplus	160,398.40	
Total Equity		**$7,405,528.97**
Total Liabilities and Equity		**$7,455,927.75**

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	**3. Accept the monthly revenue and expenditure report for the period ending November 30, 2023.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the monthly revenue and expenditure report for the period ending November 30, 2023.

BACKGROUND

The Sachse Economic Development Corporation's (EDC) 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 EDC report presented to the City Council covering November 2023. Also included is a preliminary line-item report and balance sheet for December 2023.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending November 30, 2023.

File Attachments
EDC November 2023.pdf (87 KB)
EDC Budget Report December 2023 Preliminary.pdf (133 KB)
EDC Balance Sheet December 2023.pdf (79 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

November 30, 2023 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	Annual Budget	Current Month Actual	YTD Actuals	17% of Year Completed YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	$ 1,430,000	$ 137,846	$ 248,412	17%	
Other Income	10,000	-	-	0%	**A**
Interest Income	100,000	21,200	43,170	43%	**B**
Total Revenue	**$ 1,540,000**	**$ 159,046**	**$ 291,582**	**19%**	
Expenditure Summary					
Expenditures	$ 909,632	$ 68,113	$ 131,184	14%	
Total Expenditures	**$ 909,632**	**$ 68,113**	**$ 131,184**	**14%**	
Revenue Over/(Under) Expenses	**$ 630,368**	**$ 90,933**	**$ 160,398**		
Beginning Fund Balance October 1, 2023 (unaudited)			**$ 7,200,000**		

Explanation of Major Variances:

A Garland ISD grant for Fiscal Year 2022-2023 received in November and applied to prior fiscal year

B Interest revenue trending strong due to favorable interest rates

Budget to Actual
Account Summary

City of Sachse

For Fiscal: 2023-2024 Period Ending: 12/31/2023

		Prior Year Budget	Prior Year Actual	2023-2024 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND									
Revenue									
000 - Non-Departmental									
06-000-40060	Sales Tax	1,300,000.00	1,462,119.80	1,430,000.00	113,465.43	361,877.77	0.00	25.31%	1,068,122.23
06-000-45000	Interest Income	7,000.00	185,330.22	100,000.00	0.00	43,169.78	0.00	43.17%	56,830.22
06-000-46120	Misc Grants and Donations	10,000.00	20,000.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
	000 - Non-Departmental Total:	**1,317,000.00**	**1,667,450.02**	**1,540,000.00**	**113,465.43**	**405,047.55**	**0.00**	**26.30%**	**1,134,952.45**
	Revenue Total:	**1,317,000.00**	**1,667,450.02**	**1,540,000.00**	**113,465.43**	**405,047.55**	**0.00**	**26.30%**	**1,134,952.45**

		Prior Year Budget	Prior Year Actual	2023-2024 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	156,152.00	118,321.20	151,415.00	11,647.26	34,772.06	0.00	22.96%	116,642.94
06-019-50030	Longevity Pay	68.00	76.00	120.00	120.00	120.00	0.00	100.00%	0.00
06-019-50050	Social Security and Medicare (FICA)	12,027.00	8,780.59	11,752.00	875.76	2,759.60	0.00	23.48%	8,992.40
06-019-50060	TMRS Contributions	22,906.00	17,179.39	22,755.00	1,707.43	5,373.26	0.00	23.61%	17,381.74
06-019-50070	Vacation/Sick Leave Buy Back	991.00	0.00	2,077.00	0.00	2,139.34	0.00	103.00%	-62.34
06-019-50072	Health Insurance	0.00	0.00	21,552.00	1,634.08	4,902.24	0.00	22.75%	16,649.76
06-019-50080	Dental Insurance	0.00	0.00	723.00	60.28	180.84	0.00	25.01%	542.16
06-019-50090	Life and LTD Insurance	0.00	0.00	877.00	40.32	61.72	0.00	7.04%	815.28
06-019-50100	Workers Compensation	211.00	127.56	329.00	0.00	301.17	0.00	91.54%	27.83
06-019-50110	Unemployment Tax	504.00	12.24	18.00	0.00	0.00	0.00	0.00%	18.00
06-019-51030	Utilities - Communications	1,008.00	819.63	972.00	0.00	160.84	0.00	16.55%	811.16
06-019-51050	Office Supplies	5,750.00	221.70	3,000.00	0.00	42.00	0.00	1.40%	2,958.00
06-019-51070	Postage	400.00	833.61	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51230	Business Retention Efforts	10,000.00	5,846.35	10,000.00	0.00	203.71	0.00	2.04%	9,796.29
06-019-51500	Uniforms and Accessories	880.00	966.24	880.00	0.00	174.07	0.00	19.78%	705.93
06-019-51510	Small Tools and Equipment (under $10...	1,000.00	3,232.52	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51550	Fuel and Lubricants	574.00	167.02	473.00	0.00	68.80	0.00	14.55%	404.20
06-019-51700	Community Relations & Special Progra...	44,750.00	30,719.00	42,750.00	6,000.00	9,810.00	0.00	22.95%	32,940.00
06-019-51800	Dues and Subscriptions	51,692.00	42,692.33	7,829.00	0.00	310.00	0.00	3.96%	7,519.00
06-019-51810	Employee Training and Travel	7,900.00	13,948.43	17,430.00	0.00	1,599.79	0.00	9.18%	15,830.21
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	523.87	1,000.00	0.00	89.86	0.00	8.99%	910.14
06-019-52040	Software Licensing	0.00	0.00	52,020.00	3,721.67	34,444.71	686.07	66.21%	17,575.29
06-019-53000	Legal/Consulting Fees	10,000.00	25,850.00	20,000.00	0.00	1,800.00	0.00	9.00%	18,200.00
06-019-53002	Professional Services (53003)	73,000.00	10,291.67	70,000.00	1,212.51	2,677.94	0.00	3.83%	67,322.06
06-019-53060	Printing Services	3,100.00	1,972.25	2,000.00	0.00	0.00	0.00	0.00%	2,000.00
06-019-53220	5th Street District	30,600.00	14,569.21	30,600.00	524.60	2,623.00	0.00	8.57%	27,977.00
06-019-53241	Local Business Grant Program	0.00	0.00	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380	Advertising and Legal Publications	46,500.00	47,914.00	60,800.00	0.00	8,502.68	0.00	13.98%	52,297.32
06-019-53500	Web Page Services	9,225.00	0.00	2,520.00	0.00	0.00	0.00	0.00%	2,520.00
06-019-53600	Copier Rental & Maintenance	0.00	0.00	945.00	72.00	216.00	648.00	22.86%	729.00
06-019-55000	Operating Transfer Out - General Fund	118,803.00	118,803.00	122,795.00	0.00	20,466.00	0.00	16.67%	102,329.00
06-019-55050	Transfer Out - Capital Projects	0.00	0.00	150,000.00	0.00	25,000.00	0.00	16.67%	125,000.00
	019 - Economic Development Total:	**609,041.00**	**463,867.81**	**909,632.00**	**27,615.91**	**158,799.63**	**1,334.07**	**17.46%**	**750,832.37**
	Expense Total:	**609,041.00**	**463,867.81**	**909,632.00**	**27,615.91**	**158,799.63**	**1,334.07**	**17.46%**	**750,832.37**
	Fund 06 Revenue Over/(Under) Expenses	**707,959.00**	**1,203,582.21**	**630,368.00**	**85,849.52**	**246,247.92**	**-1,334.07**	**39.06%**	**384,120.08**
	Total Revenue Over/(Under) Expenses:	**707,959.00**	**1,203,582.21**	**630,368.00**	**85,849.52**	**246,247.92**	**-1,334.07**	**39.06%**	**384,120.08**

Sachse Economic Development Corporation
Balance Sheet
12/31/2023

Assets:		
Cash	$165,887.81	
Investments	5,021,181.92	
Accts Receivable-Sales Tax	248,412.34	
Travel Advances	0.00	
Other Receivable-TIF	424,000.00	
Assets Held-Land	1,649,892.68	
Intangible Assets	2,681.84	
Total Assets		**$7,512,056.59**
Liabilities:		
Payables	$20,678.10	
Total Liabilities		**$20,678.10**
Equity:		
Est. Fund Balance 9/30/2023	$7,254,324.65	
Net Position (full accrual)	-$9,194.08	
FY 2024 YTD Surplus	246,247.92	
Total Equity		**$7,491,378.49**
Total Liabilities and Equity		**$7,512,056.59**

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	**4. Accept the Quarterly Investment Report for the quarter ending September 30, 2023.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the Quarterly Investment Report for the quarter ending September 30, 2023.

BACKGROUND
The Finance Department provides a Quarterly Investment Report to provide an overview of investment activity details for Checking, Money Market, Investment Pool, and Certificate of Deposit accounts. The same Quarterly Investment Report was accepted by City Council on December 4, 2023.

POLICY CONSIDERATION
Texas Government Code 2256.023 of the Public Investment Act (PFIA) requires not less than quarterly, the investment officer prepare and submit a written report of investment transactions for all funds covered by the Investment Policy and that the report shall be presented not less than quarterly to each governing body within a reasonable time after the end of the period. The City's Investment Policy is to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of Sachse and conforming to the PFIA and all other State and local statutes governing the investment of public funds.

RECOMMENDATION
Accept the Quarterly Investment Report for the quarter ending September 30, 2023.

File Attachments
Quarterly Investment Report FY 2023 Q4 2023.09.30.pdf (1,625 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.

Finance Department Memo

To: **Gina Nash, City Manager**

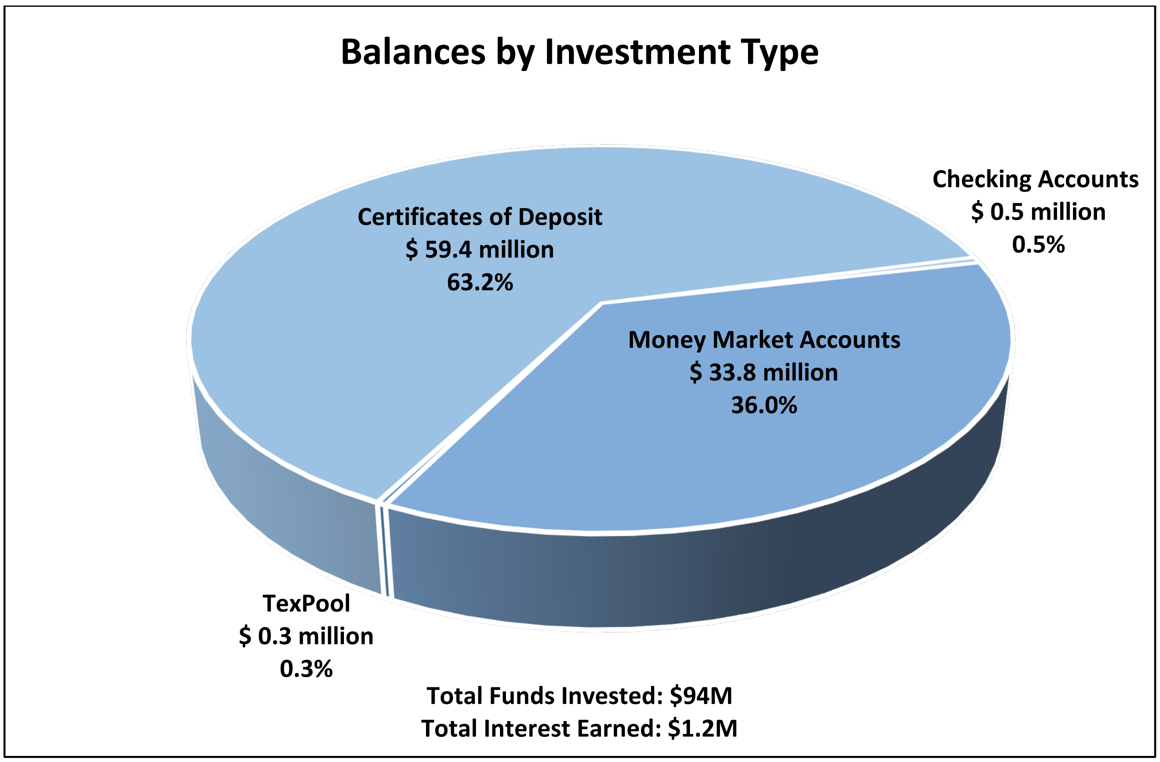
From: David Baldwin, Director of Finance
Ryan Bredehoeft, Assistant Director of Finance
Katelyn Ellis, Senior Accountant

CC: Mayor and City Council

Date: December 4, 2023

Re: **Investment Report for the quarter ending September 30, 2023**

Attached is the Quarterly Investment Report for the quarter ending September 30, 2023. This report complies with the requirements of the City's Investment Policy and the Public Funds Investment Act as amended. The chart below provides a summary of balances by investment type. See the report for further details.



Account Type	Weighted Average Interest Rate
Checking Accounts	0.00%
Money Market Accounts	5.51%
TexPool	5.32%
Certificates of Deposit	5.05%

Average interest rate yield	5.19%
TexPool (benchmark)	5.32%

QUARTERLY INVESTMENT REPORT

For the Quarter Ended

September 30, 2023

Prepared by
Valley View Consulting, L.L.C.

The investment portfolio of the City is in compliance with the Public Funds Investment Act and the Investment Policy and strategies.

Director of Finance

Assistant Director of Finance

Senior Accountant

Disclaimer: These reports were compiled using information provided by the City of Sachse. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Annual Comparison of Portfolio Performance

FYE Results by Investment Category:

Asset Type	September 30, 2022 Ave. Yield	September 30, 2022 Book Value	September 30, 2022 Market Value	September 30, 2023 Ave. Yield	September 30, 2023 Book Value	September 30, 2023 Market Value
Demand Deposit/ Money Market/Pool	1.59%	$ 69,723,449	$ 69,723,449	5.43%	$ 34,589,332	$ 34,589,332
CDs/Securities	1.82%	24,177,419	24,177,419	5.05%	59,445,297	59,445,297
Totals		**$ 93,900,868**	**$ 93,900,868**		**$ 94,034,629**	**$ 94,034,629**

Fourth Quarter-End Yield	**1.65%**	**5.19%**

Average Quarter-End Yields

	2022 Fiscal Year	**2023 Fiscal Year**
Sachse (1)	0.81%	4.34%
Rolling Three Month Treasury	1.06%	4.95%
Rolling Six Month Treasury	1.01%	4.77%
TexPool	0.90%	4.74%
Fiscal YTD Interest Earnings-City	$ 395,714	$ 3,827,028
Fiscal YTD Interest Earnings-EDC	$ 12,868	$ 213,742

(1) Average Quarter Ends Yield - based on adjusted book value. Realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for Demand Deposit, Money Market and Pool balances.

Summary

Quarter End Results by Investment Category:

Asset Type	June 30, 2023 Book Value	June 30, 2023 Market Value	September 30, 2023 Book Value	September 30, 2023 Market Value	Ave. Yield
Demand Deposit/ Money Market/Pool	$ 46,922,635	$ 46,922,635	$ 34,589,332	$ 34,589,332	5.43%
CDs/Securities	51,985,622	51,985,622	59,445,297	59,445,297	5.05%
Totals	**$ 98,908,257**	**$ 98,908,257**	**$ 94,034,629**	**$ 94,034,629**	5.19%

Current Quarter Average Yield *(1)*

Total Portfolio	5.19%
Weighted Average Maturity	132 days
Rolling Three Month Treasury	5.54%
Rolling Six Month Treasury	5.38%
TexPool	5.32%

Fiscal Year-to-Date Average Yield *(2)*

Total Portfolio	4.34%
Rolling Three Month Treasury	4.95%
Rolling Six Month Treasury	4.77%
TexPool	4.74%

Interest Earnings (Approximate)

	City	EDC
Interest Earnings QTR	$ 1,141,576	$ 61,299
Interest Earnings YTD	$ 3,827,028	$ 213,742

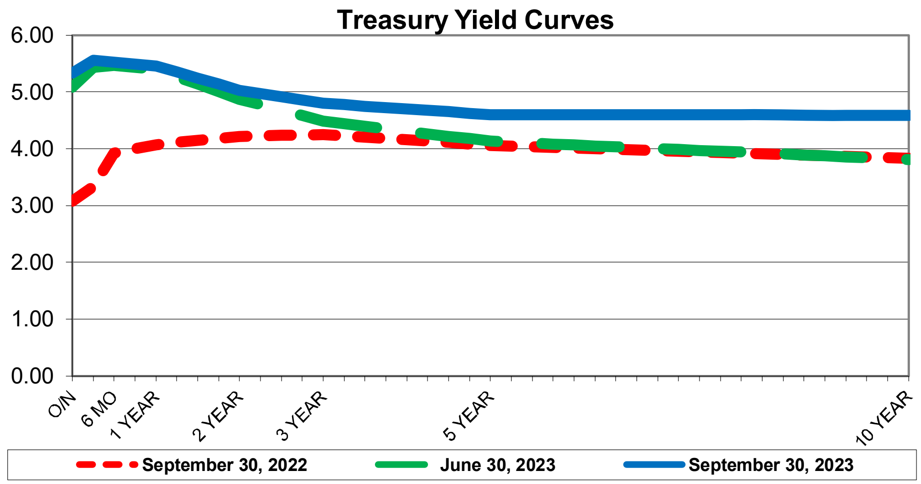
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis; realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, and money market balances.

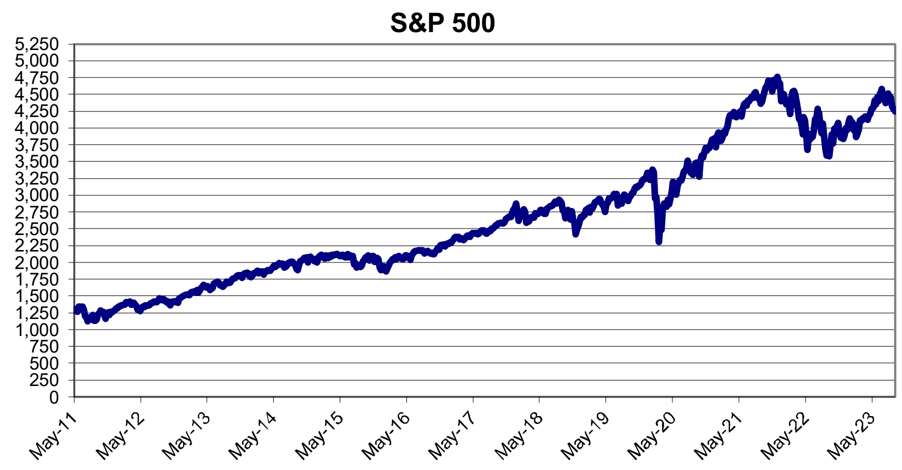
(2) Fiscal Year-to-Date Weighted Average Yields - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

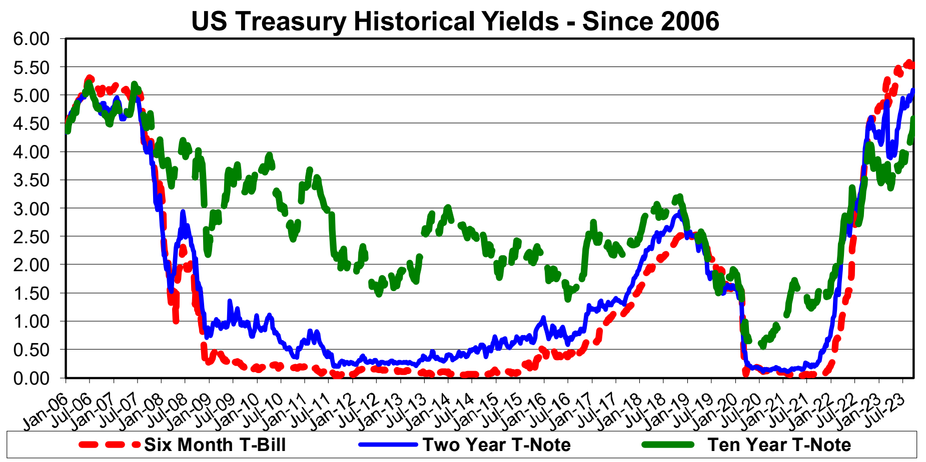
Economic Overview

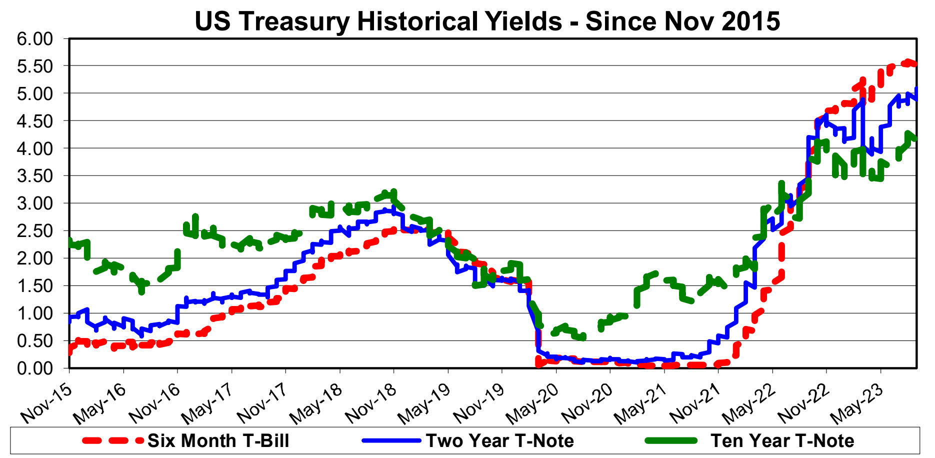
9/30/2023

The Federal Open Market Committee (FOMC) maintained the Fed Funds target range 5.25% - 5.50% (Effective Fed Funds are trading +/-5.33%). A pause is projected at least until the November 1st announcement date, with any future actions data-dependent. Second Quarter 2023 GDP posted 2.1%. September Non-Farm Payroll surged up 336k new jobs, above the 170k projection. The S&P Stock Index continued to slide below 4,300. The yield curve drifted higher on the long end. Crude Oil traded +/-$85 per barrel. Inflation drifted lower but still over the FOMC 2% target (Core PCE +/-3.9% and CPI +/-3.7%). The slowing China and German economies, Ukrainian/Russian and Israeli/Hamas conflicts continue to weight on future outlooks.









Investment Holdings
September 30, 2023

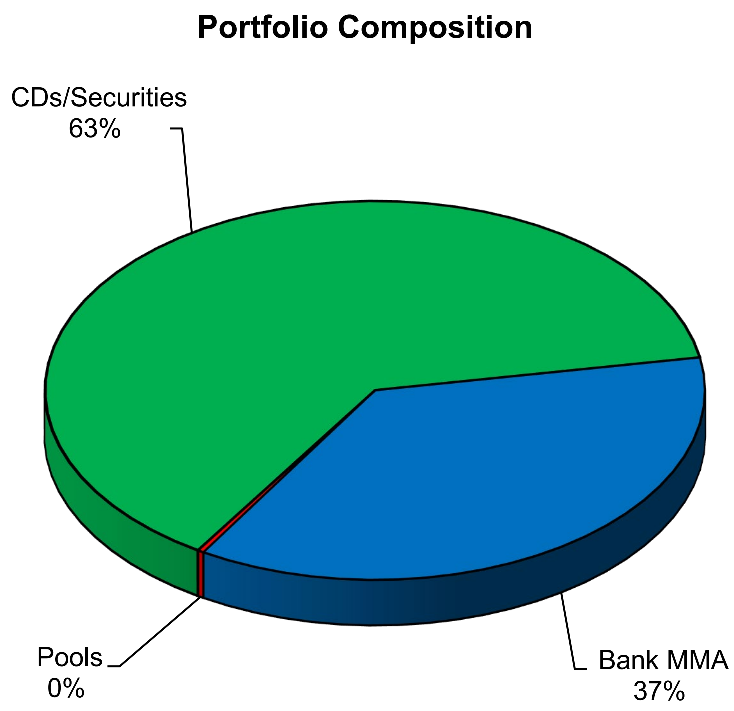
Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Book Value	Market Price	Market Value	Life (days)	Yield
Checking Accounts									
American Nat'l Bank of Texas Checking		0.00%	10/01/23	09/30/23	$ 485,666	1.00	$ 485,666	1	0.00%
Money Market Accounts									
American Nat'l Bank of Texas		3.92%	10/01/23	09/30/23	448,185	1.00	448,185	1	3.92%
NexBank IntraFi		5.55%	10/01/23	09/30/23	22,906,296	1.00	22,906,296	1	5.55%
Texas Bank		5.50%	10/01/23	09/30/23	10,458,809	1.00	10,458,809	1	5.50%
Local Government Investment Pools									
TexPool	AAAm	5.32%	10/01/23	09/30/23	290,377	1.00	290,377	1	5.32%
Certificates of Deposit									
East West Bank 6187		4.08%	10/05/23	10/05/22	7,288,230	100.00	7,288,230	5	4.16%
East West Bank 9276		5.63%	12/12/23	06/12/23	3,051,802	100.00	3,051,802	73	5.79%
East West Bank 1060		5.80%	12/12/23	09/12/23	3,052,380	100.00	3,052,380	73	5.97%
Veritex Community Bank 5162		4.87%	01/09/24	01/09/23	3,105,672	100.00	3,105,672	101	4.87%
Veritex Community Bank 5165		4.84%	01/23/24	01/23/23	7,232,055	100.00	7,232,055	115	4.84%
American Nat'l Bank & Trust 7350		4.25%	03/07/24	10/07/22	5,198,529	100.00	5,198,529	159	4.33%
East West Bank 3409		5.47%	03/12/24	06/12/23	3,050,318	100.00	3,050,318	164	5.62%
East West Bank 0248		5.57%	04/05/24	07/05/23	5,067,593	100.00	5,067,593	188	5.73%
East West Bank 1557		5.31%	06/13/24	06/13/23	5,080,651	100.00	5,080,651	257	5.45%
East West Bank 3829		5.48%	07/05/24	07/05/23	5,066,494	100.00	5,066,494	279	5.63%
American Nat'l Bank & Trust 7787		4.50%	07/24/24	01/24/23	6,182,127	100.00	6,182,127	298	4.59%
BOK Financial 3645		4.93%	06/12/25	06/15/23	1,014,684	100.00	1,014,684	621	5.05%
BOK Financial 2643		4.93%	07/03/25	07/06/23	505,906	100.00	505,906	642	5.05%
BOK Financial 3602		4.93%	07/10/25	07/13/23	4,548,855	100.00	4,548,855	649	5.05%
					$ 94,034,629		**$ 94,034,629**	**132**	**5.19%**
								(1)	**(2)**

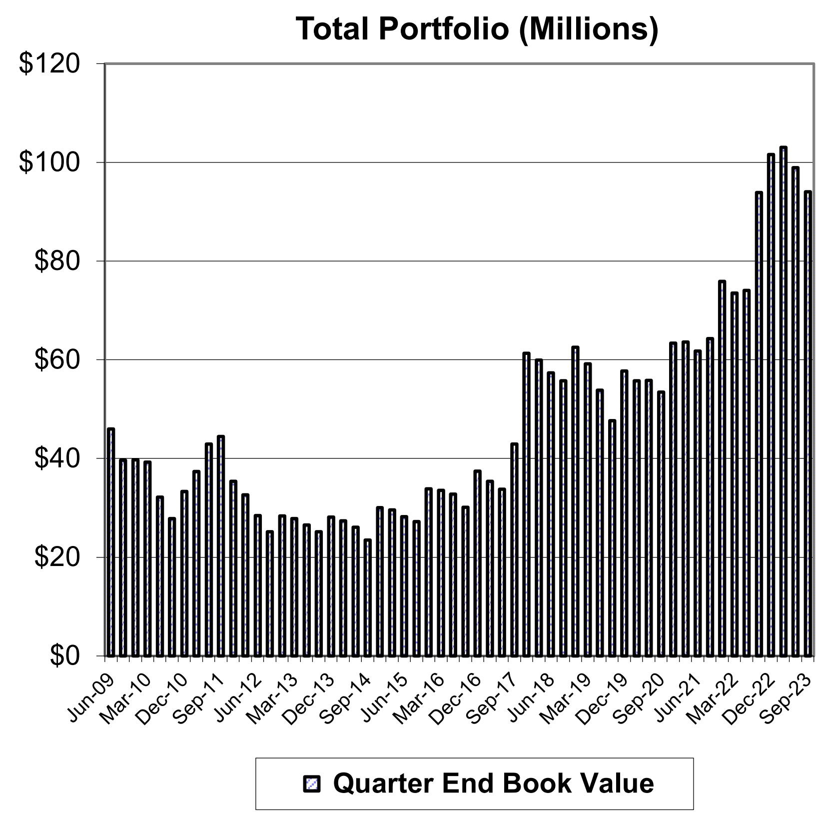
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

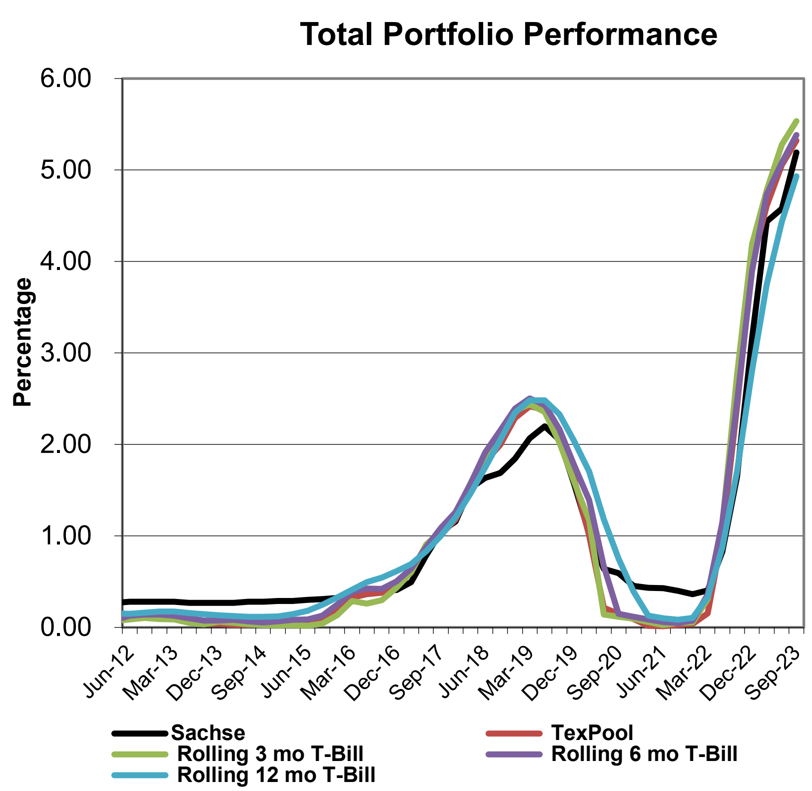
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

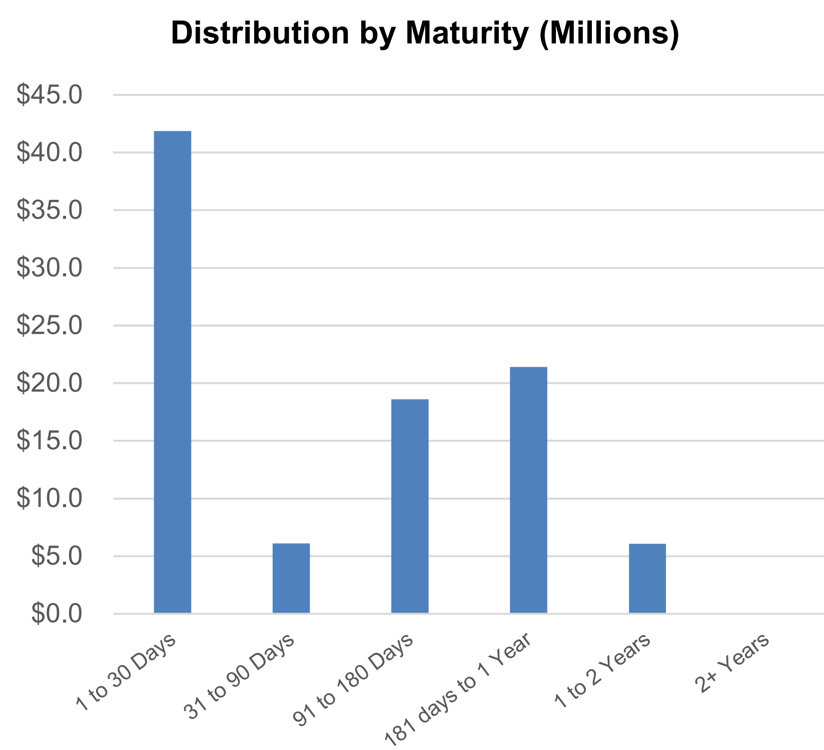
Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 06/30/23	Increases	Decreases	Book Value 09/30/23	Market Value 06/30/23	Change in Market Value	Market Value 09/30/23
Checking Accounts									
American Nat'l Bank of Texas	0.00%	10/01/23	$ 6,292,115	$ –	$ (5,806,448)	$ 485,666	$ 6,292,115	$ (5,806,448)	$ 485,666
Money Market Accounts									
American Nat'l Bank of Texas	3.92%	10/01/23	443,910	4,275	–	448,185	443,910	4,275	448,185
NexBank IntraFi	5.55%	10/01/23	29,582,642	–	(6,676,347)	22,906,296	29,582,642	(6,676,347)	22,906,296
Texas Bank	5.50%	10/01/23	10,317,399	141,410	–	10,458,809	10,317,399	141,410	10,458,809
Local Government Investment Pools									
TexPool	5.32%	10/01/23	286,569	3,808	–	290,377	286,569	3,808	290,377
Certificates of Deposit									
East West Bank 7048	3.15%	07/01/23	2,059,552	–	(2,059,552)	–	2,059,552	(2,059,552)	–
Citizens Bank 5763	2.75%	07/07/23	1,037,007	–	(1,037,007)	–	1,037,007	(1,037,007)	–
Citizens Bank 5773	2.75%	07/07/23	1,037,007	–	(1,037,007)	–	1,037,007	(1,037,007)	–
Citizens Bank 5783	2.75%	07/07/23	1,037,007	–	(1,037,007)	–	1,037,007	(1,037,007)	–
East West Bank 0043	3.06%	07/13/23	3,088,611	–	(3,088,611)	–	3,088,611	(3,088,611)	–
East West Bank 1060	5.83%	09/12/23	3,008,867	–	(3,008,867)	–	3,008,867	(3,008,867)	–
East West Bank 6187	4.16%	10/05/23	7,213,668	74,563	–	7,288,230	7,213,668	74,563	7,288,230
East West Bank 9276	5.79%	12/12/23	3,008,804	42,998	–	3,051,802	3,008,804	42,998	3,051,802
East West Bank 1060	5.97%	12/12/23	–	3,052,380	–	3,052,380	–	3,052,380	3,052,380
Veritex Community Bank 5162	4.87%	01/09/24	3,068,847	36,825	–	3,105,672	3,068,847	36,825	3,105,672
Veritex Community Bank 5165	4.84%	01/23/24	7,146,659	85,396	–	7,232,055	7,146,659	85,396	7,232,055
American Nat'l Bank & Trust 7350	4.33%	03/07/24	5,143,236	55,293	–	5,198,529	5,143,236	55,293	5,198,529
East West Bank 3409	5.62%	03/12/24	3,008,554	41,764	–	3,050,318	3,008,554	41,764	3,050,318
East West Bank 0248	5.73%	04/05/24	–	5,067,593	–	5,067,593	–	5,067,593	5,067,593
East West Bank 1557	5.45%	06/13/24	5,013,109	67,542	–	5,080,651	5,013,109	67,542	5,080,651
East West Bank 3829	5.63%	07/05/24	–	5,066,494	–	5,066,494	–	5,066,494	5,066,494
American Nat'l Bank & Trust 7787	4.59%	07/24/24	6,112,533	69,594	–	6,182,127	6,112,533	69,594	6,182,127
BOK Financial 3645	5.05%	06/12/25	1,002,162	12,522	–	1,014,684	1,002,162	12,522	1,014,684
BOK Financial 2643	5.05%	07/03/25	–	505,906	–	505,906	–	505,906	505,906
BOK Financial 3602	5.05%	07/10/25	–	4,548,855	–	4,548,855	–	4,548,855	4,548,855
TOTAL / AVERAGE	**5.19%**		**$ 98,908,257**	**$ 18,877,218**	**$ (23,750,845)**	**$ 94,034,629**	**$ 98,908,257**	**$ (4,873,627)**	**$ 94,034,629**


Portfolio Composition
CDs/Securities
63%
Pools
0%
Bank MMA
37%


Total Portfolio (Millions)
$120
$100
$80
$60
$40
$20
$0
Jun-09
Mar-10
Dec-10
Sep-11
Jun-12
Mar-13
Dec-13
Sep-14
Jun-15
Mar-16
Dec-16
Sep-17
Jun-18
Mar-19
Dec-19
Sep-20
Jun-21
Mar-22
Dec-22
Sep-23
Quarter End Book Value


Total Portfolio Performance
Percentage
6.00
5.00
4.00
3.00
2.00
1.00
0.00
Jun-12
Mar-13
Dec-13
Sep-14
Jun-15
Mar-16
Dec-16
Sep-17
Jun-18
Mar-19
Dec-19
Sep-20
Jun-21
Mar-22
Dec-22
Sep-23
Sachse
TexPool
Rolling 3 mo T-Bill
Rolling 6 mo T-Bill
Rolling 12 mo T-Bill


Distribution by Maturity (Millions)
$45.0
$40.0
$35.0
$30.0
$25.0
$20.0
$15.0
$10.0
$5.0
$0.0
1 to 30 Days
31 to 90 Days
91 to 180 Days
181 days to 1 Year
1 to 2 Years
2+ Years

FUND EQUITY IN POOLED CASH AND INVESTMENT

FUND	FUND NAME	6/30/2023	9/30/2023	Percent	Quarterly Change
01	General Fund	$ 20,039,664	$ 16,859,000	17.93%	$ (3,180,663)
02	Utility Fund	22,020,734	23,275,918	24.76%	1,255,184
03	Debt Service	2,243,355	1,416,090	1.51%	(827,265)
04	Capital Projects	10,051,555	8,702,338	9.25%	(1,349,217)
05	Special Revenue Fund	846,227	847,919	0.90%	1,692
06	Sachse Economic Development (EDC)	4,823,952	4,927,905	5.24%	103,953
09	TIRZ 1 - PGBT	30,564	11,015	0.01%	(19,549)
10	Impact Fees	8,772,084	9,010,239	9.58%	238,156
11	Street Maintenance	1,512,300	1,727,164	1.84%	214,864
12	Vehicle Equipment Replacement Fund (VERF)	2,288,652	2,314,324	2.46%	25,672
13	Sachse Municipal Development District (MDD)	(72,395)	149,890	0.16%	222,285
14	TIRZ 2 - The Station	621,197	679,046	0.72%	57,849
15	Health Insurance	1,633,813	1,737,789	1.85%	103,976
16	Station O&M PID	26,704	21,629	0.02%	(5,075)
17	American Rescue Plan Act (ARPA)	5,525,301	4,708,972	5.01%	(816,328)
18	Hotel Occupancy Tax	22,624	26,892	0.03%	4,268
19	TIRZ 3 - Highway 78	523,319	528,090	0.56%	4,771
21	2022 Bond Construction Fund	17,998,608	17,090,409	18.17%	(908,199)
	TOTAL POOLED CASH AND INVESTMENTS	**$ 98,908,257**	**$ 94,034,629**	**100.00%**	**$ (4,873,627)**

Notes:

Consistent with City policy, investment activity is attributed to all of the City's accounting funds collectively and on a proportional basis to each fund's total cash balance.

The City does not carry any security instrument (investment type) on its books that is traded on the open market; therefore, all investments are listed at 100% of market value.

It is the strategy of the Finance Department to maintain a high percentage of its idle funds invested in safe and secure investment securities and pooled investment types in accordance with the Public Funds Investment Act.

The City's investments are liquid and have same day access (although may be subject to an early withdrawal penalty). The City's funds are swept into the above accounts and are withdrawn as needed for operational cash flow requirements.

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	**5. Accept the City of Sachse Investment Policy for FY 2023-2024 as adopted by the City Council on December 4, 2023.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Accept the City of Sachse Investment Policy for FY 2023-2024 as adopted by the City Council on December 4, 2023.
Goals	Be a model of financial stewardship through growth management, responsible investment, and financial transparency.

BACKGROUND
The City's current Investment Policy was reviewed by City Council on December 4, 2023, in accordance with the Public Funds Investment Act (PFIA). The PFIA requires that the Investment Policy be reviewed annually by the City Council and the Boards of all component units.

OVERVIEW
The Investment Policy approved by City Council for FY2023-2024 included the following changes:

- Adding reference to "Public Funds Collateral Act ("PFCA"), Chapter 2257 of the Texas Government Code" (I. Policy)
- Updating "Water and Sewer Enterprise Fund" to "Utility Fund" (II. Scope)

POLICY CONSIDERATION
The recommended policy for adoption is in compliance with the Public Funds Investment Act (PFIA).

RECOMMENDATION
Accept the City of Sachse Investment Policy for FY 2023-2024 as adopted by the City Council on December 4, 2023.

File Attachments
Presentation_Investment Policy Review FY 2023-2024.pdf (99 KB)
Res. 4129 Adopt the City of Sachse, EDC, MDD, TIRZ #1, TIRZ #2, & TIRZ #3 Investment Policy.pdf (929 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.

Investment Policy Annual Review Fiscal Year 2023-2024

City Council
December 4, 2023

Policy Considerations

- Public Finance Investment Act (PFIA) and City Policy require annual review
- All changes must be approved by City Council
- Review/acceptance of changes also required by boards of all component units

Proposed Changes

Section	Change From	Change To
I. Policy	N/A	Adding reference to “Public Funds Collateral Act (“PFCA”), Chapter 2257 of the Texas Government Code
II. Scope	Water and Sewer Enterprise Fund	Utility Fund

RESOLUTION NO. 4129

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, ADOPTING THE CITY OF SACHSE, SACHSE ECONOMIC DEVELOPMENT CORPORATION, SACHSE MUNICIPAL DEVELOPMENT DISTRICT, TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE, TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO, AND TAX INCREMENT REINVESTMENT ZONE NUMBER THREE INVESTMENT POLICY ("SACHSE INVESTMENT POLICY") ATTACHED HERETO AS EXHIBIT "A"; DECLARING THAT THE CITY COUNCIL HAS COMPLETED ITS REVIEW OF THE INVESTMENT POLICY AND INVESTMENT STRATEGIES OF THE CITY AND THAT EXHIBIT "A" RECORDS ANY CHANGES TO EITHER THE INVESTMENT POLICY OR INVESTMENT STRATEGIES; PROVIDING A REPEALING CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, in accordance with the Public Funds Investment Act, Chapter 2256, Texas Government Code, the City Council of the City of Sachse, Texas, by resolution adopted an investment policy; and

WHEREAS, Section 2256.005, Texas Government Code requires the City Council to review the investment policies and investment strategies not less than annually and to adopt a resolution or order stating the review has been completed and recording any changes made to either the investment policies or investment strategies;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SACHSE, TEXAS, THAT:

SECTION 1. The Sachse Investment Policy, attached hereto as Exhibit "A", be and the same is hereby adopted and shall govern the investment policies and investment strategies for the City, and shall define the authority of the investment official of the City from and after the effective date of this resolution.

SECTION 2. The City Council of the City of Sachse has completed its review of the investment policies and investment strategies and any changes made to either the investment policies or investment strategies are recorded in Exhibit "A" hereto.

SECTION 3. All provisions of the Resolutions of the City of Sachse, Texas, in conflict with the provisions of this resolution be, and the same are hereby repealed, and all other provisions of the resolutions of the City not in conflict with the provisions of this resolution shall remain in full force and effect.

SECTION 4. Should any word, sentence, paragraph, subdivision, clause, phrase, or section of this resolution, be adjudged or held to be void or unconstitutional, the same shall not affect the validity of the remaining portions of said resolution, which shall remain in full force and effect.

SECTION 5. This resolution shall become effective immediately from and after its passage.

SECTION 6. This resolution shall take effect immediately from and after its passage, and it is accordingly so resolved.

DULY RESOLVED AND ADOPTED by the City Council of the City of Sachse, Texas, this the 4th day of December, 2023.

CITY OF SACHSE, TEXAS

Jeff Bickerstaff, Mayor

ATTEST:

Leah K Granger, City Secretary

CITY OF SACHSE · T · E · X · A · S

Exhibit "A"

CITY OF SACHSE
SACHSE ECONOMIC DEVELOPMENT CORPORATION
MUNICIPAL DEVELOPMENT DISTRICT
TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER ONE
TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER TWO
TAX INCREMENT REINVESTMENT ZONE NUMBER THREE
INVESTMENT POLICY

I. Policy

Throughout this Investment Policy, the City of Sachse, Sachse Economic Development Corporation, Sachse Municipal Development District, Tax Increment Financing Reinvestment Zone Number One, Tax Increment Financing Reinvestment Zone Number Two, and Tax Increment Reinvestment Zone Number Three shall be singularly referred to as "ENTITY" and collectively referred to as "SACHSE."

It is the policy of SACHSE to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of SACHSE and conforming to the Public Funds Investment Act ("PFIA"), Chapter 2256 of the Texas Government Code, the Public Funds Collateral Act ("PFCA"), Chapter 2257 of the Texas Government Code, and all other State and local statutes governing the investment of public funds.

II. Scope

This Investment Policy applies to all funds or financial resources available for investment under SACHSE's financial control and accounted for in the City of Sachse's Annual Comprehensive Financial Report (ACFR) which includes the General Fund, Debt Service Fund, Special Revenue Fund, Capital Projects Fund, Utility Fund, Sachse Economic Development Corporation Fund, President George Bush Turnpike Reinvestment Zone Tax Increment Fund, Tax Increment Reinvestment Zone Number Two, Tax Increment Reinvestment Zone Number Three, and any new fund created by SACHSE unless specifically exempt.

To maximize the effective investment of assets, all funds may pool their cash balances for investment purposes. The income derived from investing activities will be distributed to the various funds based on calculation of their average balances.

III. Prudence

Investments shall be made with judgment and care, under prevailing circumstances, that a person of prudence, discretion, and intelligence would exercise in the management of the person's own affairs, not for speculation, but for investment, considering the probable safety of their capital and the probable income to be derived.

The standard of prudence to be used by Investment Officers shall be the "prudent person" standard and shall be applied in the context of managing an overall portfolio. Investment Officers, acting in accordance with written procedures and the Investment Policy and exercising due diligence, shall be relieved of personal responsibility for an individual investment's credit risk or market price changes, provided deviation from expectations are reported immediately upon knowledge of the deviation and appropriate action is taken to control adverse developments.

IV. Objective

The primary objectives, in priority order, of SACHSE investment activities shall be:

A. **Safety:** Safety of principal is the foremost objective of the investment program. Investments of SACHSE shall be undertaken in a manner that seeks to ensure the preservation of capital in the overall portfolio.

B. **Liquidity:** The SACHSE investment portfolio will remain sufficiently liquid to enable SACHSE to meet all operating requirements which might be reasonably anticipated.

C. **Public Trust:** Investment Officers shall seek to act responsibly as custodians of the public trust. Investment Officers shall avoid any transaction that might impair public confidence in SACHSE's ability to govern effectively.

D. **Return on Investments:** SACHSE's investment portfolio shall be designed with the objective of attaining a rate of return throughout budgetary and economic cycles, commensurate with SACHSE's investment risk constraints and the cash flow characteristics of the portfolio.

V. Delegation of Authority

Management responsibility for the investment program is hereby delegated to the Director of Finance, the Assistant Director of Finance and the Senior Accountant of the City of Sachse (the "Investment Officers"). The Director of Finance shall establish written procedures for the operation of the investment program consistent with this Investment Policy. Procedures should include reference to: safekeeping, repurchase agreements, wire transfer agreements, banking service contracts, and collateral/depository agreements. Such procedures shall include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this Investment Policy and the procedures established by the Director of Finance. The Investment Officers shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinates.

VI. Ethics and Conflicts of Interest

Investment Officers involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program, or which could impair their ability to make impartial investment decisions. Investment Officers shall disclose to SACHSE any material financial interest in financial institutions that conduct business within this jurisdiction, and they shall further disclose any large personal financial/investment positions that could be related to the performance of SACHSE, particularly with regard to the time of purchases and sales.

Investment Officers involved in the investment process shall adhere to the business relationship and other disclosure requirements as described in the PFIA 2256.005(i) by filing statements with the Texas Ethics Commission and each ENTITY's governing body.

VII. Authorized Broker/Dealers

The list of authorized broker/dealers shall be annually approved by the City Council (Appendix A). These may include "primary" dealers or regional dealers that qualify under Securities & Exchange Commission Rule 15C3-1 (uniform net capital rule).

All financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Investment Officer with the following: audited financial statements, proof of Financial Industry Regulatory Authority (FINRA) certification, trading resolution, and/or proof of State registration, as applicable.

It is at the discretion of the Investment Officer as to which authorized broker/dealer shall be used for any buy/sell transactions.

VIII. Investment Strategy

SACHSE's basic investment strategy for all financial assets is to preserve principal. In order to achieve that objective, SACHSE restricts the authorized investment instruments to those with suitable and limited credit and market risk. In order to make effective use of SACHSE's resources, all monies may be pooled into one portfolio, if practical, except for those monies required to be accounted for in other accounts as stipulated by applicable laws, bond covenants, ordinances, contracts, agreements, or other policies.

The objective of liquidity stems from the need of SACHSE to maintain available cash balances sufficient to cover financial outlays. Since the timing and amount of some financial disbursements are not predictable, fund-type strategies shall adjust for the uncertainty of projected cash flows.

Investment marketability will be maintained based on the fund-type strategies to sufficiently and reasonably assure that investments could be liquidated prior to the maturity, if cash needs dictate.

Whenever practical or appropriate, it is the policy of SACHSE to diversify its investment portfolio. Assets held in the investment portfolio may be diversified to minimize the risk of loss resulting from concentration of assets in a specific maturity, a specific issuer, or a specific class of investment.

SACHSE funds shall seek to achieve a competitive yield appropriate for each strategy. Yield objectives shall at all times be subordinate to the objectives of safety and liquidity. Tax-exempt debt proceeds shall be invested to maximize the interest earnings retained by SACHSE, while at the same time fully complying with all applicable State laws and federal regulations, including the arbitrage rebate regulations. A competitive yield environment shall be achieved by soliciting quotes from multiple investment providers, monitoring comparable investment alternatives, and reviewing general market conditions.

The overall investment strategy of SACHSE is based on the premise that a certain amount of SACHSE's funds will be needed to pay current year expenditures or for projects that are to be complete within a specific time frame. Remaining funds are considered to be reserves and, barring any unforeseen emergencies or events beyond SACHSE's control, it is considered that these funds may be invested, within the maturity limits of this Policy, in an advantageous position on the yield curve. It is understood that investments in longer term instruments are sensitive to changes in interest rates and other market conditions; however, it is SACHSE's belief that such investments may be held to maturity if necessary.

SACHSE may maintain one portfolio in which all funds under its control are pooled for investment purposes. Within the pooled portfolio are fund components, each having an investment strategy as described below:

A. Governmental Funds – the funds through which most governmental functions are financed and the primary operating funds of SACHSE. The investment strategy must allow for the investment of anticipated cash flows to meet the anticipated expenditures of the following funds:

   1. General Fund

   2. Debt Service Fund

   3. Special Revenue Fund

   4. Capital Projects Fund

   5. Sachse Economic Development Corporation Fund

   6. Tax Increment Financing Reinvestment Zone Number One

   7. Tax Increment Financing Reinvestment Zone Number Two

8. Tax Increment Reinvestment Zone Number Three

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

B. Proprietary Funds - the funds used in SACHSE's business-type activities or Enterprise activities financed primarily by user charges and fees. The strategy for these funds is to time investment maturities to anticipated cash requirements. Some project funds may allow investments with short to intermediate maturities.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

C. The Debt Service and Interest/Sinking Funds should consist of short-term investments, whose maturities meet the scheduled debt service payments. Reserves may be invested in longer-term investments.

The yield of an equally weighted, rolling three-month Treasury Bill portfolio will be the minimum yield objective.

D. Special Revenue Fund and other Non-operating Funds investments should be in short-term instruments with maturities laddered to meet projected cash needs. Reserves are idle funds that may be invested in intermediate to long-term investments after analysis of future plans for use of the funds.

The yield of an equally weighted, rolling six-month Treasury Bill portfolio will be the minimum yield objective.

IX. Authorized & Suitable Investments

SACHSE is empowered by statute to invest in the following:

A. Obligations of, or guaranteed by, governmental entities:

1. obligations of the United States or its agencies and instrumentalities, including the Federal Home Loan Banks;

2. direct obligations of this State or its agencies and instrumentalities;

3. other obligations, the principal and interest of which are unconditionally guaranteed or insured by, or backed by the full faith and credit of this State or the United States or their respective agencies and instrumentalities, including obligations that are fully guaranteed or insured by the Federal Deposit Insurance Corporation or by the explicit full faith and credit of the United States; and

4. obligations of states, agencies, counties, cities, and other political subdivisions of any state rated as to investment quality by a nationally recognized investment rating firm not less than A or its equivalent.

B. Financial Institution Deposits: A financial institution deposit is an authorized investment under this Policy if the deposit is with a state or national bank, a savings and loan association, or credit union that is:

   1. guaranteed or insured by the Federal Deposit Insurance Corporation ("FDIC") or its successor, or the National Credit Union Share Insurance Fund ("NCUSIF"), or its successor;

   2. secured by obligations that are described in Section XII Collateralization; and

   3. executed through a depository institution or broker that has its main office or a branch office in Texas and meets the requirements of the PFIA.

C. Repurchase Agreements:

   1. A fully collateralized repurchase agreement is an authorized investment if the repurchase agreement:

      (a) has a defined termination date;

      (b) is secured by cash or obligations described by Section IX. A1;

      (c) requires the cash or securities being purchased by SACHSE to be delivered versus payment to SACHSE, held in SACHSE's account with a third party selected and approved by SACHSE; and

      (d) is placed through a primary government securities dealer, as defined by the Federal Reserve, or a financial institution doing business in this State.

   2. "Repurchase agreement" means a simultaneous agreement to buy, hold for a specified time, and sell back at a future date, obligations described by Section IX. A1 at a market value at the time the funds are disbursed of not less than the principal amount of the funds disbursed.

D. Mutual Funds:

   1. A no-load money market mutual fund is an authorized investment under this Policy if the mutual fund:

(a) is registered with and regulated by the Securities and Exchange Commission;

(b) provides SACHSE with a prospectus and other information as required by the Securities Exchange Act of 1934 (15 U.S.C. Section 78a et seq.) or the Investment Company Act of 1940 (15 U.S.C. Section 80a-1 et seq.);

(c) has a dollar-weighted average stated maturity incompliance with regulations;

(d) includes in its investment objectives the maintenance of a stable net asset value of $1.0000 for each share; and

(e) is continuously rated no lower than AAAm or at an equivalent rating by one nationally recognized rating service.

2. SACHSE is not authorized by this section to invest its funds or funds under its control, including bond proceeds and reserves and other funds held for debt service, in any one mutual fund in an amount that exceeds 10 percent of the total assets of the mutual fund.

E. Investment Pools:

1. SACHSE may invest its funds and funds under its control through an eligible investment pool if each ENTITY's governing body by rule, order, ordinance, or resolution, as appropriate, authorizes investment in the particular pool. An investment pool shall invest the funds it receives from entities in authorized investments permitted by the PFIA 2256.016.

2. To be eligible to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, an investment pool must furnish to the Investment Officers or other authorized representative of the entity an offering circular or other similar disclosure instrument that contains at a minimum, the following information:

(a) the types of investments in which money is allowed to be invested;

(b) the maximum average dollar-weighted maturity allowed, based on the stated maturity date, of the pool;

(c) the maximum stated maturity date any investment security within the portfolio has;

(d) the objectives of the pool;

(e) the size of the pool;

(f) the names of the members of the advisory board of the pool and the dates their terms expire;

(g) the custodian bank that will safekeep the pool's assets;

(h) whether the intent of the pool is to maintain a net asset value of one dollar and the risk of market price fluctuation;

(i) whether the only source of payment is the assets of the pool at market value or whether there is a secondary source of payment, such as insurance or guarantees, and a description of the secondary source of payment;

(j) the name and address of the independent auditor of the pool;

(k) the requirements to be satisfied for an entity to deposit funds in and withdraw funds from the pool and any deadlines or other operating policies required for the entity to invest funds in and withdraw funds from the pool; and

(l) the performance history of the pool, including yield, average dollar-weighted maturities, and expense ratios.

3. To maintain eligibility to receive funds from and invest funds on behalf of an entity under the PFIA 2256.016, at a minimum an investment pool must furnish to the Investment Officer or other authorized representative of the entity:

   (a) investment transaction confirmations; and

   (b) a monthly report that contains, as a minimum, the following information:

      (1) the types and percentage breakdown of securities in which the pool is invested;

      (2) the current average dollar-weighted maturity, based on the stated maturity date, of the pool;

      (3) the current percentage of the pool's portfolio in investments that have stated maturities of more than one year;

      (4) the book value versus the market value of the pool's portfolio, using amortized cost valuation;

(5) the size of the pool;

(6) the number of participants in the pool;

(7) the custodian bank that is safekeeping the assets in the pool;

(8) a listing of daily transaction activity of the entity participating in the pool;

(9) the yield and expense ratio of the pool;

(10) the portfolio managers of the pool; and

(11) any changes or addenda to the offering circular.

4. SACHSE, by contract, may delegate to an investment pool the authority to hold legal title as custodian of investments purchased with its local funds.

5. Investment Pool "yield" shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Federal Securities and Exchange Commission.

6. A public funds investment pool utilized as a cash-equivalent investment must mark its portfolio to market daily and, to the extent reasonably possible, stabilize at a $1.00 net asset value. If the ratio of the market value of the portfolio divided by the book value of the portfolio is less than 0.995 or greater than 1.005, portfolio holdings may be sold as necessary to maintain the ratio between 0.995 and 1.005.

7. An Investment pool must have an advisory board composed:

   (a) Equally of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for pools created under Chapter 791 Texas State Code and managed by a state agency; or

   (b) of participants in the pool and other persons who do not have a business relationship with the pool and are qualified to advise the pool, for other investment pools.

8. A public funds investment pool must be continuously rated no lower than AAA or AAAm or at an equivalent rating by one nationally recognized rating service.

9. If the investment pool operates an Internet website, the information in a disclosure instrument or report described in Subsections (b), (c)(2), and (f) must be posted on the website.

10. To maintain eligibility to receive funds from and invest funds on behalf of an entity under this chapter, an investment pool must make available to the entity an annual audited financial statement of the investment pool in which the entity has funds invested.

11. If an investment pool offers fee breakpoints based on fund balances invested, the investment pool in advertising investment rates must include either all levels of return based on the breakpoints provided or state the lowest possible level of return based on the smallest level of funds invested.

X. Unauthorized Investments

The following are not authorized investments under this section:

A. Obligations whose payment represents the coupon payments on the outstanding principal balance of the underlying mortgage-backed security collateral and pays no principal;

B. Obligations whose payment represents the principal stream of cash flow from the underlying mortgage-backed security collateral and bears no interest; and

C. Collateralized mortgage obligations.

Any Authorized & Suitable Investment that requires a minimum rating does not qualify during the period the investment does not have the minimum rating. SACHSE shall take all prudent measures that are consistent with this Policy to liquidate an investment that does not have the minimum rating. Additionally, SACHSE is not required to liquidate investments that were authorized at the time of purchase.

XI. Primary Depository

In compliance with State legislation, a Primary Depository shall be selected through SACHSE's banking services procurement process, which shall include a formal request for application (RFA). In selecting a Primary Depository, the Director of Finance shall conduct a review of prospective depository's credit characteristics and financial history.

No public deposit shall be made except in a qualified public depository as established by State laws.

XII. Collateralization

Collateralization will be required on two types of investments: financial institution deposits (in amounts exceeding FDIC or NCUSIF. insurance coverage) and repurchase agreements. With the exception of Letters of Credit issued for 100% of amount, the minimum collateralization level will be 102% of market value of principal and accrued interest, less FDIC or NCUSIF insurance when applicable.

SACHSE chooses to limit collateral (including letters of credit) to the obligations of, or guaranteed by, governmental entities as outlined in the Public Funds Collateral Act.

All financial institution deposits shall be insured or collateralized in compliance with applicable State law. SACHSE reserves the right, in its sole discretion, to accept or reject any form of insurance or collateralization pledged towards financial institution deposits. Financial institutions serving as depositories will be required to sign a depository agreement with SACHSE. The collateralized deposit portion of the agreement shall define SACHSE's rights to the collateral in case of default, bankruptcy, or closing and shall establish a perfected security interest in compliance with Federal and State regulations, including:

- The agreement must be in writing;
- The agreement has to be executed by the Depository and SACHSE contemporaneously with the acquisition of the asset;
- The agreement must be approved by the Board of Directors or designated committee of the Depository and a copy of the meeting minutes must be delivered to SACHSE; and
- The agreement must be part of the Depository's "official record" continuously since its execution.

Securities pledged as collateral shall be held by an independent third party acceptable to SACHSE. The custodial agreement is to specify the acceptable investment securities as collateral, including provisions relating to possession of the collateral, the substitution or release of investment securities, ownership of securities at default, and the method of valuation of securities.

XIII. Safekeeping and Custody

All security transactions, including collateral for repurchase agreements, entered into by SACHSE shall be conducted on a delivery-versus-payment (DVP) basis. Securities will be held in an account in SACHSE's name by a third-party safekeeping agent/custodian designated by the Investment Officers and evidenced by safekeeping receipts.

XIV. Electronic Fund Transfer

SACHSE may use electronic means to transfer or invest all funds collected or controlled by the local government.

XV. Diversification

SACHSE will diversify its investments by types, maturity dates, and/or institutions, as appropriate.

XVI. Maximum Maturities and Weighted Average Maturity

To the extent possible, SACHSE will attempt to match its anticipated cash flow requirements with maturing investments. SACHSE will not directly invest in instruments maturing more than 2 years from the date of purchase, with the maximum weighted average maturity for the total portfolio to not exceed twelve months. However, SACHSE may collateralize its repurchase agreements using longer-dated investments not to exceed 5 years to maturity.

Reserve funds may be invested in instruments up to and including 5 years if the maturities of such investments are made to coincide as nearly as practicable with the expected use of the funds.

XVII. Internal Control

The Director of Finance shall establish an annual process of independent review by an external auditor in conjunction with the annual audit. This review will provide internal control by assuring compliance with policies and procedures.

XVIII. Performance Standards

The investment portfolio shall be designed with the objective of obtaining a rate of return throughout budgetary and economic cycles, commensurate with the investment risk constraints and the cash flow needs. "Weighted Average Yield to Maturity" shall be the standard for calculating portfolio rate of return.

XIX. Reporting

A. The Investment Officers shall prepare and submit quarterly a written report of investment transactions for all funds covered by this Investment Policy for the preceding reporting period.

B. The report must include the following:

   1. describe in detail the investment position of SACHSE on the date of the report;

2. be prepared jointly by all Investment Officers of SACHSE;

3. be signed by each Investment Officer of SACHSE;

4. contain a summary statement of each pooled fund group that states the:

   (a) beginning market value for the reporting period;

   (b) ending market value for the period; and

   (c) fully accrued interest for the period.

5. state the book value and market value of each separately invested asset at the beginning and end of the reporting period by type of asset and fund type invested;

6. state the maturity date of each separately invested asset that has a maturity date;

7. state the account or fund or pooled group fund in the local government for which each individual investment was acquired; and

8. state the compliance of the Investment Portfolio of the local government as it relates to:

   (a) the Investment Strategy expressed in SACHSE's Investment Policy; and

   (b) relevant provisions of the PFIA.

C. The report shall be presented not less than quarterly to each ENTITY's governing body within a reasonable time after the end of the period.

D. The market values and credit ratings presented in all portfolio reports shall be accurate and reliable estimates of the investment's true value and risk. Market value and credit rating sources may include, but are not limited to, rating agency reports, newspapers, financial websites, custodian reports, broker/dealer reports, and investment advisor research.

XX. <u>Investment Policy Adoption</u>

SACHSE's Investment Policy shall be adopted by resolution of each ENTITY's governing body. This Policy shall be reviewed annually and any modifications made thereto must be approved by each ENTITY's governing body. Each ENTITY's governing body shall adopt a written instrument attesting to each annual review.

XXI. Auditor

As part of the annual audit, the independent auditor must formally review the quarterly investment reports to comply with the PFIA and report the results of that review to each ENTITY's governing body.

XXII. Training

In order to ensure qualified and capable investment management, the Investment Officers, their designated subordinates, Treasurer, and Chief Financial Officer of SACHSE shall attend training that includes education in investment controls, security risks, strategy risks, market risks, diversification of investment portfolio, and PFIA compliance. SACHSE approves the Government Finance Officers Association, Government Finance Officers Association of Texas, Government Treasurers' Organization of Texas, North Central Texas Council of Governments, Texas City Managers Association, Texas Municipal League, and University of North Texas as independent sources of training.

Each individual shall attend training accumulating at least 10 hours of instruction within twelve months of assuming investment-related responsibilities; and shall then receive not less than 8 hours of investment-related instruction within each subsequent two-year period aligned with SACHSE's fiscal year end.

XXIII. Donated Investments

This Policy does not apply to an investment donated to SACHSE for a particular purpose or under terms of use specified by the donor.

XXIV. Investment Policy Certification

The qualified representative of any business organization (including investment pool and discretionary investment management firm) offering to engage in an investment transaction must execute a written instrument substantially to the effect that the business organization has received and reviewed the Investment Policy and that the business organization has implemented reasonable procedures and controls in an effort to preclude imprudent investment activities arising out of investment transactions conducted between the organization and SACHSE.

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PASSED AND APPROVED by the City Council of the City of Sachse, Texas, this 4th day of December, 2023.

Jeff Bickerstaff, Mayor
City of Sachse, Texas

ATTEST:

Leah K Granger
Leah K Granger, City Secretary
City of Sachse, Texas

Acknowledged by the Sachse Economic Development Corporation, Texas, this ______ day of ___________, 2023.

Scott McMurdie, President
Sachse Economic Development Corporation

ATTEST:

Richard Chandler, Vice-President
Sachse Economic Development Corporation

Acknowledged by the Sachse Municipal Development District, Texas, this ______ day of ___________, 2023.

Jermaine McDaniel, Chairperson
Sachse Municipal Development District

ATTEST:

George H. Kemper, Vice-Chairperson
Sachse Municipal Development District

Acknowledged by the Tax Increment Financing Reinvestment Zone Number One, Texas, this _______ day of __________, 2023.

____
Bobby Tillman, Chairperson
Tax Increment Financing Reinvestment Zone Number One

ATTEST:

____
Ed Brown, Vice-Chairperson
Tax Increment Financing Reinvestment Zone Number One

Acknowledged by the Tax Increment Financing Reinvestment Zone Number Two, Texas, this _______ day of __________, 2023.

____
Jeff Bickerstaff, Chairperson
Tax Increment Financing Reinvestment Zone Number Two

ATTEST:

____
Leah K Granger, City Secretary
Tax Increment Reinvestment Zone Number Two

Acknowledged by the Tax Increment Reinvestment Zone Number Three Fund, Texas, this _______ day of __________, 2023.

____
Jeff Bickerstaff, Chairperson
Tax Increment Reinvestment Zone Number Three

ATTEST:

____
Leah K Granger, City Secretary
Tax Increment Reinvestment Zone Number Three

Appendix A

Authorized Broker/Dealer Firms

FHN Financial

Hilltop Securities

Oppenheimer & Co.

SAMCO Capital Markets

Wells Fargo Securities

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	**6. Approve the Consent Agenda.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Action (Consent)
Recommended Action	Approve the Consent Agenda.

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.

D. Regular Agenda Items

Subject	**1. Conduct a public hearing for an infrastructure project generally located along Miles Road, north of Bunker Hill Road, known as Project Yosemite, for Vaquero Sachse II Partners, LP, its assigns, or related entities.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Information

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 November 16, 2023, the Sachse Economic Development Corporation authorized the City Manager to negotiate and execute an incentive agreement for Project Yosemite on behalf of the Economic Development Corporation.

On December 4, 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 Vaquero Sachse II Partners, LP, its assigns, or related entities for Project Yosemite generally located along Miles Road, north of Bunker Hill Road, and any amendments and instruments related thereto.

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 generally located along Miles Road, north of Bunker Hill Road, known as Project Yosemite, for Vaquero Sachse II Partners, LP, its assigns, or related entities.

D. Regular Agenda Items

Subject	**2. 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	Jan 18, 2024 - 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 Agenda Items

Subject	**3. Discuss and provide direction on the Sachse Economic Development business visitation program.**
Meeting	Jan 18, 2024 - Economic Development Corporation Meeting
Access	Public
Type	Discussion, Information
Goals	Provide a high quality of life environment for families, individuals, businesses, and other organizations in Sachse.

BACKGROUND
In November of 2021 City staff brought forward a discussion item seeking direction from the Economic Development Corporation Board on a proposed business visitation program

OVERVIEW
Economic Development staff has primarily been conducting informal business visits since 2021. As such, time has passed since this program was last discussed, and staff would like to update to the EDC Board on the current program and discuss identified enhancements.

POLICY CONSIDERATION
There is no policy consideration at this time.

RECOMMENDATION
Discuss and provide direction on the Sachse Economic Development business visitation program.