ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE
MAY 23, 2024, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, May 23, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Christopher Decker, Scott McMurdie, Alan Bell, Jim Mason, Joshua Frick, Chinelo Nwanze.

Those absent were: Richard Chandler.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, May 23, 2024, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:04 PM.

2. Invocation and Pledges of Allegiance.

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

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.

No public comments were offered.

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

1. Approve the April 18, 2024, meeting minutes.

2. Accept the monthly revenue and expenditure report for the period ending March 31, 2024.

Ms. Nwanze made a motion to approve the Consent Agenda as presented. Mr. Bell seconded the motion, and it carried 6 - 0. None voted against.

D. 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, or retail business retention; and marketing projects.

Mr. McMurdie congratulated Mr. Potts on graduating from the University of Oklahoma Economic Development Institute.

Mr. Potts gave an update on the Shop Local Passport mentioning the last day to participate is May 30th. He noted the next Sachse Farmers Market is June 8th.

2. Receive early input regarding the fiscal year 2024-2025 EDC budget.

Mr. Potts explained the purpose of the agenda item is to provide an overview of the budget, discuss priorities for next fiscal year, and receive early input from the Board. He discussed expanding efforts in areas such as the 5th Street District, business retention efforts, and employee training. Mr. Potts mentioned replacing the current EDC car with a vehicle that would be shared by multiple departments.

Mr. Potts discussed exploring the need for a CRM tool to help with managing contacts. He mentioned looking into digital marketing campaigns and potential sponsorship opportunities to promote the City.

City Manager Gina Nash, discussed an internal structural change to the Economic Development team beginning next fiscal year.

The Board inquired about the objectives of the EDC in relation to the budget. Mr. Potts noted a few goals of the next budget, such as capital improvement projects, the strategic plan, and business retention efforts.

E. Executive Session

Mr. McMurdie adjourned the Board to Executive Session at 6:49 p.m.

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 Ruby.

2. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section 551.087: Economic Development Deliberations: Update regarding the mixed-use development of the 5th Street District project and consideration of a Master Development Agreement for the 5th Street District project.

The Board returned to Regular Session at 8:11 p.m.

F. 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 Ruby.

Mr. McMurdie read comments into the record from resident, Matthew Holboke, asking about financial information and expected employment related to Project Ruby.

Ms. Nwanze made a motion to authorize the City Manager as the Executive Director of the Sachse Economic Development Corporation, to negotiate and execute an incentive agreement for Project Ruby on behalf of the EDC. Mr. Mason seconded the motion, and it carried 6 - 0. None voted against.

2. Take any action as a result of Executive Session: Consider authorizing the City Manager as Executive Director of the EDC to negotiate and execute a Master Developer Agreement on behalf of the EDC for the development of the 5th Street District project, and any amendments and instruments related thereto.

Mr. McMurdie read comments into the record from resident, Matthew Holboke, related to the master developer agreement.

Ms. Nwanze made a motion to authorize the City Manager as Executive Director of the Sachse Economic Development Corporation to negotiate and execute a master developer agreement with Nak Development, its assigns, affiliates, or related entities, for the 5th Street District. Mr. Mason seconded the motion, and it carried 5 - 1. Mr. Frick voted against.

3. Adjournment.

President McMurdie adjourned the meeting at 8:16 p.m.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development Manager