



Wednesday, November 13, 2024
Economic Development Corporation Board Meeting

Council Chambers
3815 Sachse Road, Building B
6:00 PM

Economic Development Corporation Board meetings are streamed live and available on-demand (<https://sachsetx.swagit.com/live>).

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called 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 meeting for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Wednesday, November 13, 2024, at 6:00 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

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

C. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three 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.

D. Consent Agenda

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Board meeting, and/or do not warrant discussion. The Board will act upon these items with one motion. There will be no separate discussion of these items unless a Board member requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Consider approving the October 17, 2024, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending August 31, 2024.

3. Accept the monthly revenue and expenditure report for the period ending September 30, 2024.

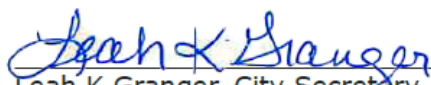
E. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

1. Receive a briefing on the Sachse Comprehensive Plan update.

F. 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, City Secretary

Posted: 11/08/2024 by 5 PM | Removed: _____

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

B. Action Items

Subject:	1. Consider and elect a President and Vice President of the Economic Development Corporation Board of Directors.		
Meeting	November 13, 2024 - Economic Development Corporation Board Meeting		
Access	Public		
Type	Action, Discussion		
Fiscal Impact	None		
Recommended Action	Elect _____ as President of the Economic Development Corporation Board of Directors. Elect _____ as Vice President of the Economic Development Corporation Board of Directors.		
Goals			

BACKGROUND

Per the Amended and Restated Bylaws of the Sachse Economic Development Corporation, the EDC Board shall annually elect a President and Vice President.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Elect _____ as President of the Economic Development Corporation Board of Directors.
Elect _____ as Vice President of the Economic Development Corporation Board of Directors.

File Attachments None

D. Consent Agenda

Subject:	1. Consider approving the October 17, 2024, meeting minutes.
Meeting	November 13, 2024 - Economic Development Corporation Board Meeting
Access	Public
Type	Action, Minutes
Fiscal Impact	None
Recommended Action	Approve the minutes as presented.
Goals	

BACKGROUND

Minutes from the October 17, 2024, regular meeting.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Approve the minutes as presented.

File Attachments

1. EconomicDevelopmentCorporationBoard_Regular_Minutes_10.17.2024-unsigned

ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE OCTOBER 17, 2024, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, October 17, 2024, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Alan Bell, Christopher Decker, Jim Mason.

Those absent were: Richard Chandler, Chinelo Nwanze, Joshua Frick.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, October 17, 2024, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:06 PM.

2. Invocation and Pledges of Allegiance.

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

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three 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

Consent Agenda items are routine or administrative in nature, have been discussed previously at a Board meeting, and/or do not warrant discussion. The Board will act upon these items with one motion. There will be no separate discussion of these items unless a Board member requests the item be removed from the consent agenda. **If you have comments related to items on the Consent Agenda, please address them in the Public Comment section of the meeting.**

1. Consider approving the September 19, 2024, meeting minutes.

Mr. Mason made a motion to approve the item as presented. Mr. Bell seconded the motion, and it carried 4 - 0. None voted against.

D. Discussion Items

These items are for the Board and staff to discuss as needed. **Comments on Discussion Items should be addressed in the Public Comment Section of this meeting.**

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. Potts gave an update on the farmers market, noted the next EDC Board meeting is November 13, and recognized outgoing EDC Board member, Jim Mason.

E. Executive Session

Mr. McMurdie adjourned the Board to Executive Session at 6:13 PM.

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 for LK Bakery LLC for a project generally located along Bunker Hill Road and Miles Road, Sachse, Texas.

The Board returned to Regular Session at 6:35 PM.

F. Action Resulting from Executive Session

Items resulting from Executive Session are for consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card should be given to the acting secretary prior to the start of the meeting.

1. Take any action as a result of Executive Session - deliberate the offer of a financial or other incentive for LK Bakery LLC.

Mr. Mason made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an economic development agreement on behalf of the City of Sachse Economic Development Corporation with LK Bakery LLC for a project generally located along Bunker Hill Road and Miles Road in Sachse, Texas, and any amendments and instruments related thereto not to exceed \$25,000. Mr. Bell seconded the motion, and it carried 4 - 0. None voted against.

G. Adjournment

President McMurdie adjourned the meeting at 6:37 PM.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development
Director

D. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending August 31, 2024.
Meeting	November 13, 2024 - Economic Development Corporation Board Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending August 31, 2024.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

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 August 2024. Also included is a preliminary line-item report and balance sheet for September 2024.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

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

File Attachments

1. EDC Fund August 2024
2. EDC Budget Report September 2024 Preliminary
3. EDC Balance Sheet September 2024

City of Sachse

Monthly Revenue and Expenditure Report

August 31, 2024 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	Annual Budget	Current Month Actual	YTD Actuals	92% of Year Completed	
				YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	\$ 1,430,000	\$ 144,640	\$ 1,403,142	98%	
Other Income	10,000	-	-	0%	A
Interest Income	100,000	27,166	262,971	263%	B
Total Revenue	\$ 1,540,000	\$ 171,806	\$ 1,666,112	108%	
Expenditure Summary					
Expenditures	\$ 909,632	\$ 58,834	\$ 820,310	90%	
Total Expenditures	\$ 909,632	\$ 58,834	\$ 820,310	90%	
Revenue Over/(Under) Expenses	\$ 630,368	\$ 112,973	\$ 845,802		
Beginning Fund Balance October 1, 2023			\$ 5,604,432		

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



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		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	120,157.10	1,523,298.72	0.00	106.52%	-93,298.72
06-000-45000	Interest Income	7,000.00	185,330.22	100,000.00	0.00	262,970.53	0.00	262.97%	-162,970.53
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	120,157.10	1,786,269.25	0.00	115.99%	-246,269.25
Revenue Total:		1,317,000.00	1,667,450.02	1,540,000.00	120,157.10	1,786,269.25	0.00	115.99%	-246,269.25

Budget to Actual

For Fiscal: 2023-2024 Period Ending: 09/30/2024

		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	151,329.66	0.00	99.94%	85.34
06-019-50030	Longevity Pay	68.00	76.00	120.00	0.00	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	864.54	11,438.52	0.00	97.33%	313.48
06-019-50060	TMRS Contributions	22,906.00	17,179.39	22,755.00	1,724.96	22,622.86	0.00	99.42%	132.14
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	1,797.24	21,077.40	0.00	97.80%	474.60
06-019-50080	Dental Insurance	0.00	0.00	723.00	60.28	723.36	0.00	100.05%	-0.36
06-019-50090	Life and LTD Insurance	0.00	0.00	877.00	55.76	607.11	0.00	69.23%	269.89
06-019-50100	Workers Compensation	211.00	127.56	329.00	0.00	391.25	0.00	118.92%	-62.25
06-019-50110	Unemployment Tax	504.00	12.24	18.00	0.00	234.02	0.00	1,300.11%	-216.02
06-019-51030	Utilities - Communications	1,008.00	819.63	972.00	0.00	884.72	0.00	91.02%	87.28
06-019-51050	Office Supplies	5,750.00	221.70	3,000.00	0.00	275.96	0.00	9.20%	2,724.04
06-019-51070	Postage	400.00	833.61	1,000.00	0.00	339.17	0.00	33.92%	660.83
06-019-51230	Business Retention and Expansion	10,000.00	5,846.35	10,000.00	0.00	2,820.01	0.00	28.20%	7,179.99
06-019-51500	Uniforms and Accessories	880.00	966.24	880.00	0.00	703.77	0.00	79.97%	176.23
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	3,232.52	1,000.00	0.00	816.20	0.00	81.62%	183.80
06-019-51550	Fuel and Lubricants	574.00	167.02	473.00	0.00	209.46	0.00	44.28%	263.54
06-019-51700	Community Relations & Special Progra...	44,750.00	30,719.00	42,750.00	0.00	24,634.00	0.00	57.62%	18,116.00
06-019-51800	Dues and Subscriptions	51,692.00	42,692.33	7,829.00	0.00	2,888.83	0.00	36.90%	4,940.17
06-019-51810	Employee Training and Travel	7,900.00	13,948.43	17,430.00	0.00	6,939.00	0.00	39.81%	10,491.00
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	523.87	1,000.00	0.00	333.54	0.00	33.35%	666.46
06-019-52040	Software Licensing, Support and Maint...	0.00	0.00	52,020.00	0.00	55,740.22	0.00	107.15%	-3,720.22
06-019-53000	Legal/Consulting Fees	10,000.00	25,850.00	20,000.00	0.00	30,914.97	0.00	154.57%	-10,914.97
06-019-53002	Professional Services (53003)	73,000.00	10,291.67	70,000.00	7,750.00	20,947.43	0.00	29.92%	49,052.57
06-019-53060	Printing Services	3,100.00	1,972.25	2,000.00	0.00	3,166.70	0.00	158.34%	-1,166.70
06-019-53220	5th Street District	30,600.00	14,569.21	30,600.00	0.00	23,143.02	0.00	75.63%	7,456.98
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	17,206.00	62,055.55	0.00	102.07%	-1,255.55
06-019-53500	Web Page Services	9,225.00	0.00	2,520.00	0.00	7,370.00	0.00	292.46%	-4,850.00
06-019-53600	Copier Rental & Maintenance	0.00	0.00	945.00	72.00	864.00	0.00	91.43%	81.00
06-019-55050	Transfer Out to Gen Capital Projects Fu...	0.00	0.00	150,000.00	12,500.00	150,000.00	0.00	100.00%	0.00
06-019-55060	Transfer Out to General Fund - Indirect...	118,803.00	118,803.00	122,795.00	10,232.00	122,795.00	0.00	100.00%	0.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	0.00	0.00	0.00	0.00	155,695.00	0.00	0.00%	-155,695.00
019 - Economic Development Total:		609,041.00	463,867.81	909,632.00	63,910.04	884,220.07	0.00	97.21%	25,411.93
Expense Total:		609,041.00	463,867.81	909,632.00	63,910.04	884,220.07	0.00	97.21%	25,411.93
Fund 06 Revenue Over/(Under) Expenses		707,959.00	1,203,582.21	630,368.00	56,247.06	902,049.18	0.00	143.10%	-271,681.18
Total Revenue Over/(Under) Expenses:		707,959.00	1,203,582.21	630,368.00	56,247.06	902,049.18	0.00	143.10%	-271,681.18

Sachse Economic Development Corporation
Balance Sheet
9/30/2024

Assets:

Cash	\$120,334.41
Investments	6,170,477.44
Accts Receivable-Sales Tax	248,412.34
Travel Advances	0.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,681.84</u>

Total Assets	<u>\$8,191,798.71</u>
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Liabilities:

Payables	<u>\$44,618.96</u>
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Total Liabilities	\$44,618.96
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Equity:

Fund Balance 9/30/2023	\$5,604,431.97
Net Position (full accrual)	\$1,640,698.60
FY 2024 YTD Surplus	<u>902,049.18</u>

Total Equity	<u>\$8,147,179.75</u>
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Total Liabilities and Equity	<u>\$8,191,798.71</u>
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D. Consent Agenda

Subject:	3. Accept the monthly revenue and expenditure report for the period ending September 30, 2024.
Meeting	November 13, 2024 - Economic Development Corporation Board Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the monthly revenue and expenditure report for the period ending September 30, 2024.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

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 September 2024. Also included is a preliminary line-item report and balance sheet for October 2024.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending September 30, 2024.

File Attachments

1. EDC Fund September 2024
2. EDC Budget Report October 2024 Preliminary
3. EDC Balance Sheet October 2024

City of Sachse

Monthly Revenue and Expenditure Report

September 30, 2024 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

		100% of Year Completed			
		Current Month		YTD Actuals	
	Annual Budget	Actual	YTD Actuals	% of Budget	Note
Revenue Summary					
Sales Tax	\$ 1,430,000	\$ 120,157	\$ 1,523,299	107%	A
Other Income	10,000	10,000	10,000	100%	
Interest Income	100,000	26,850	289,821	290%	B
Total Revenue	\$ 1,540,000	\$ 157,007	\$ 1,823,119	118%	
Expenditure Summary					
Expenditures	\$ 909,632	\$ 68,861	\$ 889,171	98%	
Total Expenditures	\$ 909,632	\$ 68,861	\$ 889,171	98%	
Revenue Over/(Under) Expenses	\$ 630,368	\$ 88,147	\$ 933,949		
Beginning Fund Balance October 1, 2023			\$ 5,604,432		

Explanation of Major Variances:

- A EDC Sales Tax collections were 4% over prior year collections
- B Interest revenue trending strong due to favorable interest rates



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2024-2025 Period Ending: 10/31/2024

		Prior Year Budget	Prior Year Actual	2024-2025 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND									
Revenue									
000 - Non-Departmental									
06-000-40060	Sales Tax	1,430,000.00	1,523,298.72	1,610,000.00	123,441.82	123,441.82	0.00	7.67%	1,486,558.18
06-000-45000	Interest Income	100,000.00	289,820.72	260,000.00	0.00	0.00	0.00	0.00%	260,000.00
06-000-46120	Misc Grants and Donations	10,000.00	0.00	10,000.00	10,000.00	10,000.00	0.00	100.00%	0.00
06-000-47060	Auction Proceeds	0.00	0.00	6,000.00	0.00	0.00	0.00	0.00%	6,000.00
000 - Non-Departmental Total:		1,540,000.00	1,813,119.44	1,886,000.00	133,441.82	133,441.82	0.00	7.08%	1,752,558.18
Revenue Total:		1,540,000.00	1,813,119.44	1,886,000.00	133,441.82	133,441.82	0.00	7.08%	1,752,558.18

Budget to Actual

For Fiscal: 2024-2025 Period Ending: 10/31/2024

		Prior Year Budget	Prior Year Actual	2024-2025 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	151,415.00	151,329.66	191,924.00	14,767.02	14,767.02	0.00	7.69%	177,156.98
06-019-50030	Longevity Pay	120.00	120.00	252.00	0.00	0.00	0.00	0.00%	252.00
06-019-50050	Social Security and Medicare (FICA)	11,752.00	11,438.52	15,019.00	1,103.18	1,103.18	0.00	7.35%	13,915.82
06-019-50060	TMRS Contributions	22,755.00	22,622.86	31,215.00	2,186.98	2,186.98	0.00	7.01%	29,028.02
06-019-50070	Vacation/Sick Leave Buy Back	2,077.00	2,139.34	4,100.00	0.00	0.00	0.00	0.00%	4,100.00
06-019-50072	Health Insurance	21,552.00	21,077.40	25,287.00	1,797.24	1,797.24	0.00	7.11%	23,489.76
06-019-50080	Dental Insurance	723.00	723.36	723.00	60.28	60.28	0.00	8.34%	662.72
06-019-50090	Life and LTD Insurance	877.00	607.11	711.00	68.66	68.66	0.00	9.66%	642.34
06-019-50100	Workers Compensation	329.00	391.25	497.00	0.00	0.00	0.00	0.00%	497.00
06-019-50110	Unemployment Tax	18.00	234.02	234.00	0.00	0.00	0.00	0.00%	234.00
06-019-50130	Employee Assistance Program	0.00	0.00	0.00	4.76	4.76	0.00	0.00%	-4.76
06-019-51030	Utilities - Communications	972.00	965.16	966.00	0.00	0.00	0.00	0.00%	966.00
06-019-51050	Office Supplies	3,000.00	311.76	3,000.00	0.00	0.00	0.00	0.00%	3,000.00
06-019-51070	Postage	1,000.00	339.17	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51230	Business Retention and Expansion	10,000.00	3,004.41	10,000.00	845.00	845.00	0.00	8.45%	9,155.00
06-019-51500	Uniforms and Accessories	880.00	703.77	880.00	0.00	0.00	0.00	0.00%	880.00
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	816.20	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51550	Fuel and Lubricants	473.00	209.46	473.00	0.00	0.00	0.00	0.00%	473.00
06-019-51700	Community Relations & Special Progra...	42,750.00	24,701.04	48,750.00	5,000.00	5,000.00	0.00	10.26%	43,750.00
06-019-51800	Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	0.00	0.00	0.00%	6,195.00
06-019-51810	Employee Training and Travel	17,430.00	7,034.12	18,200.00	0.00	0.00	0.00	0.00%	18,200.00
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-52040	Software Licensing, Support and Maint...	52,020.00	55,740.22	50,850.00	12,215.00	12,215.00	1,754.24	24.02%	38,635.00
06-019-53000	Legal/Consulting Fees	20,000.00	31,364.97	30,000.00	0.00	0.00	0.00	0.00%	30,000.00
06-019-53002	Professional Services (53003)	70,000.00	23,140.36	80,000.00	0.00	0.00	0.00	0.00%	80,000.00
06-019-53060	Printing Services	2,000.00	3,166.70	2,500.00	540.00	540.00	0.00	21.60%	1,960.00
06-019-53220	5th Street District	30,600.00	24,498.60	35,600.00	1,049.20	1,049.20	0.00	2.95%	34,550.80
06-019-53241	Local Business Grant Program	100,000.00	0.00	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380	Advertising and Legal Publications	60,800.00	62,544.99	67,800.00	7,337.55	7,337.55	3,800.00	10.82%	60,462.45
06-019-53500	Web Page Services	2,520.00	7,370.00	2,520.00	0.00	0.00	0.00	0.00%	2,520.00
06-019-53600	Copier Rental & Maintenance	945.00	864.00	945.00	0.00	0.00	864.00	0.00%	945.00
06-019-55000	Transfer Out to General Fund	0.00	0.00	23,233.00	0.00	0.00	0.00	0.00%	23,233.00
06-019-55050	Transfer Out to Gen Capital Projects Fu...	150,000.00	150,000.00	350,000.00	0.00	0.00	0.00	0.00%	350,000.00
06-019-55060	Transfer Out to General Fund - Indirect...	122,795.00	122,795.00	141,106.00	0.00	0.00	0.00	0.00%	141,106.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	0.00	155,695.00	935,000.00	0.00	0.00	0.00	0.00%	935,000.00
019 - Economic Development Total:		909,632.00	889,170.82	2,180,980.00	46,974.87	46,974.87	6,418.24	2.15%	2,134,005.13
Expense Total:		909,632.00	889,170.82	2,180,980.00	46,974.87	46,974.87	6,418.24	2.15%	2,134,005.13
Fund 06 Revenue Over/(Under) Expenses		630,368.00	923,948.62	-294,980.00	86,466.95	86,466.95	-6,418.24	-29.31%	-381,446.95
Total Revenue Over/(Under) Expenses:		630,368.00	923,948.62	-294,980.00	86,466.95	86,466.95	-6,418.24	-29.31%	-381,446.95

Sachse Economic Development Corporation
Balance Sheet
10/31/2024

Assets:

Cash	\$255,252.54
Investments	6,135,192.67
Accts Receivable-Sales Tax	248,412.34
Travel Advances	165.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,681.84</u>

Total Assets	<u>\$8,291,597.07</u>
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Liabilities:

Payables	<u>\$36,050.93</u>
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Total Liabilities	\$36,050.93
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Equity:

Fund Balance 9/30/2024	\$6,528,380.59
Net Position (full accrual)	\$1,640,698.60
FY 2025 YTD Surplus	<u>86,466.95</u>

Total Equity	<u>\$8,255,546.14</u>
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Total Liabilities and Equity	<u>\$8,291,597.07</u>
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E. Discussion Items

Subject:	1. Receive a briefing on the Sachse Comprehensive Plan update.
Meeting	November 13, 2024 - Economic Development Corporation Board Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive a briefing on the Sachse Comprehensive Plan update.
Goals	Strategically invest in the City's existing and future infrastructure. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse. Make Sachse more prosperous through job creation and quality development that adds community value. Provide excellent government services to Sachse citizens.

BACKGROUND

The Comprehensive Plan is the City's guiding policy document that sets forth the vision for how the community develops and grows. This document helps to guide long-range decisions for the community as it relates to land use, transportation, infrastructure, and public services, among others.

On April 1, 2024, Sachse City Council authorized the City Manager to negotiate and enter into a contract for an update to the City's Comprehensive Plan with Kimley-Horn. The existing Plan was last adopted in 2017. Since contract execution, staff and consultants from Kimley-Horn have participated in several events to gather community-wide input that will help establish the strategic direction for the Comprehensive Plan update.

The purpose of this briefing is to provide the Economic Development Corporation Board with an overview of the Sachse Comprehensive Plan update effort thus far in the process, and receive feedback from members of the EDC Board.

Reid Cleeter with Kimley-Horn and Jason Claunch with Catalyst will be available to assist City staff in the presentation of this item.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Sachse Comprehensive Plan update.

File Attachments

1. 241113_Sachse Comp Plan_EDC Briefing #1



Sachse Comprehensive Plan

Economic Development Corporation Board Update
November 13, 2024



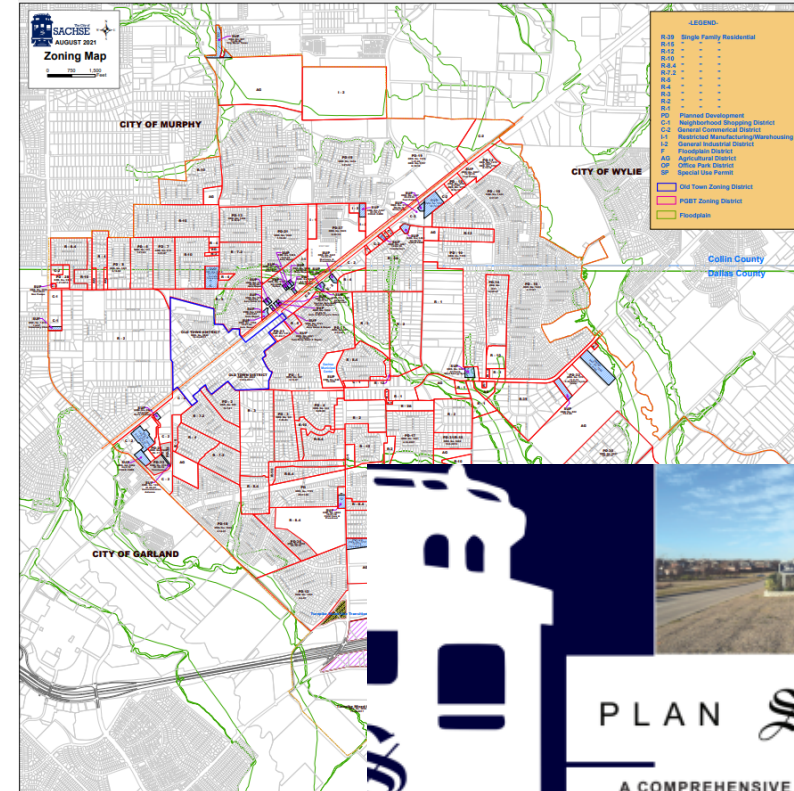
Kimley»Horn

Overview

- Comprehensive Plan Overview
- Public Engagement Overview
- Market Overview
- Strategic Direction
 - Preliminary Vision Statement
 - Preliminary Guiding Principles
- Next Steps/Where we are headed
- Questions

What is a Comprehensive Plan?

- A document that states a community's desired vision for the future.
 - Current plan was prepared in 2017.
- It is used to coordinate and guide the future establishment of development regulations.
- The Comprehensive Plan is used to provide a basis for future zoning decisions.
- A Comprehensive Plan helps guide public investments in transportation and other infrastructure improvements related to future development.
- It is a policy document that includes an implementation plan for use by City staff.



Why Plan Now?

- Since 2017, market dynamics have experienced significant shifts
 - We do not interact with the built environment in the same way we used to!
- Sachse is nearing buildout, and this plan affords the opportunity to chart the course for development over the next 10- to 15-years
 - An opportunity to maximize fiscal resiliency with the limited undeveloped land
 - Improve and enhance performance of existing development
- Placemaking and community development will draw choice talent and uses
- Establish the framework and policies to achieve the vision



Comprehensive Plan Components

The Comprehensive Plan will cover the following topics:

- **Strategic Direction**
 - Vision, Guiding Principles, Preferred Scenario
- Future Land use
- Mobility
- Parks, Trails, and Open Space
- Housing and Neighborhoods
- Economic Development
- Public Facilities and Infrastructure
- Placemaking and Sustainability
- **Detailed Studies**
 - Critical Infrastructure Plan
 - Urban Design/Corridor/Gateway/Wayfinding
 - Catalyst Area Studies
 - SH 78 Corridor Study
- **Implementation Strategy**

Timeline



Public Engagement Roles



Public Engagement Overview

- **Ongoing Involvement**

- Project Website
 - Interactive Map
 - Online Survey (2)
- Shaping Sachse Project Branding

- **Event Involvement**

- Neighborhood Workshops (4)
- Community events
 - Summer Concert Series
 - Farmers Market
 - Red, White, and Blue Blast
- City Staff Diagnostic Workshop

- **Representational Involvement**

- Stakeholder Interviews
 - Elected Officials
 - Property/Business owners and representatives
 - Religious and Civic organizations
 - School districts
- Boards and Organizations
- Planning and Zoning Commission
- City Council



What We Have Heard *So Far*

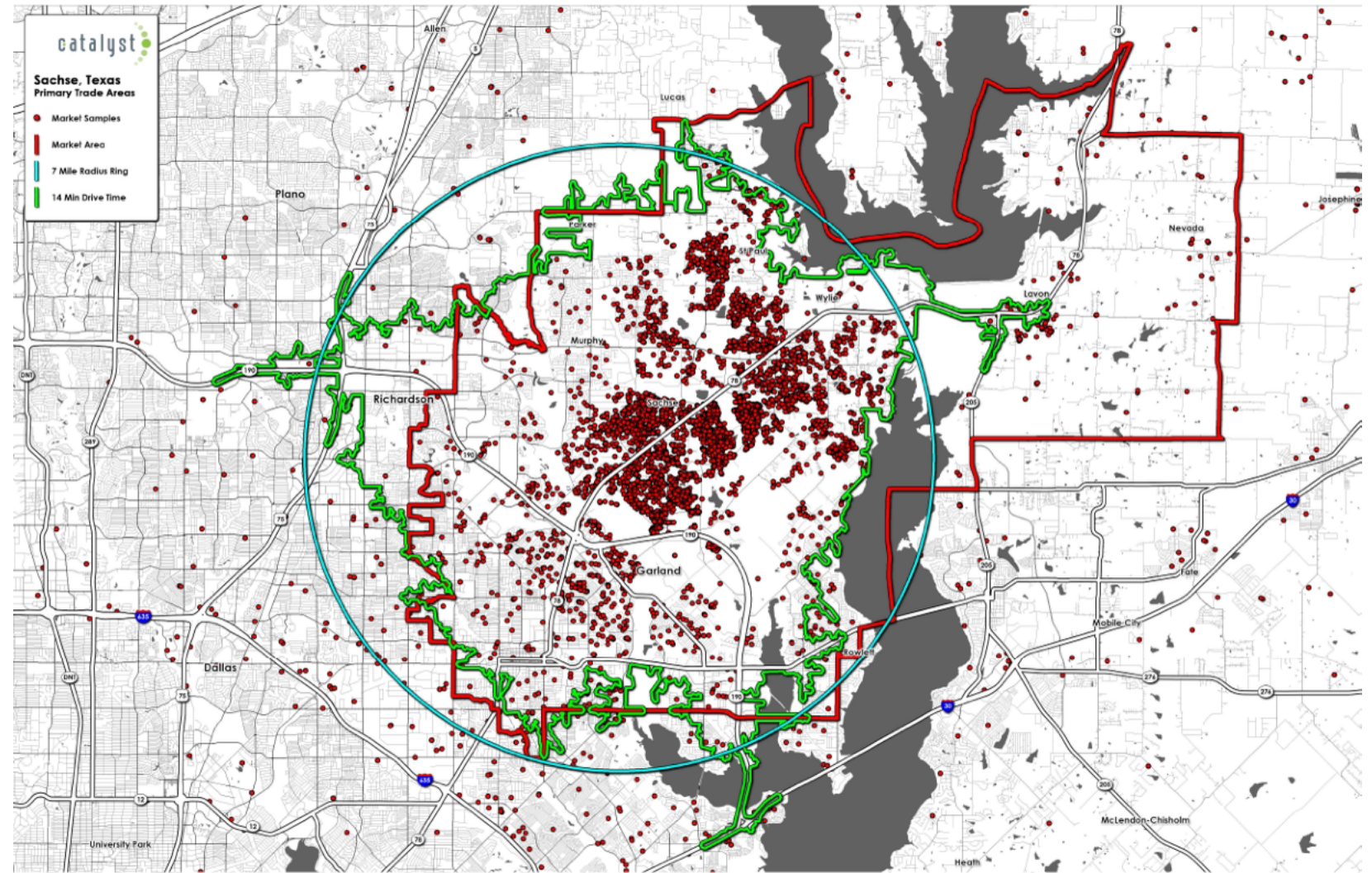
- **Sense of Community**
 - Maintain and strengthen the city's close-knit community feel.
- **Economic Growth**
 - Encourage gradual economic development while avoiding overpopulation.
 - Focus on small business growth as well as attracting larger commercial entities to make Sachse a destination city.
- **Walkability and Connectivity**
 - Improve walkability and bike paths throughout the city.
 - Focus on road improvements, particularly along the 78-Corridor and President George Bush Turnpike.
- **Transportation**
 - Address car-related issues such as congestion, road safety, and connectivity.
 - Enhance pedestrian and bike infrastructure while balancing vehicle transportation needs.
- **Housing**
 - Prioritize revitalization of older neighborhoods.
 - Maintain the city's character as predominantly single-family housing.
- **Land Use and Development:**
 - Promote responsible infill development that utilizes available land effectively and aligns with community values.
- **Recreational Amenities:**
 - Expand recreational programs and add amenities such as basketball courts, swimming pools, and cricket fields to meet community desires.

Regional Context – DFW Metroplex

- From July 2022 to July 2023, the DFW Metroplex grew by 152,000 people and crossed 8 million people
- Population growth and new development in DFW is moving outwards (mostly north) from the urban core due to price and availability of land
 - Sachse: projected to grow 1.7% annually from 31,778 to 34,483 by 2029
 - Collin County: projected to grow 2.4% annually from 1.22M to 1.38M by 2029
 - Dallas County: projected to grow 0.4% annually from 2.65M to 2.70M by 2029
- Urban core is seeing lower population growth - suburban submarkets benefiting from growth
 - Post COVID and work-from-home accelerated suburban growth

Retail

- Sachse Primary Trade Area (PTA) is a 14-minute drive time
- PTA is home to 359k residents with median household incomes of \$98k and average household incomes of \$129k
- Reaches 75/PGBT to west, Downtown Garland and I-30 to south, Lavon to east



Retail

- Annual retail demand: 81,368 SF
- 5-year retail demand: 406,841
- Retail growth will be driven by population and spending/income growth in the Primary Trade Area
 - Population growth is 4% over next 5 years
 - Median income growth is 12% over next 5 years (\$98k to \$110k)
 - Average income growth is 14% over next 5 years (\$129k to \$148k)
 - Spending growth is 21% over next 5 years (\$700M in new retail spending)

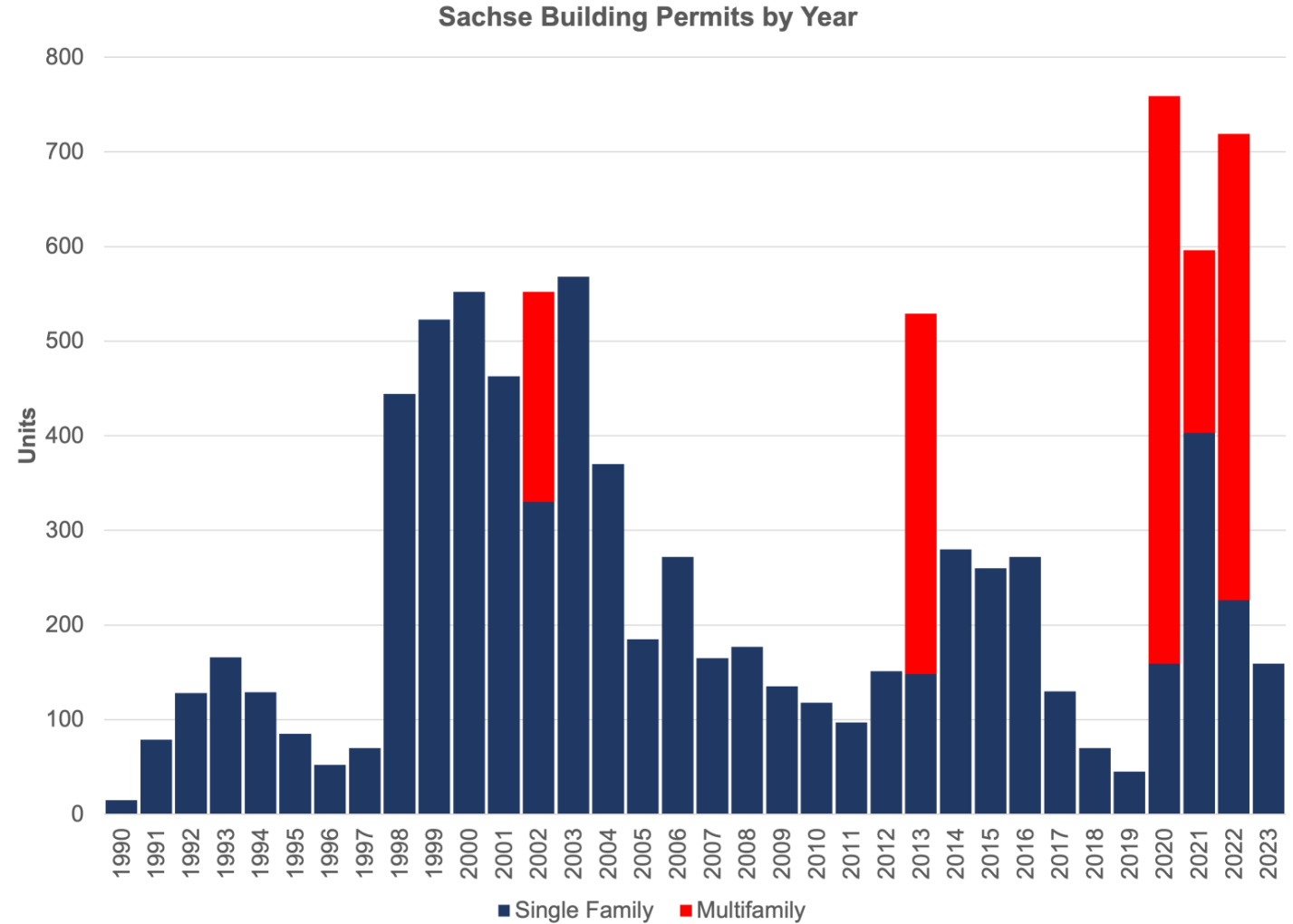
INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
759K +1.2%	39.3K -17.8%	9K -72.6%	2.5% -0.1%	\$25.17 +5.9%	\$326 +3.1%	6.3% +0.1%
Prior Period 751K	Prior Period 47.8K	Prior Period 33K	Prior Period 2.6%	Prior Period \$23.78	Prior Period \$317	Prior Period 6.2%

Sachse (city limits) Retail Market Snapshot

Source: CoStar

Housing

- Sachse is forecasted to grow by 868 households over next 5 years
 - 174 households annually
- Average annual building permits
 - 2020s: 558 units
 - 2010s: 195 units
 - 2000s: 344 units
 - 1990s: 169 units
- Housing is 78% owner-occupied in Sachse
 - DFW is 60%
 - Collin County is 64%
 - Dallas County is 49%



Housing

Owner-Occupied Housing

- 25% of demand is for 65+ residents
- 25% of demand is for housing priced above \$450k

<i>Single Family Detached Demand</i>	337
Homes < \$200k	53
Homes \$200k - \$250k	46
Homes \$250k - \$350k	80
Homes \$350k - \$450k	73
Homes \$450k+	85
<i>Alternative Owner-Occupied Product Demand</i>	68
<i>Total Owner-Occupied Demand</i>	405

Renter-Occupied Housing

- 33% of demand is for 65+ residents
- 53% of demand is for rental housing with rents above \$2,000/month

<i>Multifamily Demand</i>	219
Rental Rate <\$1,000	45
Rental Rate \$1,000 - \$1,500	22
Rental Rate \$1,500 - \$2,000	36
Rental Rate \$2,000+	116
<i>Alternative Renter-Occupied Product Demand</i>	66
<i>Total Renter-Occupied Demand</i>	285

Office

- Population growth in the region will drive small office demand
- High vacancy office within the city – changing tenant requirements and needs
 - All vacancy is in two buildings (Trinity Sachse Medical Plaza and 7214 Highway 78)
 - Office demand will be tenant-led
- Sachse office market is primarily medical tenants
- Annual small office demand: 30,846 SF

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
97.9K +0%	0 -	0 -100.0%	50.0% +0%	\$33.52 +1.0%	\$238 -3.7%	8.5% +0.2%
Prior Period 97.9K	Prior Period 0	Prior Period 53	Prior Period 50.0%	Prior Period \$33.19	Prior Period \$247	Prior Period 8.3%

Sachse (city limits) Office Market Snapshot

Source: CoStar

Industrial

- Industrial development and leasing activity remains strong in DFW
 - 55 consecutive quarters of positive net absorption
 - 10.5M SF absorbed in DFW in Q2 2024
 - 20M SF under construction in DFW
- Construction and financing costs affecting development supply
- Most large-format development activity happening south of Dallas where there are large tracts of raw land

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
171K +0%	0 -	7.5K +231.5%	0% -4.4%	\$14.33 +5.4%	\$149 +4.0%	7.9% +0.2%
Prior Period 171K	Prior Period 0	Prior Period (5.7K)	Prior Period 4.4%	Prior Period \$13.59	Prior Period \$143	Prior Period 7.7%

Sachse (city limits) Industrial Market Snapshot

Source: CoStar

Program Justification

	<i>Retail</i>	<i>Housing</i>	<i>Office</i>	<i>Industrial</i>
<i>Demand</i>	High	High	Low	Low
<i>Opportunities</i>	• Access to regional population (PTA) from SH 190 and SH 78 • Low vacancy rate indicates need for space	• Capture regional population growth • Pocket infill	• Low inventory in Sachse • Capture regional need – vacancy in region is 11.7%	• Proximity to regional industrial activity • Access to regional transportation
<i>Challenges</i>	• Aging retail spaces • Lack of gravity	• Limited land for development	• Changing user needs • High vacancy currently	• Limited land for large-scale development
<i>Target</i>	• Entertainment • Destination restaurants • Neighborhood services	• Infill single family • Low- to mid-density multifamily	• Small-scale office • Medical office • Large-scale office development - tenant driven	Small-scale flex product in business park
<i>Market Values / Rents</i>	\$25.17 PSF	• Owner-occupied: \$450k+ • Renter-occupied: \$2,000+	\$33.52 PSF	\$14.33 PSF
<i>Absorption / Annual Demand</i>	Demand for 81,400 SF	• Demand for 405 owner-occupied units • Demand for 285 renter-occupied units	Demand for 30,846 SF	7,500 SF net absorption last 12 months

Strategic Direction

The Strategic Direction element is the foundation of the comprehensive plan.

It summarizes what is fundamentally important to the community related to the plan's vision and direction.

It can be used by the City as a basis for decision-making in areas where the future land use plan and other plan components are unclear.

The Strategic Direction includes three components:

- Vision Statement – A description of the future the community wants to achieve; a reflection of its values and aspirations; the destination. It's a means of providing important direction for the planning process.
- Guiding Principles – Provide the foundation for decisions and actions that will be required to prepare a comprehensive plan and achieve its vision.
- Preferred Land Use Scenario – The Preferred Land Use Scenario illustrates the future development pattern for Sachse that reflect the palette of development contexts and character.

DRAFT Vision Statement

Sachse will cultivate a vibrant community where residents and businesses thrive. Through intentional development, Sachse will create inviting destinations that promote connectivity and foster a sense of belonging.

Guiding Principles

Guiding Principles are:

- **Action-Oriented:** They provide high-level direction on how the goals and objectives in the Vision Statement will be pursued.
- **Specific:** While they are not as detailed as objectives or policies, they offer specific areas of focus or emphasis (e.g., sustainability, inclusivity, economic vitality).
- **Broad but Applicable:** Guiding Principles apply across various sectors (housing, transportation, land use, environment) and guide decisions related to those areas.
- **Flexible:** They allow room for adaptation as circumstances or conditions in the community change over time.
- **Consistent:** They maintain consistency in decision-making over time and across different projects.

DRAFT Guiding Principles

Partnership

Continue to develop relationships and partner with public and private institutions to maximize positive impact on the community.

Quality of Life

Continue to support and increase the community's desirability and resiliency by providing first-class level of service.

Stewardship

Responsible management of resources and proactive consideration for potential impacts will ensure adequate capacity, foster healthy outcomes, and balance economic, environmental, and social outcomes.

Recreation

Continue to integrate and develop parks, trails, and open space into the community as gathering places and connections to other destinations.

DRAFT Guiding Principles

Opportunity

Support efforts to grow a thriving local economy by encouraging development and innovation of individuals and businesses, families and households, neighborhoods, commercial development, and the city.

Catalyst Areas

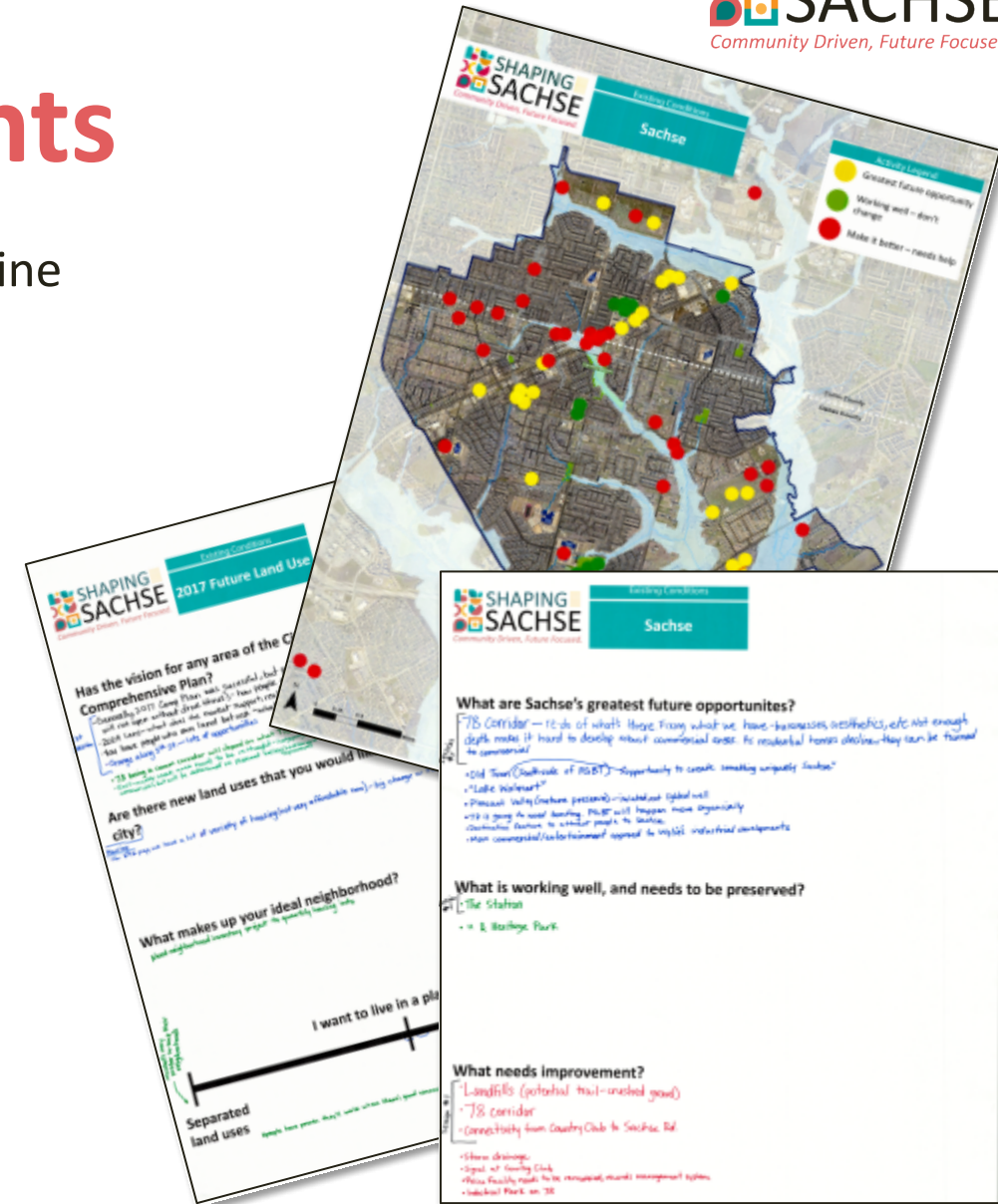
Encourage and attract new businesses and developments that support the unique qualities and assets of catalyst areas to broaden the tax base and make the City's economy more adaptable and resilient.

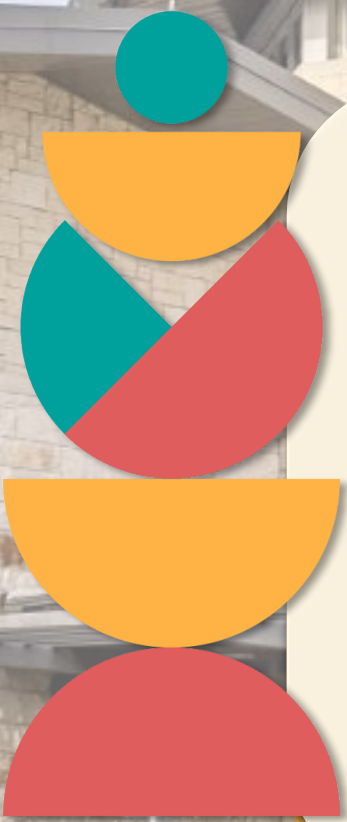
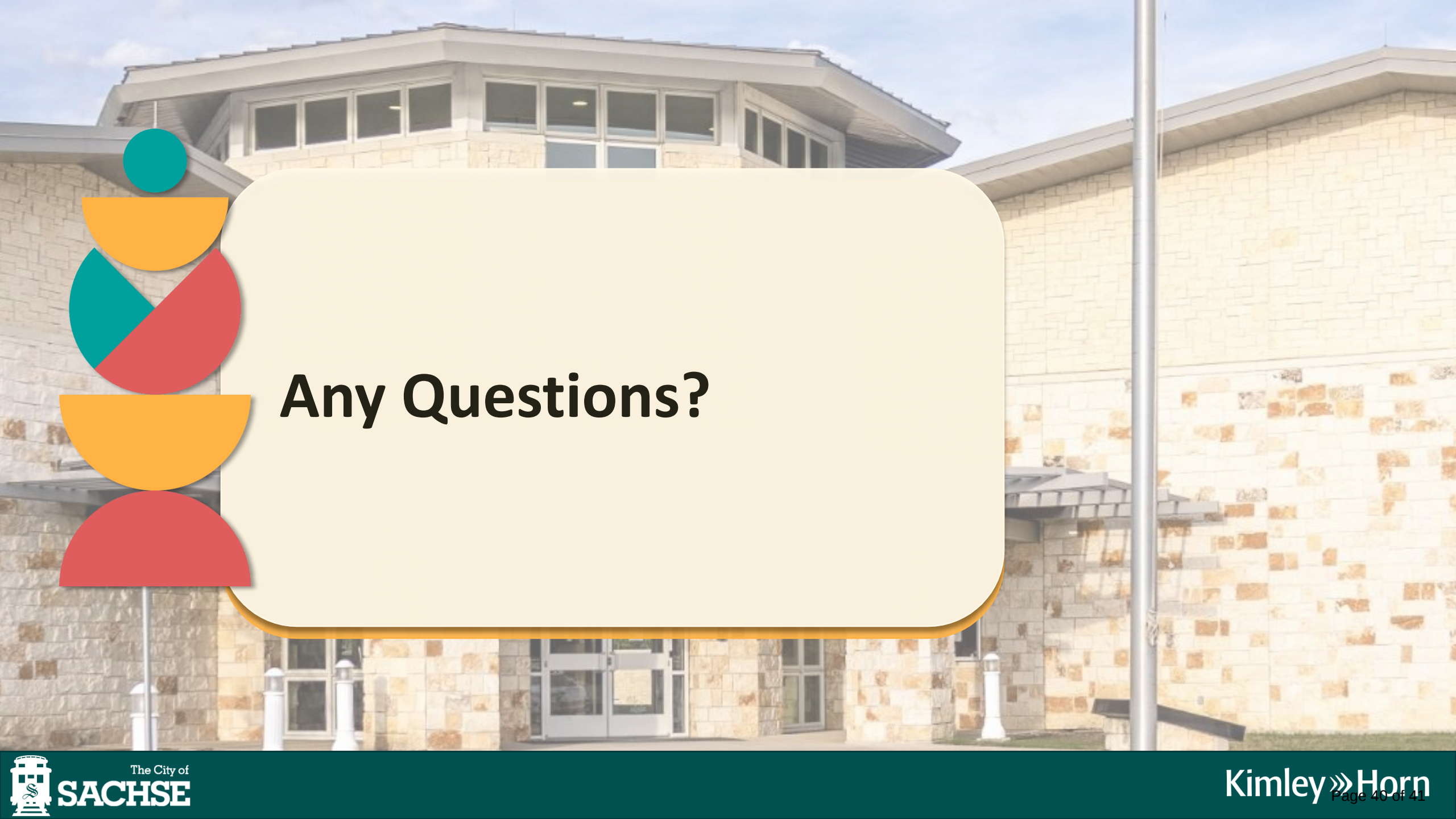
Promote Responsible Development

Sachse will ensure that new development respects and enhances existing neighborhoods by contributing to the overall character and sustainability of the city and prioritize projects that balance growth with the preservation of Sachse's character.

Next Steps / Upcoming Events

- The community will continue to be engaged through an online survey and interactive map –
<https://cityofsachse.com/shapingsachse2024>
- Feedback on the preliminary vision statement and guiding principles will be solicited from the public via the website in November
- Based on that direction, a preliminary land use scenario for the future will be developed for community discussion and feedback
- Community Summit/Open House: Early 2025
- Post Community Summit/Open House
 - Planning and Zoning Commission Briefing
 - City Council Briefing
 - Boards and Organizations Briefings





Any Questions?



Thank you!

Economic Development Corporation Board Update
November 13, 2024



Kimley»Horn