Thursday, March 20, 2025
Economic Development Corporation Board Meeting

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

Economic Development Corporation Board meetings are available live and 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 Thursday, March 20, 2025, at 6:00 PM to consider the following items of business:

2. Invocation and Pledges of Allegiance.

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.

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 February 20, 2025, meeting minutes.

2. Accept the monthly revenue and expenditure report for the period ending January 31, 2025.

3. Accept the Quarterly Investment Report for the quarter ending December 31, 2024.

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.

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

E. Adjournment

Certification
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, on March 14, 2025, by 5 PM.

____
Leah K Granger, TRMC, City Secretary

____
Date 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.

C. Consent Agenda

Subject:	**1. Consider approving the February 20, 2025, meeting minutes.**
Meeting	March 20, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Action (Consent), Minutes
Fiscal Impact	None
Recommended Action	Approve the minutes as presented.
Goals	

BACKGROUND
Minutes from the February 20, 2025, EDC regular meeting.

POLICY CONSIDERATIONS
State law and Sachse's Charter require minutes to be recorded for public meetings.

RECOMMENDATION
Approve the minutes as presented.

File Attachments
1. EconomicDevelopmentCorporationBoard_Regular_Minutes_2.20.2025-unsigned

ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE
FEBRUARY 20, 2025, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, February 20, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Chinelo Nwanze, Alan Bell, Christopher Decker, Joshua Frick.

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, February 20, 2025, at 6:00 PM to consider the following items of business

President McMurdie called the meeting to order at 6:00 PM.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation and the 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 January 16, 2025, meeting minutes.

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

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

Chinelo Nwanze made a motion to approve the Consent Agenda as presented. Christopher Decker seconded the motion, and it carried 4 - 0. None voted against.

D. 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. Conduct a public hearing for an infrastructure project generally located along Bunker Hill Road and Miles Road, addressed as 3115 Bunker Hill Rd., Suite 102, for LK Bakery LLC, its assigns, or related entities.

Joshua Frick arrived at 6:04 PM.

Mr. Potts explained that a public hearing is a statutory requirement prior to spending funds on an incentive agreement.

President McMurdie opened the public hearing at 6:05 PM. As there were no comments, the public hearing was closed at 6:06 PM. No action was taken.

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 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 noted that the Economic Development Strategic plan Request for Qualifications (RFQ) was issued on February 17, and the submittal period closes at noon on March 17. The Sachse Farmers Market will return on the second Saturday in March.

F. Executive Session

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 a project generally located along Ranch Road and Hwy 78, for Project Yellowstone.

Mr. McMurdie adjourned the Board to Executive Session at 6:11 PM.
The Board returned to Regular Session at 7:41 PM.

G. 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 relating to the development of Project Yellowstone.

Christopher Decker made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an economic development agreement for Project Yellowstone and any amendments and instruments related thereto substantially in accordance with the terms discussed in the executive session. Joshua Frick seconded the motion, and it carried 5 - 0. None voted against.

H. Adjournment

President McMurdie adjourned the meeting at 7:42 PM.

____
Scott McMurdie, President

ATTEST:

____
Jerod Potts, Economic Development Director

Subject:	**2. Accept the monthly revenue and expenditure report for the period ending January 31, 2025.**
Meeting	March 20, 2025 - 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 January 31, 2025.
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 January 2025. Also included is a preliminary line-item report and balance sheet for February 2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Accept the monthly revenue and expenditure report for the period ending January 31, 2025.

File Attachments

1. EDC Fund January 2025
2. EDC Budget Report February 2025 Preliminary
3. EDC Balance Sheet February 2025

City of Sachse

Monthly Revenue and Expenditure Report

January 31, 2025 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

33% of Year Completed

	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	Note
Revenue Summary					
Sales Tax	$ 1,610,000	$ 116,569	$ 479,508	30%	
Other Income	16,000	-	-	0%	A
Interest Income	260,000	24,404	95,798	37%	
Total Revenue	**$ 1,886,000**	**$ 140,973**	**$ 575,306**	**31%**	
Expenditure Summary					
Expenditures	$ 2,180,980	$ 76,679	$ 725,884	33%	
Total Expenditures	**$ 2,180,980**	**$ 76,679**	**$ 725,884**	**33%**	
Revenue Over/(Under) Expenses	**$ (294,980)**	**$ 64,294**	**$ (150,578)**		**B**
Beginning Fund Balance October 1, 2024			**$ 6,527,603**		

Explanation of Major Variances:

A Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year

B YTD Actual variance due to timing of revenue collections and expenses

		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	1,519,924.65	1,610,000.00	181,961.13	661,469.26	0.00	41.09%	948,530.74
06-000-45000	Interest Income	100,000.00	289,820.72	260,000.00	0.00	95,798.13	0.00	36.85%	164,201.87
06-000-46120	Misc Grants and Donations	10,000.00	10,000.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
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**	**1,819,745.37**	**1,886,000.00**	**181,961.13**	**757,267.39**	**0.00**	**40.15%**	**1,128,732.61**
	Revenue Total:	**1,540,000.00**	**1,819,745.37**	**1,886,000.00**	**181,961.13**	**757,267.39**	**0.00**	**40.15%**	**1,128,732.61**

		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	153,125.66	191,924.00	14,766.94	81,218.53	0.00	42.32%	110,705.47
06-019-50030	Longevity Pay	120.00	120.00	252.00	0.00	248.00	0.00	98.41%	4.00
06-019-50050	Social Security and Medicare (FICA)	11,752.00	11,573.52	15,019.00	1,092.98	6,312.01	0.00	42.03%	8,706.99
06-019-50060	TMRS Contributions	22,755.00	22,895.86	31,215.00	2,347.94	12,916.97	0.00	41.38%	18,298.03
06-019-50070	Vacation/Sick Leave Buy Back	2,077.00	2,139.34	4,100.00	0.00	3,034.62	0.00	74.02%	1,065.38
06-019-50072	Health Insurance	21,552.00	21,077.40	25,287.00	2,384.62	10,160.96	0.00	40.18%	15,126.04
06-019-50080	Dental Insurance	723.00	723.36	723.00	60.28	301.40	0.00	41.69%	421.60
06-019-50090	Life and LTD Insurance	877.00	607.11	711.00	79.56	416.34	0.00	58.56%	294.66
06-019-50100	Workers Compensation	329.00	391.25	497.00	0.00	380.61	0.00	76.58%	116.39
06-019-50110	Unemployment Tax	18.00	234.02	234.00	26.29	234.01	0.00	100.00%	-0.01
06-019-50130	Employee Assistance Program	0.00	0.00	0.00	6.00	25.04	0.00	0.00%	-25.04
06-019-51030	Utilities - Communications	972.00	965.16	966.00	0.00	321.84	0.00	33.32%	644.16
06-019-51050	Office Supplies	3,000.00	311.76	3,000.00	0.00	12.21	0.00	0.41%	2,987.79
06-019-51070	Postage	1,000.00	339.17	1,000.00	0.00	1,599.52	0.00	159.95%	-599.52
06-019-51230	Business Retention and Expansion	10,000.00	3,004.41	10,000.00	0.00	1,102.82	0.00	11.03%	8,897.18
06-019-51500	Uniforms and Accessories	880.00	703.77	880.00	0.00	395.60	0.00	44.95%	484.40
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	29.19	0.00	6.17%	443.81
06-019-51700	Community Relations & Special Progra…	42,750.00	24,701.04	48,750.00	0.00	7,712.62	0.00	15.82%	41,037.38
06-019-51800	Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	2,921.74	0.00	47.16%	3,273.26
06-019-51810	Employee Training and Travel	17,430.00	7,034.12	18,200.00	0.00	5,265.39	0.00	28.93%	12,934.61
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	0.00	0.00	0.00	29.50	0.00	0.00%	-29.50
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	311.50	376.54	0.00	37.65%	623.46
06-019-52040	Software Licensing, Support and Maint…	52,020.00	55,740.22	50,850.00	0.00	31,219.24	0.00	61.39%	19,630.76
06-019-53000	Legal/Consulting Fees	20,000.00	31,364.97	30,000.00	0.00	4,570.00	0.00	15.23%	25,430.00
06-019-53002	Professional Services (53003)	70,000.00	28,340.36	80,000.00	0.00	635.00	0.00	0.79%	79,365.00
06-019-53060	Printing Services	2,000.00	3,166.70	2,500.00	0.00	1,233.75	0.00	49.35%	1,266.25
06-019-53220	5th Street District	30,600.00	24,498.60	35,600.00	0.00	3,570.82	0.00	10.03%	32,029.18
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	7,625.25	29,712.03	0.00	43.82%	38,087.97
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	192.00	945.00	72.00	360.00	504.00	38.10%	585.00
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	29,167.00	145,835.00	0.00	41.67%	204,165.00
06-019-55060	Transfer Out to General Fund - Indirect…	122,795.00	122,795.00	141,106.00	11,759.00	58,795.00	0.00	41.67%	82,311.00
06-019-57002	Infrastructure Grants / Sales Tax Reim…	0.00	155,695.00	935,000.00	0.00	384,637.26	0.00	41.14%	550,362.74
	019 - Economic Development Total:	**909,632.00**	**895,902.82**	**2,180,980.00**	**69,699.36**	**795,583.56**	**504.00**	**36.48%**	**1,385,396.44**
	Expense Total:	**909,632.00**	**895,902.82**	**2,180,980.00**	**69,699.36**	**795,583.56**	**504.00**	**36.48%**	**1,385,396.44**
	Fund 06 Revenue Over/(Under) Expenses	**630,368.00**	**923,842.55**	**-294,980.00**	**112,261.77**	**-38,316.17**	**-504.00**	**12.99%**	**-256,663.83**
	Total Revenue Over/(Under) Expenses:	**630,368.00**	**923,842.55**	**-294,980.00**	**112,261.77**	**-38,316.17**	**-504.00**	**12.99%**	**-256,663.83**

Sachse Economic Development Corporation
Balance Sheet
2/28/2025

Assets:		
Cash	$224,860.89	
Investments	6,421,634.18	
Accts Receivable-Sales Tax	245,038.27	
Travel Advances	0.00	
Assets Held-Land	1,649,892.68	
Intangible Assets	2,085.88	
Total Assets		**$8,543,511.90**
Liabilities:		
Payables	$419,173.58	
Total Liabilities		**$419,173.58**
Equity:		
Fund Balance 9/30/2024	$6,527,602.52	
Net Position (full accrual)	$1,635,051.97	
FY 2025 YTD Surplus	-38,316.17	
Total Equity		**$8,124,338.32**
Total Liabilities and Equity		**$8,543,511.90**

Subject:	**3. Accept the Quarterly Investment Report for the quarter ending December 31, 2024.**
Meeting	March 20, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the Quarterly Investment Report for the quarter ending December 31, 2024.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

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 March 3, 2025.

POLICY CONSIDERATIONS

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 December 31, 2024.

File Attachments
1. Quarterly Investment Report FY 2025 Q1 2024.12.31

Finance Department Memo

To: **Gina Nash, City Manager**

From: David Baldwin, Director of Finance

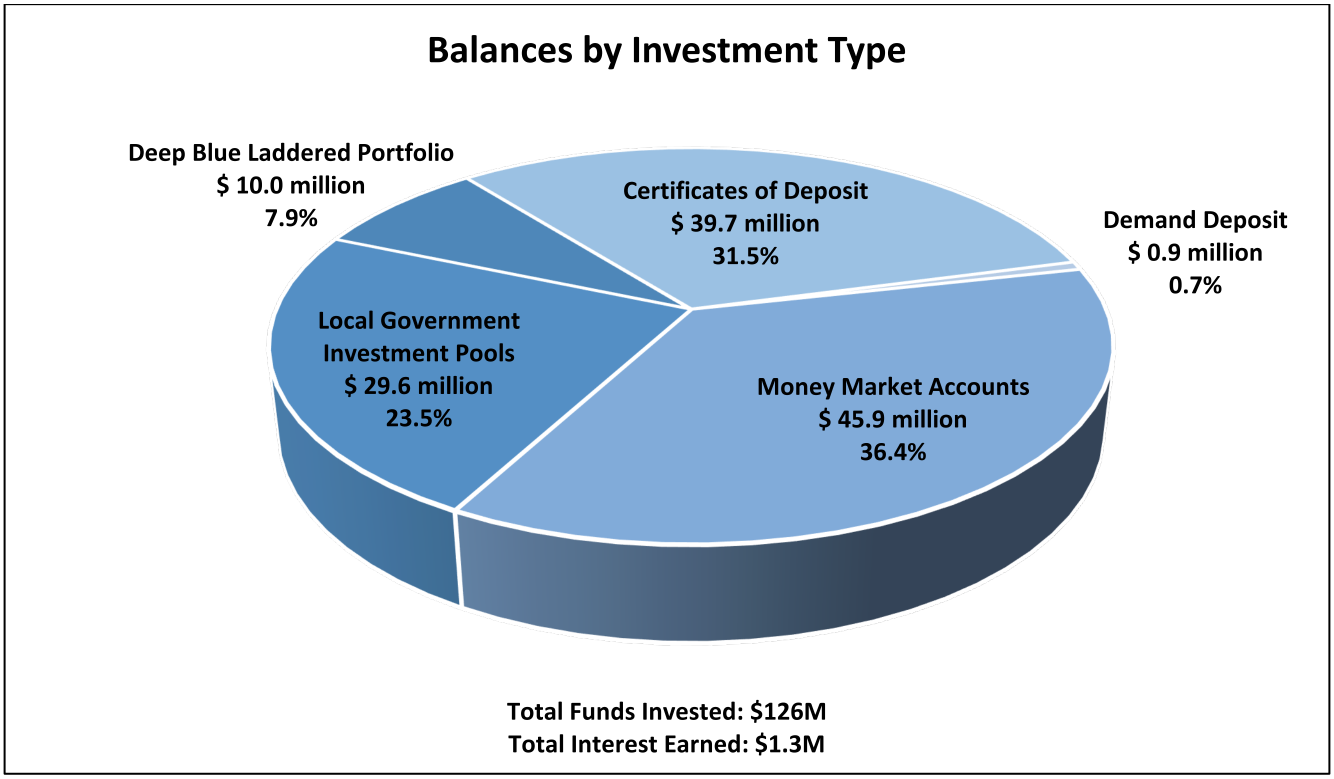
Katelyn Ellis, Senior Accountant

CC: Mayor and City Council

Date: March 3, 2025

Re: **Investment Report for the quarter ending December 31, 2024**

Attached is the Quarterly Investment Report for the quarter ending December 31, 2024. 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
Demand Deposit	0.00%
Money Market Accounts	4.55%
Local Government Investment Pools	4.73%
Certificates of Deposit	5.07%
Deep Blue Laddered Portfolio	4.47%

Average interest rate yield	4.72%
3-month US Treasury (benchmark)	4.23%

Summary

Quarter End Results by Investment Category:

Asset Type	September 30, 2024 Book Value	September 30, 2024 Market Value	December 31, 2024 Book Value	December 31, 2024 Market Value	Ave. Yield	Weight
Demand Deposit	$ 2,489,553	$ 2,489,553	$ 855,665	$ 855,665	0.00%	1%
Money Market Accounts	32,823,173	32,823,173	45,854,582	45,854,582	4.55%	36%
Local Government Investment Pools	-	-	29,644,565	29,644,565	4.73%	24%
CDs	52,000,979	52,000,979	39,663,828	39,663,828	5.07%	31%
DBIA Long-Term Portfolio	-	-	10,014,059	10,014,059	4.47%	8%
Totals	**$ 87,313,705**	**$ 87,313,705**	**$ 126,032,698**	**$ 126,032,698**	**4.72%**	**100%**

Current Quarter Average Yield (1)

Total Portfolio	4.72%	
Weighted Average Maturity	68.1	days
Rolling Three Month Treasury	4.23%	
Rolling Six Month Treasury	4.28%	

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	4.72%
Rolling Three Month Treasury	4.23%
Rolling Six Month Treasury	4.28%

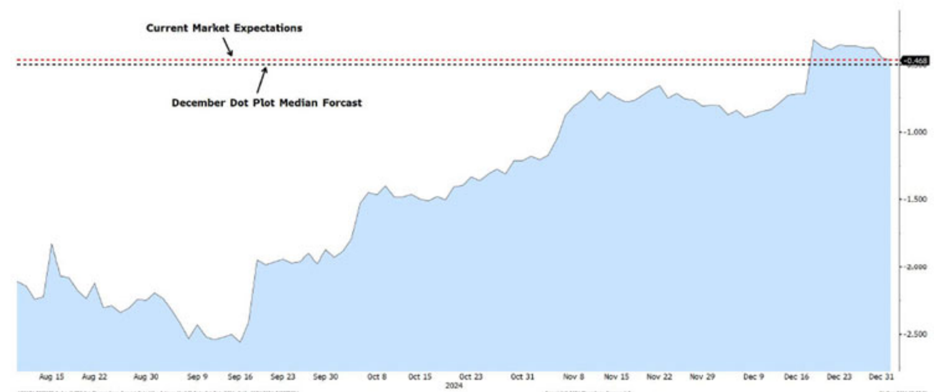
Interest Earnings (Approximate)

	City	EDC
Interest Earnings QTR	$ 1,242,807	$ 71,394
Interest Earnings YTD	$ 1,242,807	$ 71,394

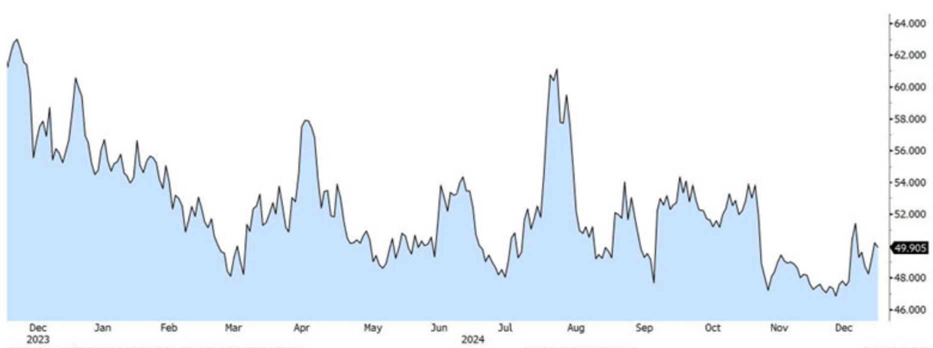
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool,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

Third quarter GDP registered at 3.1% for its final revision, up above expectations of 2.8%, and down from 4.9% in the third quarter of 2023. Total nonfarm payrolls increased 227k in November, above expectations of 220k. The unemployment rate in November came in at 4.2%, slightly above expectations. The Federal Reserve Board met on December 17-18 and decided to proceed with its ratecutting cycle, implementing a 25 basis point reduction. According to the Federal Reserve's dot plot, board members expect a total reduction of 50 basis points by the end of the year. Core CPI (excluding food and energy) came in at 3.3% year-over-year, slightly higher than the 3.2% from the previous month but still below the 3.9% highs seen in 2024. With inflation cooling, the Fed has shifted its focus more towards the labor market.

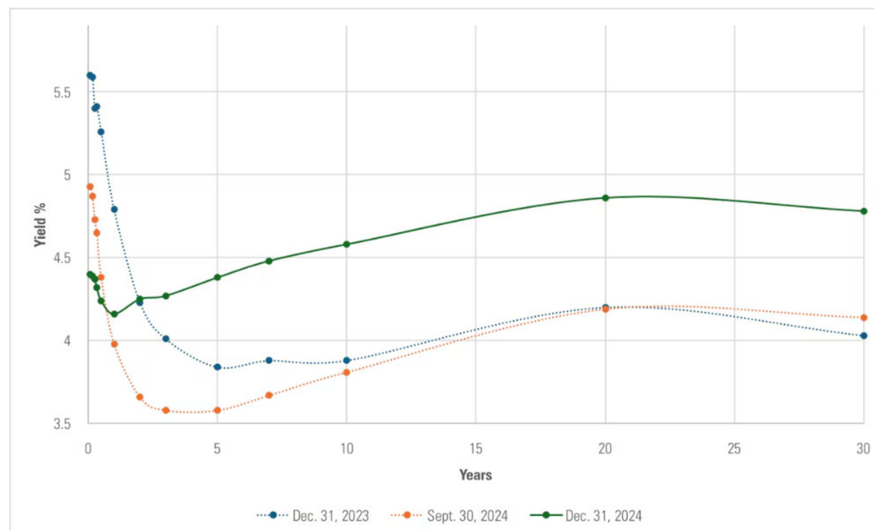


Financial Conditions Remain Accommodative



US Treasury Yield-Curve Comparison

US Treasury Yield-Curve Comparison



Investment Holdings

December 31, 2024

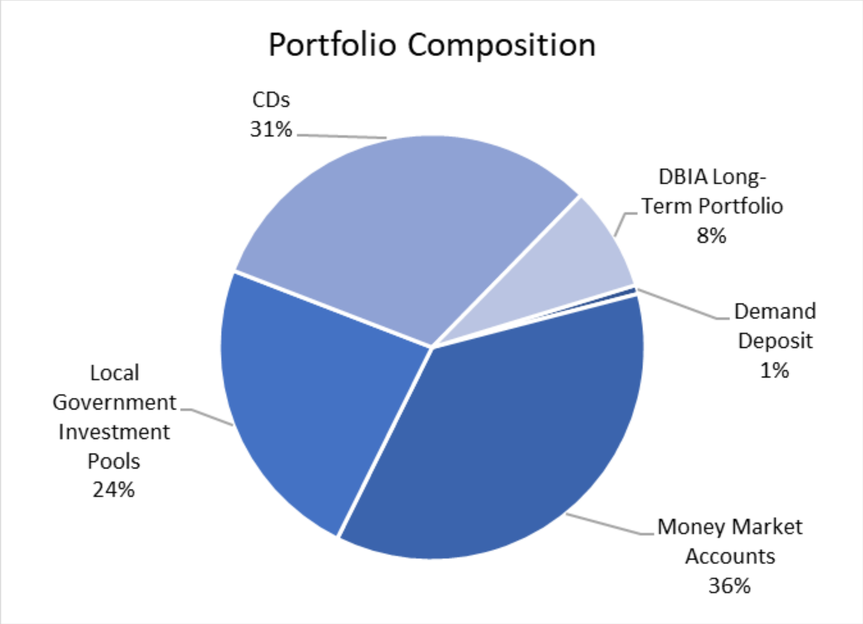
Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Book Value	Market Price	Market Value	Life (days)	Yield	Weight
Checking Accounts										
American Nat'l Bank of Texas Checking		0.00%	1/1/2025	12/31/2024	$ 855,665	1.00	$ 855,665	1	0.00%	1%
Money Market Accounts										
American Nat'l Bank of Texas		3.91%	1/1/2025	12/31/2024	104,229	1.00	104,229	1	3.91%	0%
NexBank Intrafi		4.55%	1/1/2025	12/31/2024	45,750,353	1.00	45,750,353	1	4.55%	36%
Texas Bank		0.00%	1/1/2025	12/31/2024	-	1.00	-	1	0.00%	0%
Local Government Investment Pools										
TexPool		4.48%	1/1/2025	12/31/2024	-	1.00	-	1	4.48%	0%
TX FIT		4.73%	1/1/2025	12/31/2024	29,644,565	1.00	29,644,565	1	4.73%	24%
Certificates of Deposit										
Veritex Community Bank 5562		4.94%	1/16/2025	1/16/2024	10,484,098	100.00	10,484,098	16	4.94%	8%
BOK Financial 3645		4.93%	6/12/2025	6/15/2023	1,079,391	100.00	1,079,391	163	4.93%	1%
Cornerstone Capital Bank 7374		5.34%	6/20/2025	6/20/2024	5,144,565	100.00	5,144,565	171	5.34%	4%
BOK Financial 2643		4.93%	7/3/2025	7/6/2023	538,168	100.00	538,168	184	4.93%	0%
BOK Financial 3602		4.93%	7/10/2025	7/13/2023	4,838,937	100.00	4,838,937	191	4.93%	4%
Cornerstone Capital Bank 7374		5.26%	7/10/2025	7/11/2024	5,126,942	100.00	5,126,942	191	5.26%	4%
Cornerstone Capital Bank 2023		5.18%	7/24/2025	7/25/2024	6,137,889	100.00	6,137,889	205	5.18%	5%
Texas Bank 0374/0102		4.94%	12/18/2025	12/19/2024	6,313,838	100.00	6,313,838	352	4.94%	5%
Deep Blue Laddered Portfolio										
MUFG BANK, LTD. - NEW YORK BRANCH	A1-P1	0.00%	6/26/2025	12/27/2024	5,000,078	100.00	5,000,078	177	4.47%	4%
THE TORONTO-DOMINION BANK	P1	0.00%	7/3/2025	12/27/2024	5,000,595	100.00	5,000,595	184	4.48%	4%
First American Govt. Money Market		4.09%	1/1/2025	12/31/2024	13,386	1.00	13,386	1	4.09%	0%
TOTAL					**$ 126,032,698**		**$ 126,032,698**	**68.1** (1)	**4.72%** (2)	

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

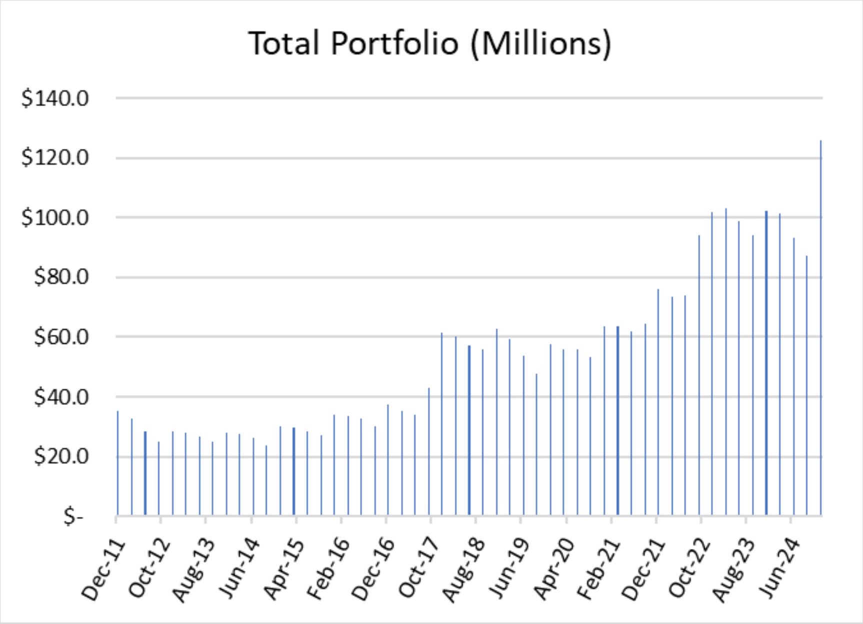
(2) Weighted average yield to maturity - The weighted average yield to maturity is based on adjusted book value, realized and unrealized gains/losses and investment advisory fees are not considered.

Book & Market Value Comparison

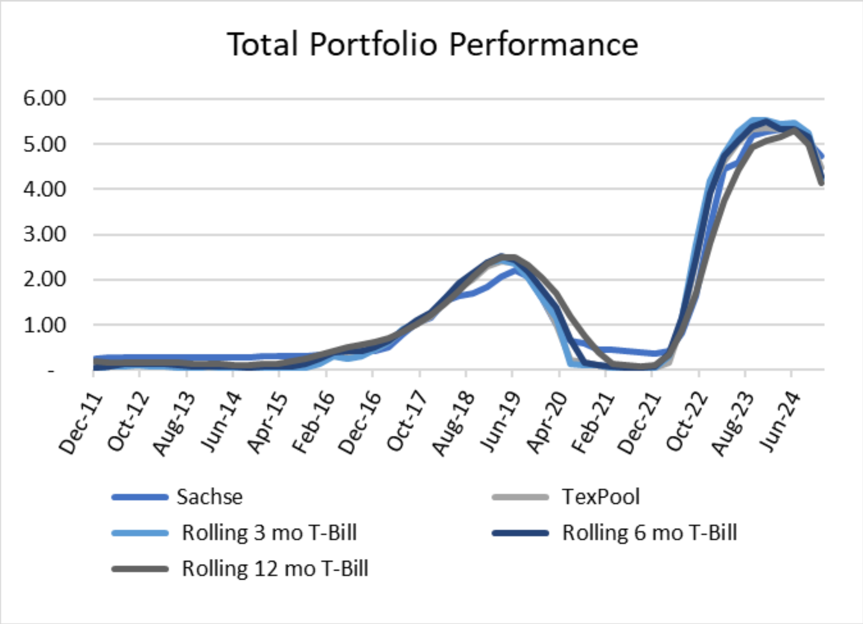
Issuer/Description	Yield	Maturity Date	Book Value 9/30/24	Increases	Decreases	Book Value 12/31/24	Market Value 9/30/24	Change in Market Value	Market Value 12/31/24
Checking Accounts									
American Nat'l Bank of Texas Checking	0.00%	1/1/2025	$ 2,489,553	$ -	$ (1,633,888)	$ 855,665	$ 2,489,553	$ (1,633,888)	$ 855,665
Money Market Accounts									
American Nat'l Bank of Texas	3.91%	1/1/2025	103,227	1,002	-	104,229	103,227	1,002	104,229
NexBank Intrafi	4.55%	1/1/2025	32,666,002	13,084,351	-	45,750,353	32,666,002	13,084,351	45,750,353
Texas Bank	0.00%	1/1/2025	53,944	-	(53,944)	-	53,944	(53,944)	-
Certificates of Deposit									
East West Bank 6187	5.61%	10/7/2024	7,708,645	-	(7,708,645)	-	7,708,645	(7,708,645)	-
East West Bank 4112	5.42%	10/19/2024	5,131,625	-	(5,131,625)	-	5,131,625	(5,131,625)	-
Texas Bank 0374	5.06%	12/19/2024	6,235,769	-	(6,235,769)	-	6,235,769	(6,235,769)	-
Veritex Community Bank 5562	4.94%	1/16/2025	10,354,632	129,466	-	10,484,098	10,354,632	129,466	10,484,098
BOK Financial 3645	4.93%	6/12/2025	1,066,070	13,321	-	1,079,391	1,066,070	13,321	1,079,391
Cornerstone Capital Bank 7374	5.34%	6/20/2025	5,075,846	68,719	-	5,144,565	5,075,846	68,719	5,144,565
BOK Financial 2643	4.93%	7/3/2025	531,526	6,642	-	538,168	531,526	6,642	538,168
BOK Financial 3602	4.93%	7/10/2025	4,779,219	59,718	-	4,838,937	4,779,219	59,718	4,838,937
Cornerstone Capital Bank 7374	5.26%	7/10/2025	5,059,427	67,515	-	5,126,942	5,059,427	67,515	5,126,942
Cornerstone Capital Bank 2023	5.18%	7/24/2025	6,058,220	79,669	-	6,137,889	6,058,220	79,669	6,137,889
Texas Bank 0102	4.94%	12/18/2025	-	6,313,838	-	6,313,838	-	6,313,838	6,313,838
Local Government Investment Pools									
TexPool	4.48%	1/1/2025	-	-	-	-	-	-	-
TX FIT	4.73%	1/1/2025	-	29,644,565	-	29,644,565	-	29,644,565	29,644,565
Deep Blue Laddered Portfolio									
MUFG BANK, LTD. - NEW YORK BRANCH	4.47%	6/26/2025	-	5,000,078	-	5,000,078	-	5,000,078	5,000,078
THE TORONTO-DOMINION BANK	4.48%	7/3/2025	-	5,000,595	-	5,000,595	-	5,000,595	5,000,595
First American Govt. Money Market	4.09%	1/1/2025	-	13,386	-	13,386	-	13,386	13,386
TOTAL/AVERAGE	**4.72%**		**$ 87,313,705**	**$ 59,482,864**	**$ (20,763,871)**	**$ 126,032,698**	**$ 87,313,705**	**$ 38,718,993**	**$ 126,032,698**



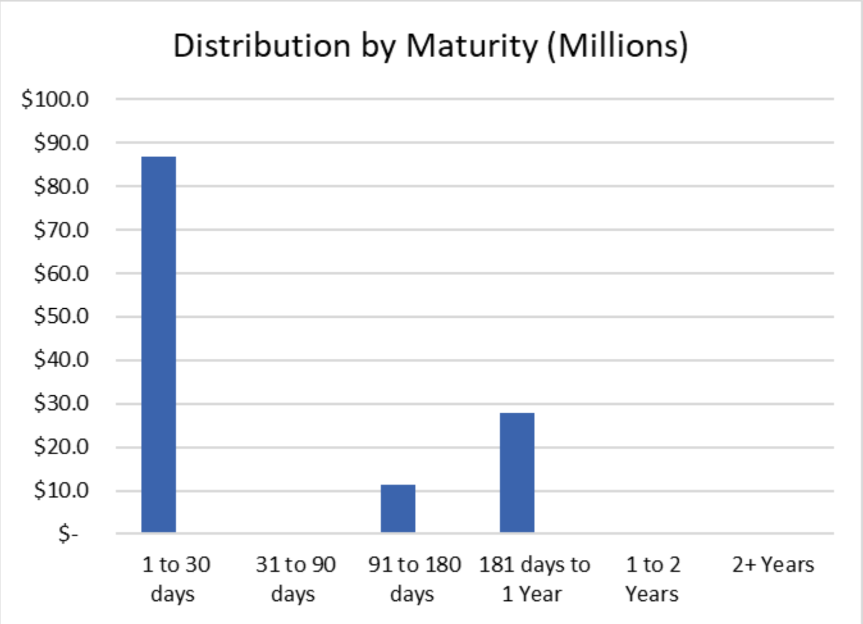
Portfolio Composition
CDs 31%
DBIA Long-Term Portfolio 8%
Demand Deposit 1%
Money Market Accounts 36%
Local Government Investment Pools 24%



Total Portfolio (Millions)
$140.0
$120.0
$100.0
$80.0
$60.0
$40.0
$20.0
$-
Dec-11
Oct-12
Aug-13
Jun-14
Apr-15
Feb-16
Dec-16
Oct-17
Aug-18
Jun-19
Apr-20
Feb-21
Dec-21
Oct-22
Aug-23
Jun-24



Total Portfolio Performance
6.00
5.00
4.00
3.00
2.00
1.00
-
Dec-11
Oct-12
Aug-13
Jun-14
Apr-15
Feb-16
Dec-16
Oct-17
Aug-18
Jun-19
Apr-20
Feb-21
Dec-21
Oct-22
Aug-23
Jun-24
Sachse
TexPool
Rolling 3 mo T-Bill
Rolling 6 mo T-Bill
Rolling 12 mo T-Bill



Distribution by Maturity (Millions)
$100.0
$90.0
$80.0
$70.0
$60.0
$50.0
$40.0
$30.0
$20.0
$10.0
$-
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	Balance as of 09/30/24	Balance as of 12/31/24	Percent	Quarterly Change
01 - General Fund	$ 9,107,211	$ 13,910,433	$ 0	$ 4,803,223
02 - Utility Fund	23,471,478	24,552,788	19.48%	1,081,311
03 - Debt Service Fund	1,593,593	6,216,923	4.93%	4,623,330
04 - General Capital Projects	15,869,939	15,918,293	12.63%	48,354
05 - Special Revenue Fund	1,181,056	1,210,215	0.96%	29,159
06 - Economic Development Fund	6,315,162	6,466,831	5.13%	151,669
09 - TIRZ 1 - PGBT	192,915	194,978	0.15%	2,063
10 - Impact Fee Fund	8,589,463	-	0.00%	(8,589,463)
11 - Street Maintenance Tax Fund	757,373	860,168	0.68%	102,795
12 - General VERF	2,750,002	4,032,234	3.20%	1,282,232
13 - Municipal Development District	575,664	692,635	0.55%	116,971
14 - TIRZ 2 - The Station	297,917	300,147	0.24%	2,230
15 - Health Insurance	892,921	913,411	0.72%	20,491
16 - PID - O&M	203,123	174,423	0.14%	(28,700)
17 - American Rescue Plan Act (ARPA) Fund	639,803	68,623	0.05%	(571,180)
18 - Hotel Occupancy Tax Fund	44,736	47,783	0.04%	3,047
19 - TIRZ 3 - Highway 78	1,399,228	1,414,853	1.12%	15,625
21 - 2022 Bond Construction Fund	13,432,120	40,167,145	31.88%	26,735,025
22 - Roadway Impact Fee	-	1,153,233	0.92%	1,153,233
23 - Water Impact Fee	-	5,048,843	4.01%	5,048,843
24 - Sewer Impact Fee	-	2,320,722	1.84%	2,320,722
55 - Utility VERF	-	368,015	0.29%	368,015
Total Pooled Cash and Investments	**$ 87,313,706**	**$ 126,032,698**	**100.00%**	**$ 38,718,992**

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.

D. Discussion Items

Subject:	**2. Receive a briefing on the Sachse Comprehensive Plan update.**
Meeting	March 20, 2025 - 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 the Board.

Reid Cleeter from Kimley-Horn and Jason Claunch from Catalyst Commercial will be assisting City staff in presentating 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. Presentation_Sachse Comp Plan_Strategic Direction Slides_250320
2. Presentation_Sachse Comp Plan_EDC Briefing_250320

Strategic Direction

About the Strategic Direction

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.

Strategic Direction Feedback

- An online survey was provided for Sachse's neighbors to voice their input regarding the draft Vision Statement and Guiding Principles
- Dates open: November 4, 2024 – December 9, 2024
- Total Number of Completed Responses: **92**

Vision Statement Feedback

- **Proposed**: 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.
- *What we heard:*
  - *Much agreement and support*
  - *Concerns regarding future development and growth*
  - *Improving community and connectivity*
  - *Maintaining Sachse's charm and character*
- **Final**: Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and a focus on high-quality infrastructure and amenities, Sachse will maintain its sense of community and charm while furthering connected spaces that foster a sense of belonging.

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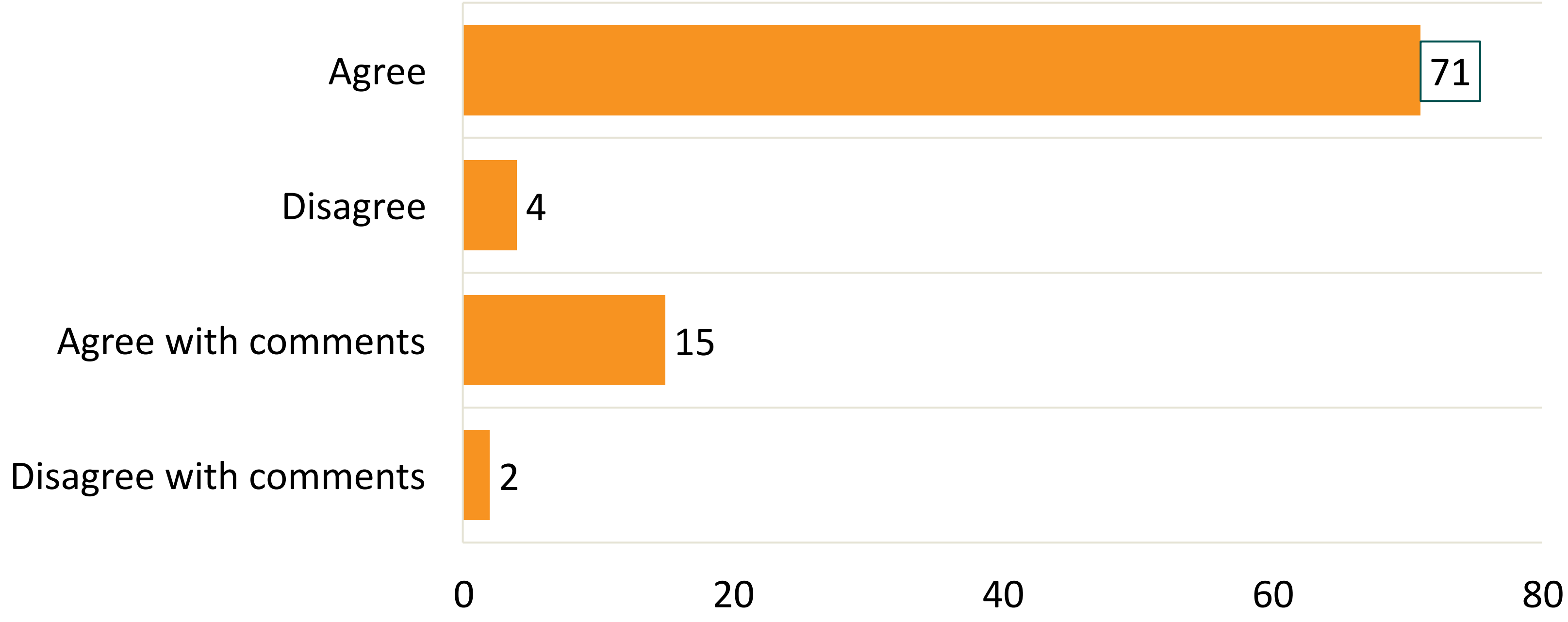
Community Driven, Future Focused.

Guiding Principle Feedback

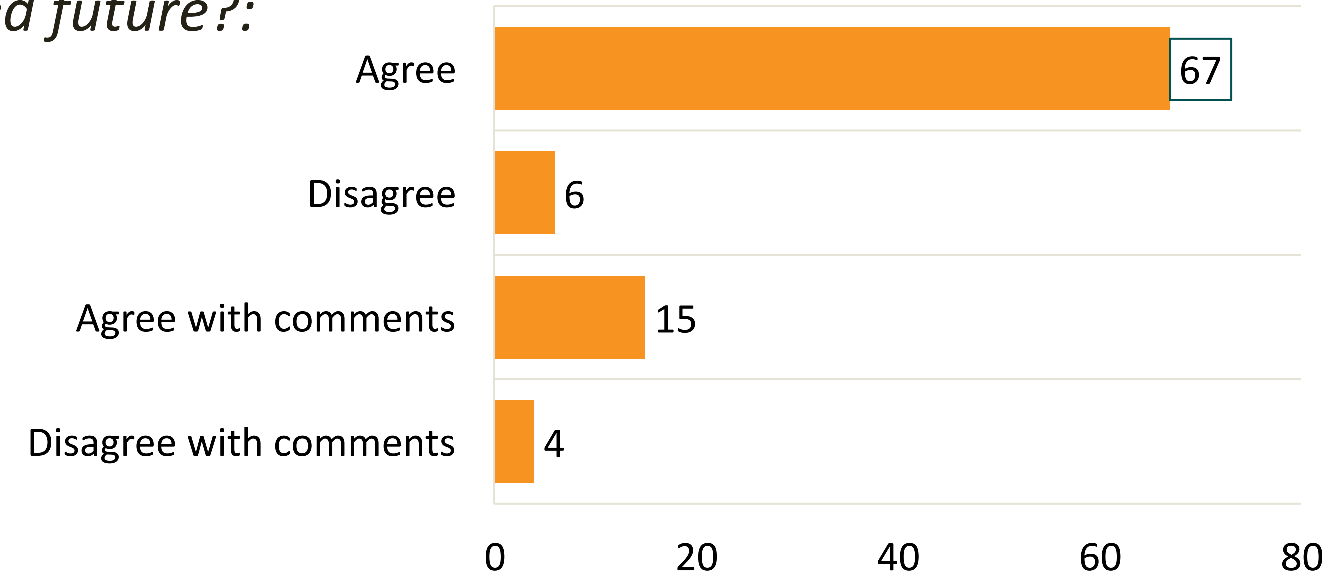
- **Partnership**: Continue to develop relationships and partner with public and private institutions to maximize positive impact on the community.
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **Quality of Life**: Continue to support and increase the community's desirability and resiliency by providing first-class level of service. Prioritize the well-being of residents through enhanced access to high-quality amenities.

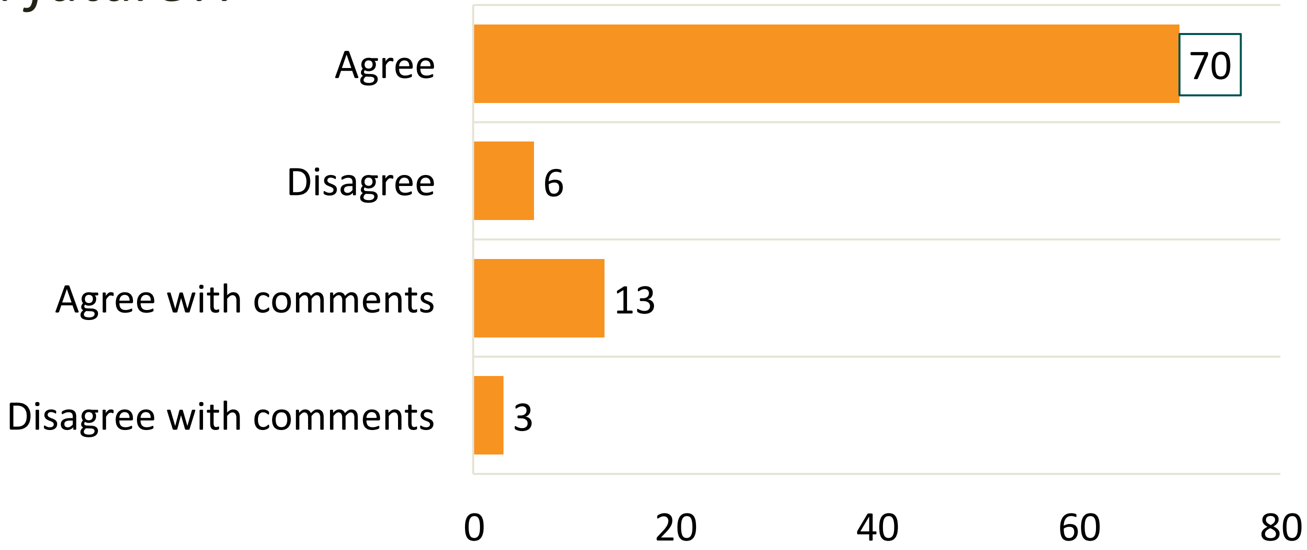
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **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.

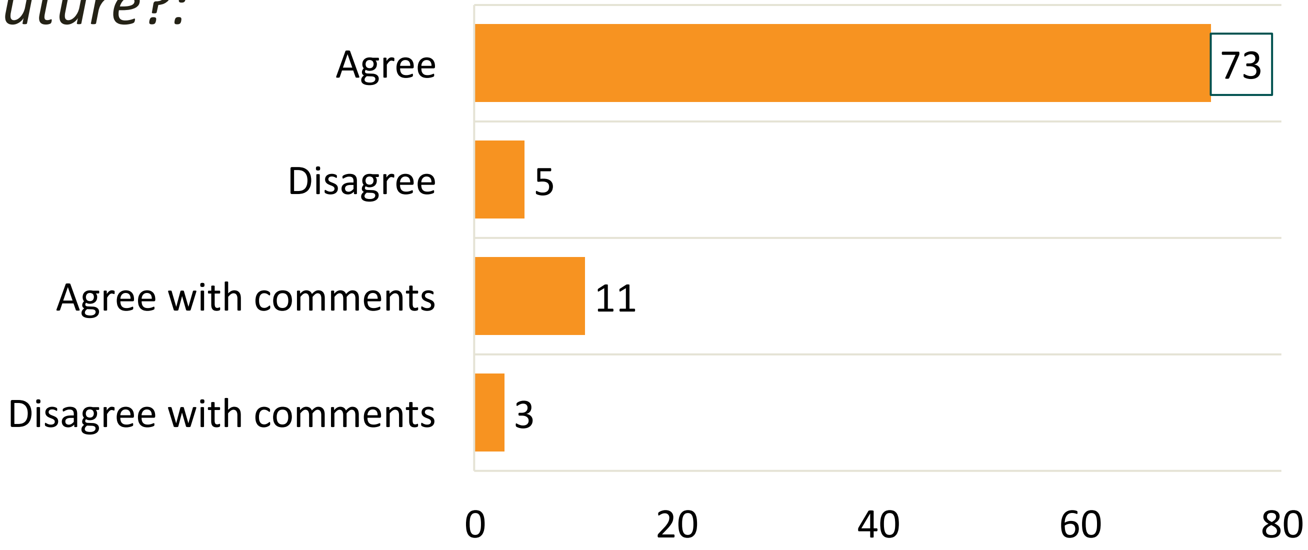
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **Recreation**: Continue to integrate and develop parks, trails, and open space into the community as gathering places and connections to other destinations. Ensure these spaces are well-maintained, safe, and accessible for all residents.

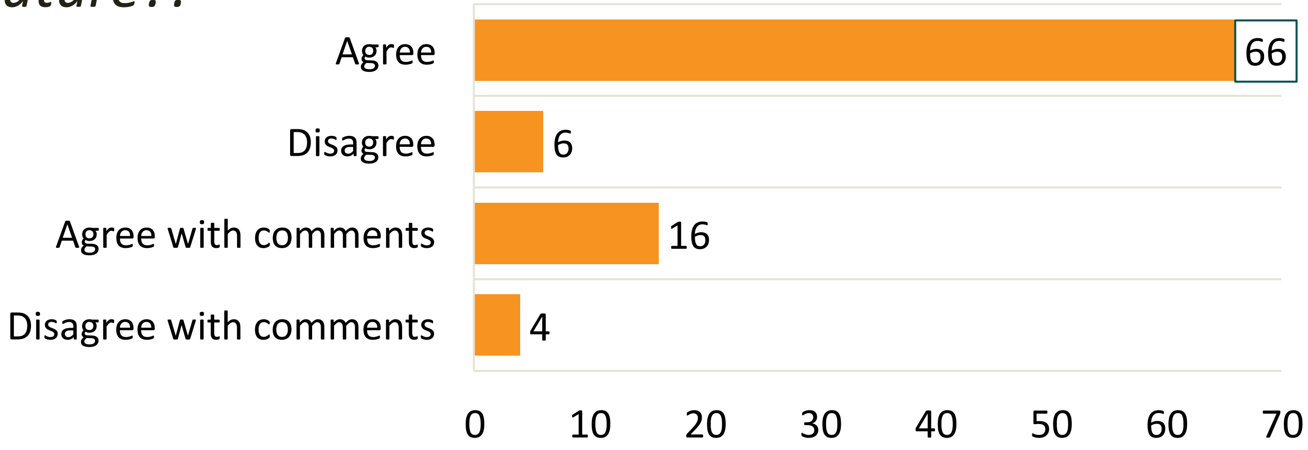
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **Opportunity**: Support efforts to grow a thriving local economy by encouraging diverse development and innovation of individuals and businesses, families and households, neighborhoods, commercial development, and the city. Ensure that new developments balance with the charm of Sachse.

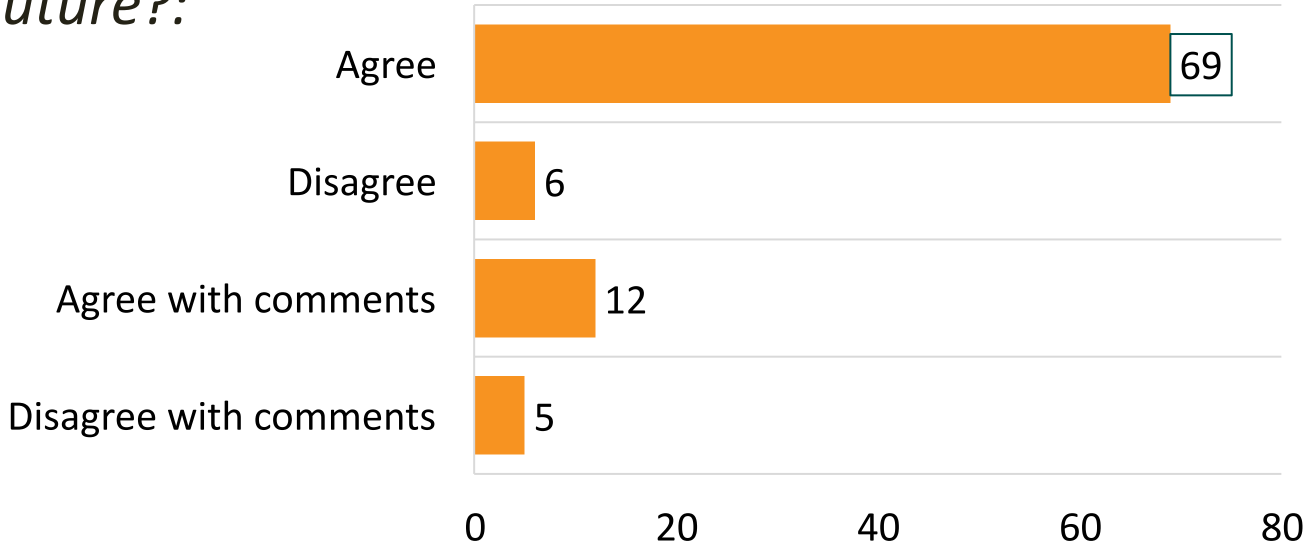
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **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.

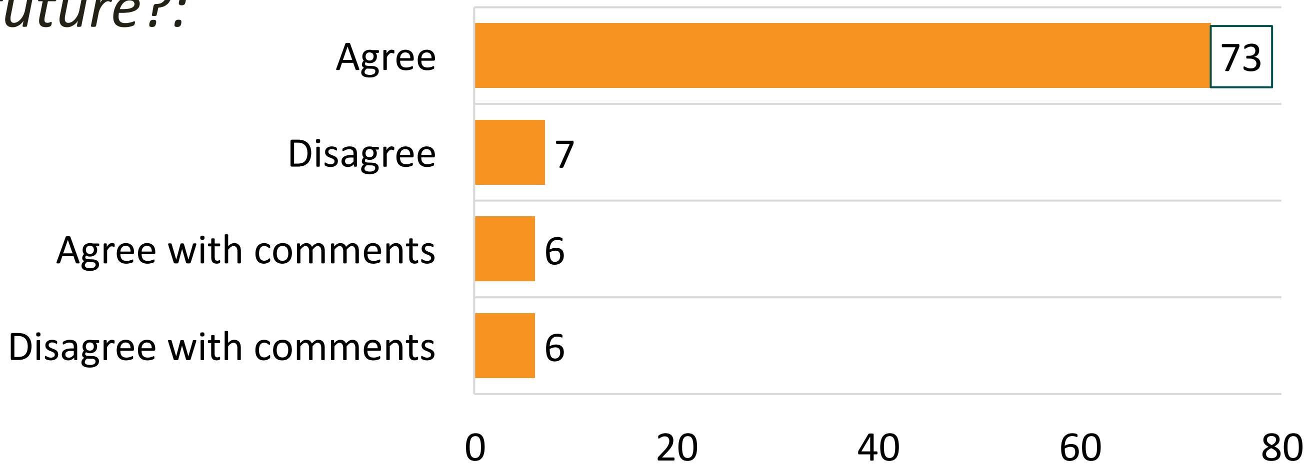
- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



Guiding Principle Feedback

- **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.

- *When you think of Sachse's future, does the guiding principle align with that desired future?:*



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Sachse Comprehensive Plan

Economic Development Corporation Board Update
March 20, 2025

The City of SACHSE

Kimley»Horn

Presentation Overview
What We Want to Accomplish

- Strategic Direction Update
- Citywide Vision Elements
- Detailed Studies
- Wrap-Up/Next Steps

Timeline

Phase 1: Project Initiation
May 2024 - June 2024

Phase 2: Data Collection/Analysis
May 2024 – September 2024

Phase 3: Strategic Direction
June 2024 – November 2024

Phase 4: City-Wide Vision
August 2024 – December 2024

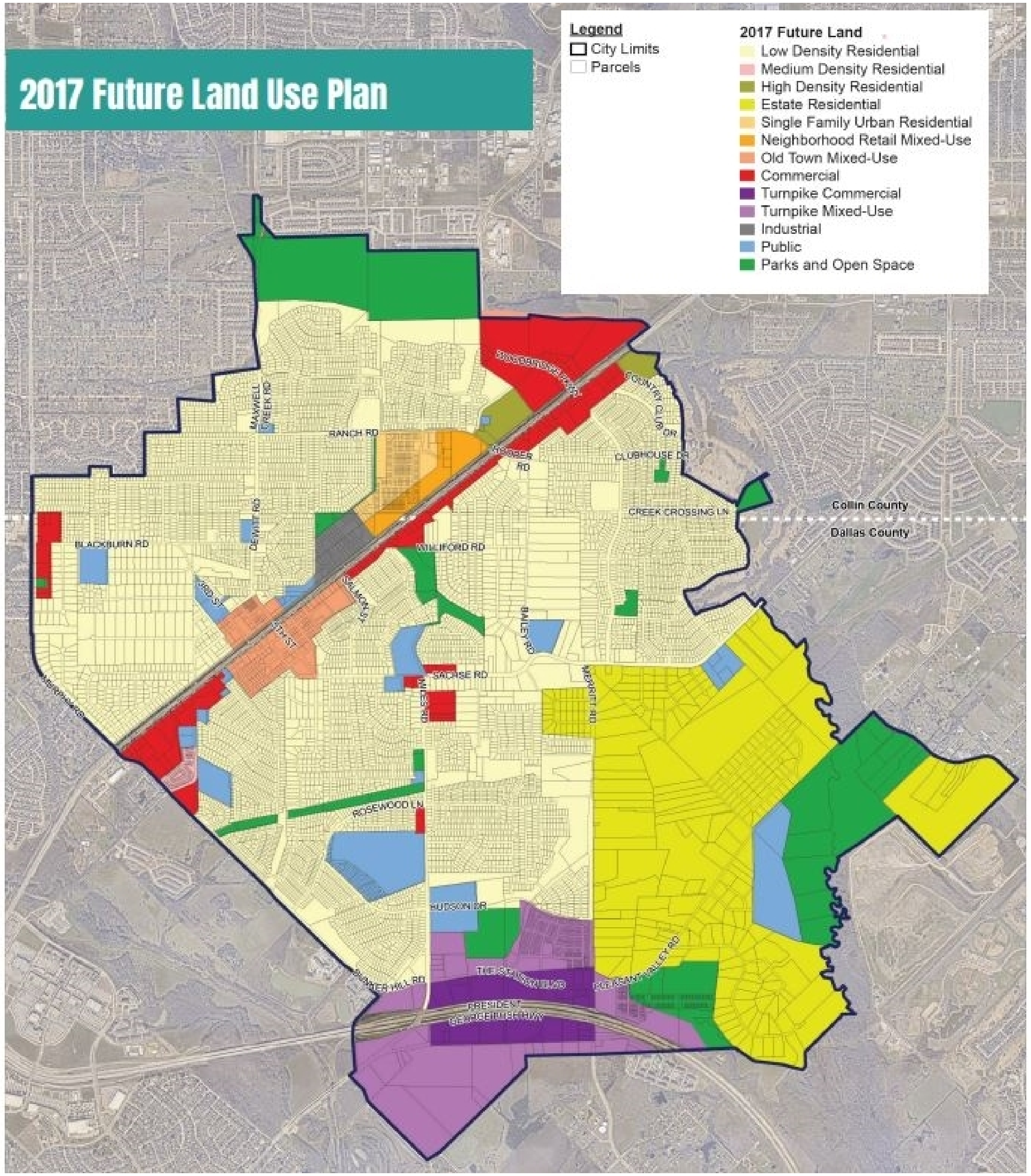
Phase 5: Detailed Studies
January 2025 – April 2025

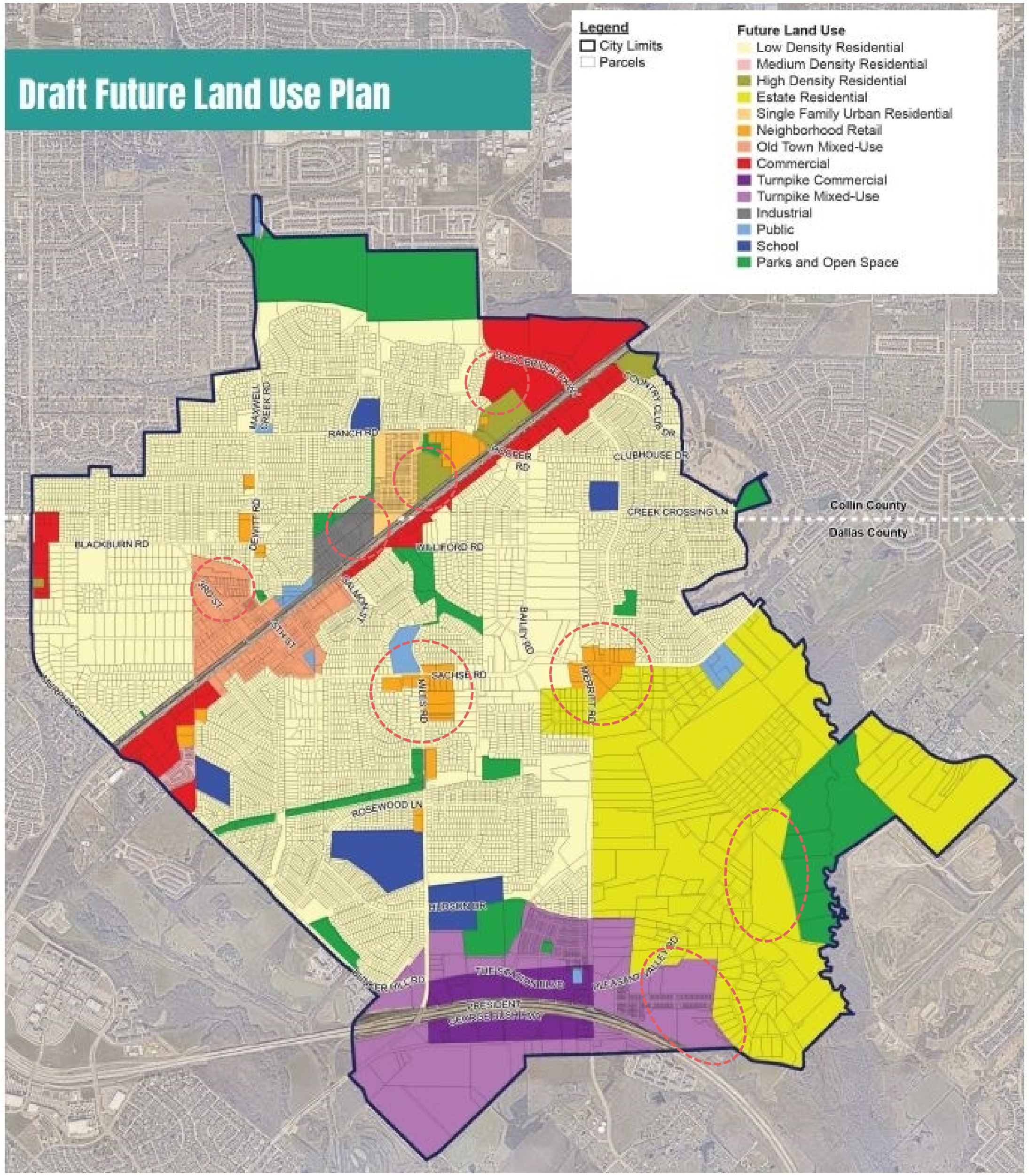
Phase 6: Implementation
February 2025 – May 2025

Strategic Direction Update

- **Vision Statement**: Sachse will cultivate a vibrant community where residents, visitors, and businesses thrive. Through intentional development and a focus on high-quality infrastructure and amenities, Sachse will maintain its sense of community and charm while furthering connected spaces that foster a sense of belonging.
- **Guiding Principles**
  - Partnership
  - <u>Quality of Life</u>
  - Stewardship
  - <u>Recreation</u>
  - <u>Opportunity</u>
  - Catalyst Areas
  - Promote Responsible Development

Citywide Vision





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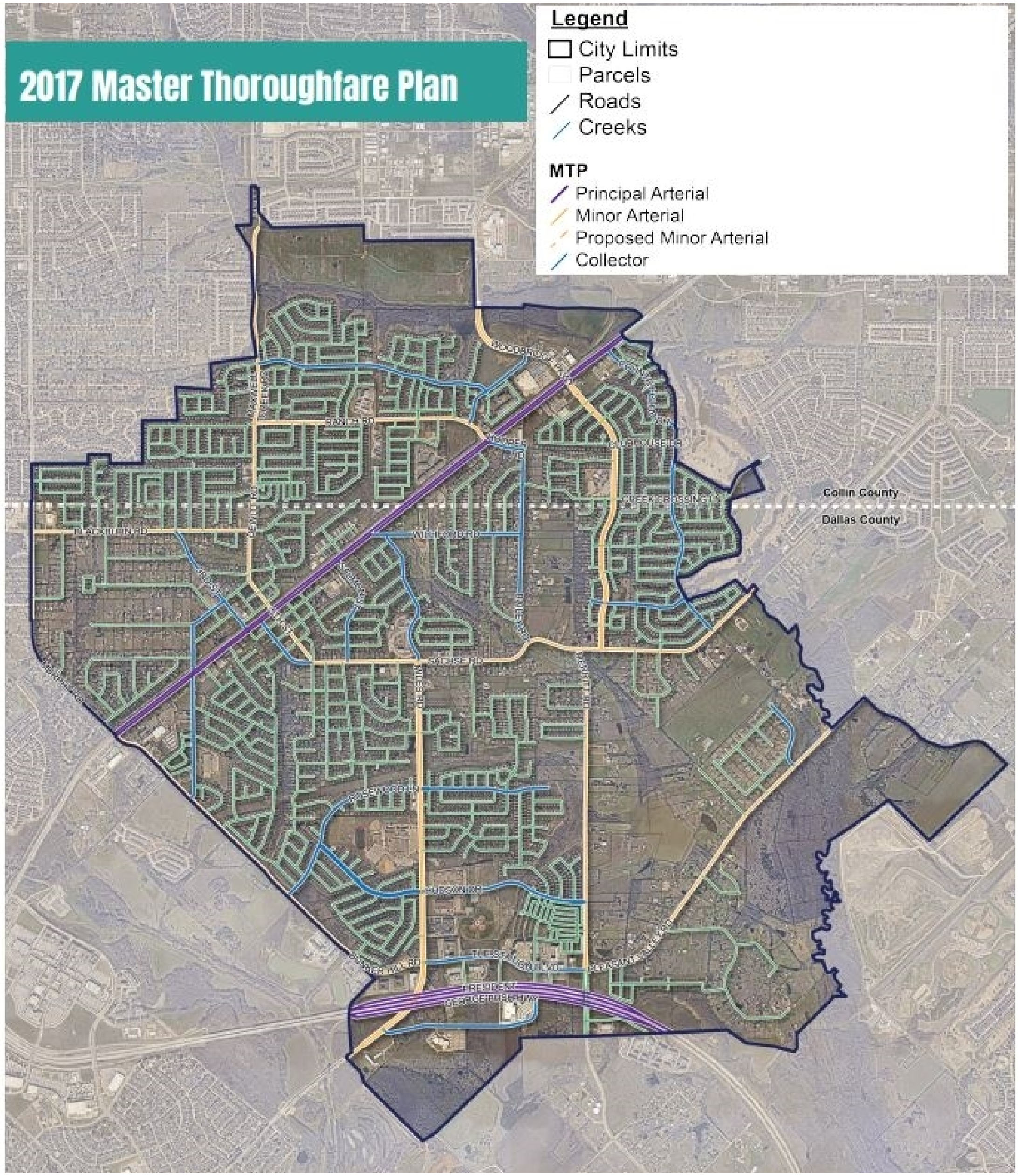

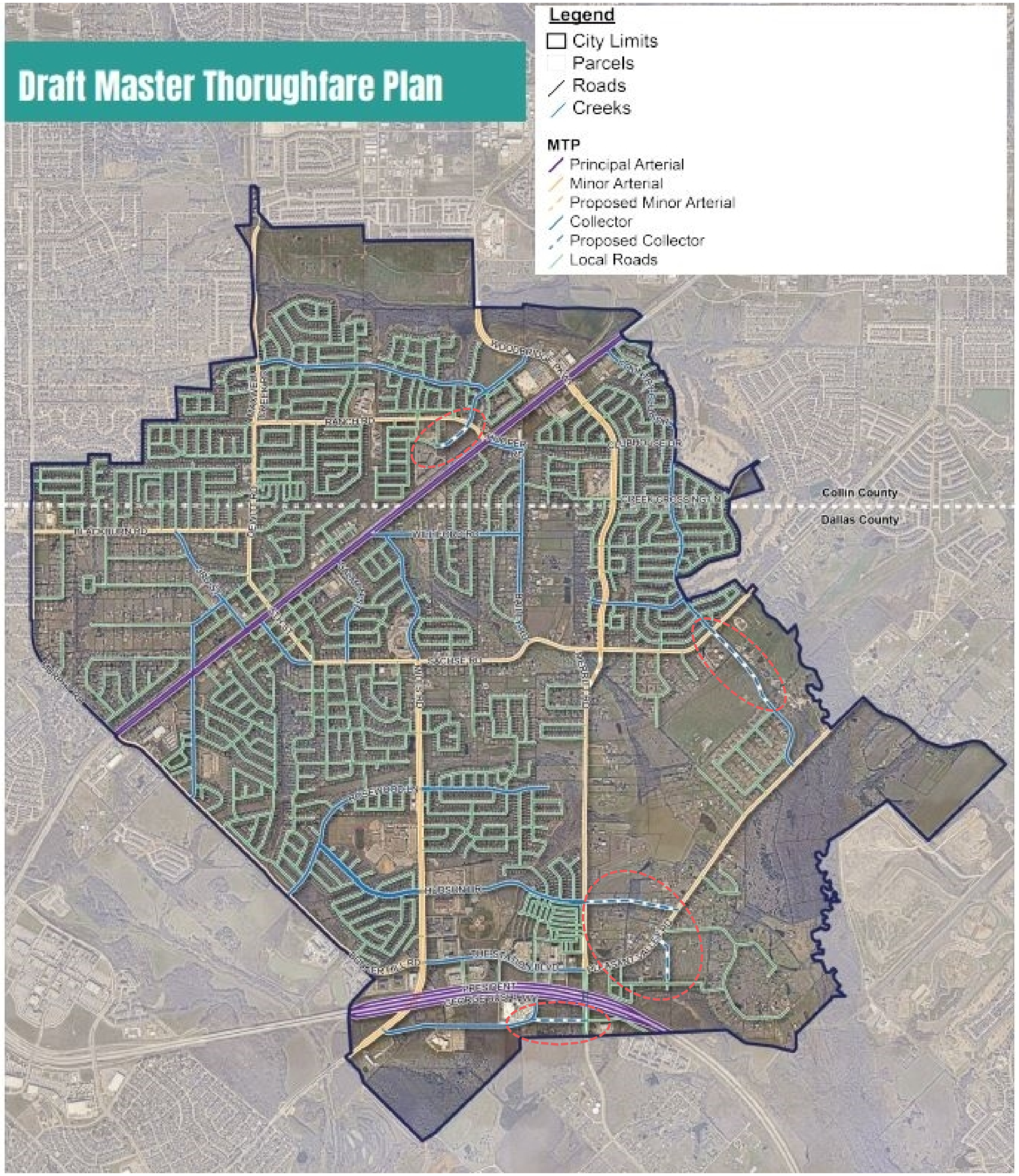

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Gateway and Placemaking Direction

Primary Gateway Opportunities:

- SH-78 (north and south)
- PGBT

Secondary Gateways:

- Old Town (SH-78 & 5th Street)
- Miles/Merritt Road
- Sachse Road

District enhancements

- SH-78 (corridor-wide & Old Town)
- PGBT Corridor

Primary Gateways: A key entry point featuring landscaping, signage, or architecture to create a strong sense of arrival and identity.

Secondary Gateway: a smaller-scale entry point that enhances wayfinding and reinforces a community's identity.

Landscaping, Street enhancements, Art, etc.

Detailed Studies

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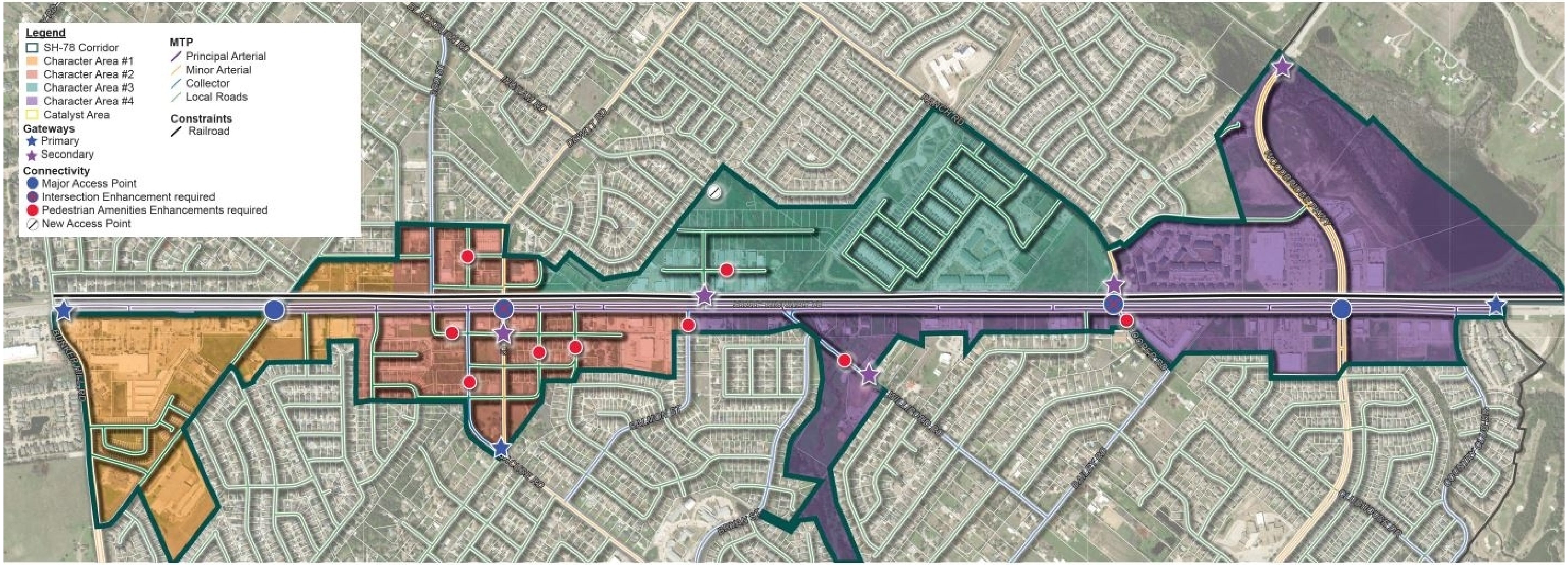
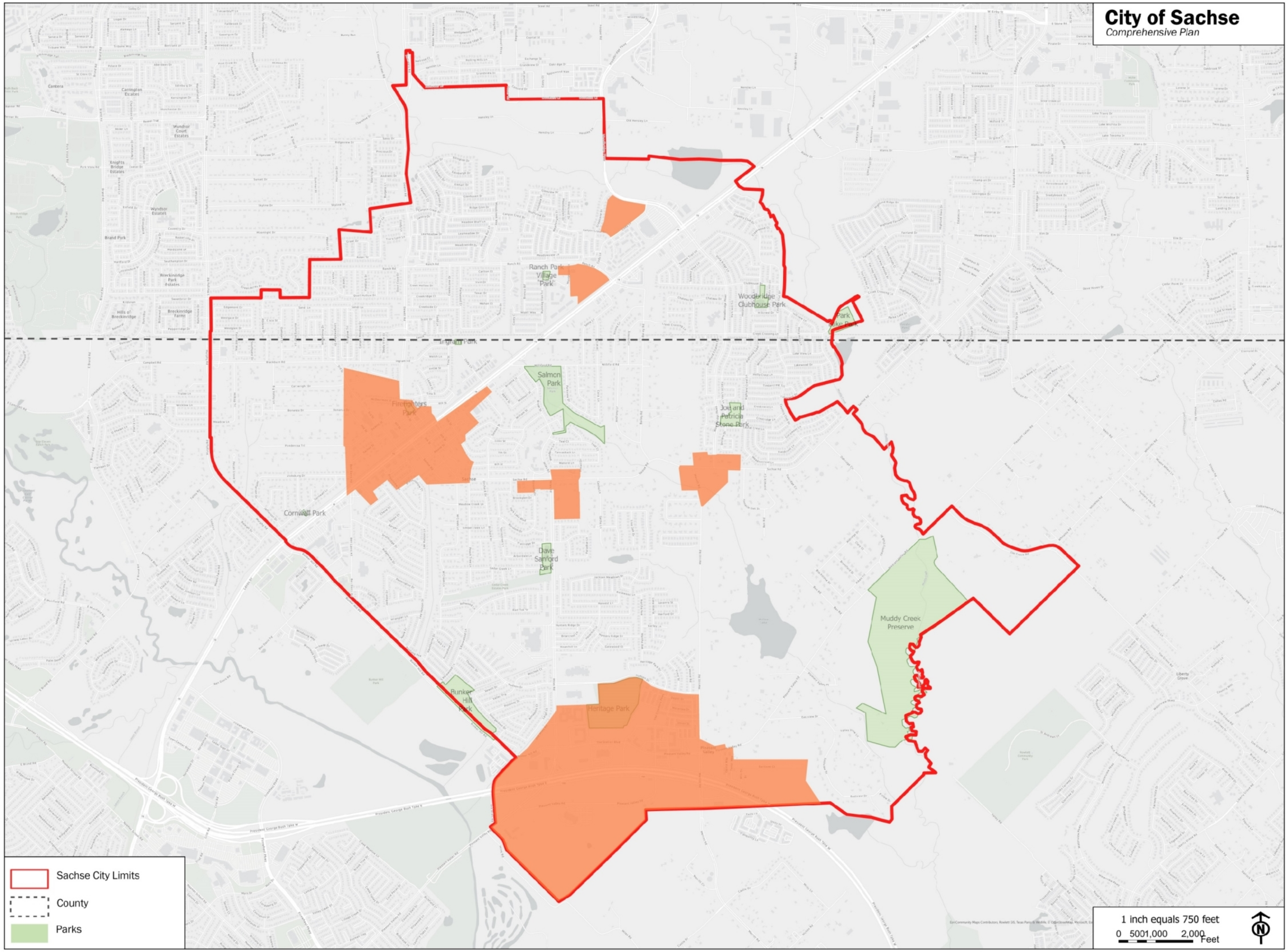
Highway 78

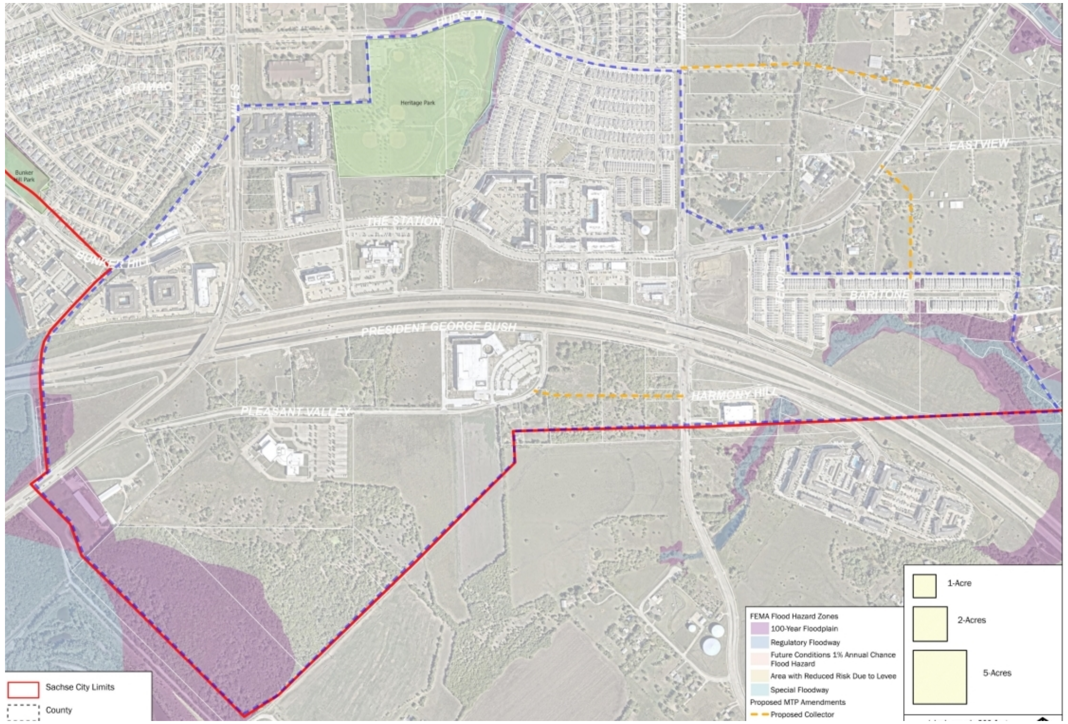
Use a numbered dot to leave comments on the map where you would like to see changes or where you have comments.



Catalyst Areas

- Overview
- Market
- Vision
- Recommendations
- Implementation

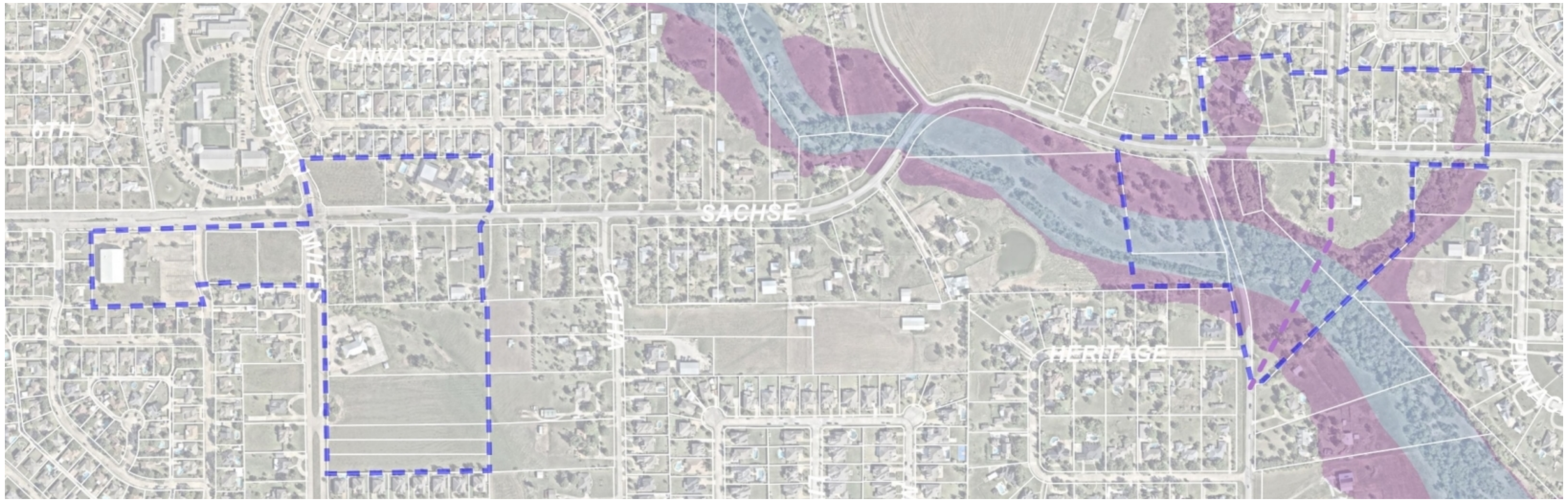




PGBT

Old Town

SH-78 & Ranch Road



Sachse Road

Wrap-Up/Next Steps

Wrap-Up/Next Steps

- Stay up to date through the website – https://www.cityofsachse.com/shapingsachse2024
- Use feedback from virtual open house to shape and refine Plan elements
- Catalyst Area studies ongoing
- City Council will be briefed in early April
- Development of implementation steps
- Continue development of draft report
- Plan scheduled for adoption in May

Thank you!

Economic Development Corporation Board Update
March 20, 2025

The City of SACHSE

Kimley»Horn