



Thursday, May 15, 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, May 15, 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. Approve the April 17, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending March 31, 2025.

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 Ranch Road and Hwy 78, for Project Yellowstone, in Sachse, Texas.
2. Consider the Sachse comprehensive plan, Shaping Sachse.
3. Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a contract with Civic Solutions Partnership LLC for the development of an economic development strategic plan, in the amount not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00).

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.

2. Recognize the Sachse Economic Development team for receiving the 2024 Economic Excellence Achievement Recognition from the Texas Economic Development Council.
3. Discuss and provide early input regarding the fiscal year 2025-2026 Economic Development Corporation (EDC) budget.

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, on May 12, 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. Approve the April 17, 2025, meeting minutes.

Meeting May 15, 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 April 17, 2025, 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_04.17.2025-unsigned
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**ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE
APRIL 17, 2025, MEETING MINUTES**

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, April 17, 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, Ashley Holley, Krisleigh Hoermann.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, April 17, 2025, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:01 p.m.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation and led 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 March 20, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending February 28, 2025.

Mr. Frick entered the meeting at 6:04 p.m.

Mr. Bell made a motion to approve the consent agenda. Mr. Decker seconded the motion, and it carried 6 - 0. None voted against.

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.**

Discussion items were addressed prior to the action 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. Potts introduced new Board Member Krisleigh Hoermann to the Board and provided an update on the Economic Development Strategic Plan Request for Qualifications (RFQ) process. The next Farmers Market is scheduled for May 10 and the next Board meeting is set for May 15.

2. Receive an update on the Taste of Sachse event.

Ms. Lewis provided an overview of the upcoming “Taste of Sachse” event, noting background, program rules and next steps.

The Board discussed potential enhancements, including incentives for visiting all locations and collecting participant feedback via email for future planning.

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

Mr. Potts provided an overview of the Comprehensive Plan, focusing primarily on the future land use map and master thoroughfare plan. He spoke about expanding mixed-use areas, zoning changes, and proposed roadway connections.

Ms. Nwanze entered the meeting at 6:30 p.m.

Councilmember Howarth entered the meeting at 6:32 p.m.

The Board raised questions about the development plan, including whether specific businesses were recommended and which areas should be prioritized. Mr. Potts clarified that no specific businesses were recommended and area prioritization would come in the economic development strategic plan.

Next steps include finalizing the catalyst zone plan, coordinating with consultants, and presenting recommendations to the Planning and Zoning Commission, EDC Board, and City Council in May.

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

Ms. Nwanze made a motion to elect Joshua Frick as Vice President of the Economic Development Corporation Board of Directors. Mr. Bell seconded the motion, and it carried 7 - 0. None voted against.

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 Project Lady Bird.

Mr. McMurdie adjourned the Board to Executive Session at 7:14 PM.
The Board returned to Regular Session at 8:03 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 Lady Bird.

Sachse resident, Matthew Holboke, addressed the Board requesting more information about Project Lady Bird.

Mr. Decker made a motion to authorize the executive director of the Sachse Economic Development Corporation to negotiate and execute an incentive agreement for Project Lady Bird. Ms. Hoermann seconded the motion, and it carried 7 - 0. None voted against.

H. Adjournment

President McMurdie adjourned the meeting at 8:05 PM.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development Director

C. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending March 31, 2025.
Meeting	May 15, 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 March 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 March 2025. Also included is a preliminary line-item report and balance sheet for April 2025.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

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

File Attachments

1. EDC Fund March 2025
2. EDC Budget Report April 2025 Preliminary
3. EDC Balance Sheet April 2025

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2025 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	50% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,610,000	\$ 101,114	\$ 762,583	47%	
Other Income	16,000	-	-	0%	A
Interest Income	260,000	24,287	144,331	56%	
Total Revenue	\$ 1,886,000	\$ 125,401	\$ 906,914	48%	
Expenditure Summary					
Expenditures	\$ 2,180,980	\$ 392,677	\$ 1,333,160	61%	B
Total Expenditures	\$ 2,180,980	\$ 392,677	\$ 1,333,160	61%	
Revenue Over/(Under) Expenses	\$ (294,980)	\$ (267,276)	\$ (426,246)		C
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 Infrastructure Grant expenditures timing increases YTD % of Budget spent trend
- C YTD Actual variance due to timing of revenue collections and expenses



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2024-2025 Period Ending: 04/30/2025

	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	101,808.38	864,391.16	0.00	53.69%	745,608.84
06-000-45000								
Interest Income	100,000.00	289,820.72	260,000.00	0.00	144,331.49	0.00	55.51%	115,668.51
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
06-000-47070								
Health Insurance Credits	0.00	0.00	0.00	0.00	1,142.86	0.00	0.00%	-1,142.86
000 - Non-Departmental Total:	1,540,000.00	1,819,745.37	1,886,000.00	101,808.38	1,009,865.51	0.00	53.55%	876,134.49
Revenue Total:	1,540,000.00	1,819,745.37	1,886,000.00	101,808.38	1,009,865.51	0.00	53.55%	876,134.49

Budget to Actual

For Fiscal: 2024-2025 Period Ending: 04/30/2025

		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	14,767.02	110,752.57	0.00	57.71%	81,171.43
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	8,497.97	0.00	56.58%	6,521.03
06-019-50060	TMRS Contributions	22,755.00	22,895.86	31,215.00	2,347.96	17,612.89	0.00	56.42%	13,602.11
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	14,930.20	0.00	59.04%	10,356.80
06-019-50080	Dental Insurance	723.00	723.36	723.00	60.28	421.96	0.00	58.36%	301.04
06-019-50090	Life and LTD Insurance	877.00	607.11	711.00	79.56	575.46	0.00	80.94%	135.54
06-019-50100	Workers Compensation	329.00	391.25	497.00	0.00	440.38	0.00	88.61%	56.62
06-019-50110	Unemployment Tax	18.00	234.02	234.00	0.00	234.01	0.00	100.00%	-0.01
06-019-50130	Employee Assistance Program	0.00	0.00	0.00	6.00	37.04	0.00	0.00%	-37.04
06-019-51030	Utilities - Communications	972.00	965.16	966.00	0.00	482.76	0.00	49.98%	483.24
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	1,762.40	1,351.00	17.62%	8,237.60
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	72.25	0.00	15.27%	400.75
06-019-51700	Community Relations & Special Progra...	42,750.00	24,701.04	48,750.00	0.00	9,962.62	0.00	20.44%	38,787.38
06-019-51800	Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	3,731.74	0.00	60.24%	2,463.26
06-019-51810	Employee Training and Travel	17,430.00	7,034.12	18,200.00	101.86	5,465.41	0.00	30.03%	12,734.59
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	0.00	0.00	0.00	277.39	0.00	0.00%	-277.39
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	0.00	830.34	0.00	83.03%	169.66
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	5,340.00	0.00	17.80%	24,660.00
06-019-53002	Professional Services (53003)	70,000.00	28,340.36	80,000.00	0.00	2,990.00	0.00	3.74%	77,010.00
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	5,337.96	0.00	14.99%	30,262.04
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	4,250.00	34,764.42	1,560.00	51.27%	33,035.58
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	504.00	360.00	53.33%	441.00
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	204,169.00	0.00	58.33%	145,831.00
06-019-55060	Transfer Out to General Fund - Indirect...	122,795.00	122,795.00	141,106.00	11,759.00	82,313.00	0.00	58.33%	58,793.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	0.00	155,695.00	935,000.00	0.00	850,000.00	0.00	90.91%	85,000.00
019 - Economic Development Total:		909,632.00	895,902.82	2,180,980.00	66,088.28	1,399,248.71	3,271.00	64.16%	781,731.29
Expense Total:		909,632.00	895,902.82	2,180,980.00	66,088.28	1,399,248.71	3,271.00	64.16%	781,731.29
Fund 06 Revenue Over/(Under) Expenses		630,368.00	923,842.55	-294,980.00	35,720.10	-389,383.20	-3,271.00	132.00%	94,403.20
Total Revenue Over/(Under) Expenses:		630,368.00	923,842.55	-294,980.00	35,720.10	-389,383.20	-3,271.00	132.00%	94,403.20

Sachse Economic Development Corporation
Balance Sheet
4/30/2025

Assets:

Cash	\$33,783.18
Investments	6,088,106.49
Accts Receivable-Sales Tax	245,038.27
Travel Advances	67.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,085.88</u>

Total Assets **\$8,018,973.50**

Liabilities:

Payables	<u>\$281,422.31</u>
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Total Liabilities **\$281,422.31**

Equity:

Fund Balance 9/30/2024	\$6,527,602.52
Net Position (full accrual)	\$1,635,051.97
FY 2025 YTD Surplus	<u>-425,103.30</u>

Total Equity **\$7,737,551.19**

Total Liabilities and Equity **\$8,018,973.50**

D. Action Items

Subject:	1. Conduct a public hearing for an infrastructure project generally located along Ranch Road and Hwy 78, for Project Yellowstone, in Sachse, Texas.
Meeting	May 15, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Public Hearing
Fiscal Impact	None
Recommended Action	Conduct a public hearing for an infrastructure project generally located along Ranch Road and Hwy 78, for Project Yellowstone, in Sachse, Texas.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

On February 20, 2025, the Sachse Economic Development Corporation authorized the Executive Director of the Sachse EDC 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.

On March 3, 2025, Sachse City Council authorized the Executive Director of the Sachse EDC 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.

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.

POLICY CONSIDERATIONS

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 Ranch Road and Hwy 78, for Project Yellowstone, in Sachse, Texas.

File Attachments None

D. Action Items

Subject:	2. Consider the Sachse comprehensive plan, Shaping Sachse.
Meeting	May 15, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Action
Fiscal Impact	None
Recommended Action	Recommend approval of the Sachse Comprehensive Plan, Shaping Sachse.
Goals	Strategically invest in the City's existing and future infrastructure. Provide excellent government services to Sachse citizens. Make Sachse more prosperous through job creation and quality development that adds community value. Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

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.

Staff is seeking a recommendation of approval from the Economic Development Corporation prior to City Council consideration of final approval.

A website with more information about the comprehensive plan can be accessed by clicking the following link:
<https://www.cityofsachse.com/314/Comprehensive-Plan>

The draft comprehensive plan can be viewed by clicking the following link:
<https://www.cityofsachse.com/DocumentCenter/View/11777/Shaping-Sachse-Comprehensive-Plan-Draft>

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recommend approval of the Sachse Comprehensive Plan, Shaping Sachse.

File Attachments

1. Presentation_Sachse Comp Plan_EDC_250515



Sachse Comprehensive Plan

Sachse Economic Development Corporation
May 15, 2025



Presentation Overview

What We Want to Accomplish

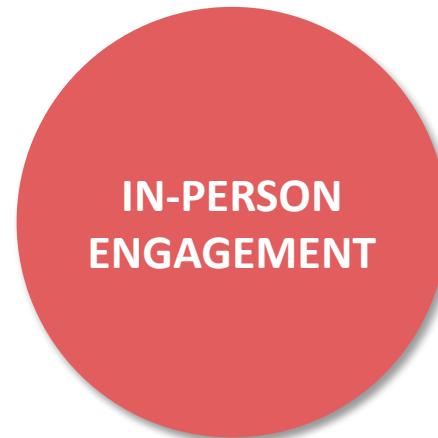
- Community Engagement Overview
- Plan Structure and Key Elements
- Detailed Studies
- Implementation
- Public Hearing

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

Community Engagement Overview

- Community Engagement was a cornerstone of the Shaping Sachse Plan and its recommendations.
- Two Community Summits were conducted in summer and fall of 2024.
- There were approximately 1,000 individual interactions with Sachse stakeholders throughout the Shaping Sachse process.



Stakeholder Engagement

Stakeholder Interviews:

- City Council
- Business owners
- Developers
- Property owners
- Residents
- Religious and civic institutions
- 55+ community representatives
- Garland ISD and Wylie ISD

Briefings:

- Sachse City Council (three)
- Sachse Planning and Zoning Commission (two)
- Sachse EDC (three)
- Public hearings (scheduled)



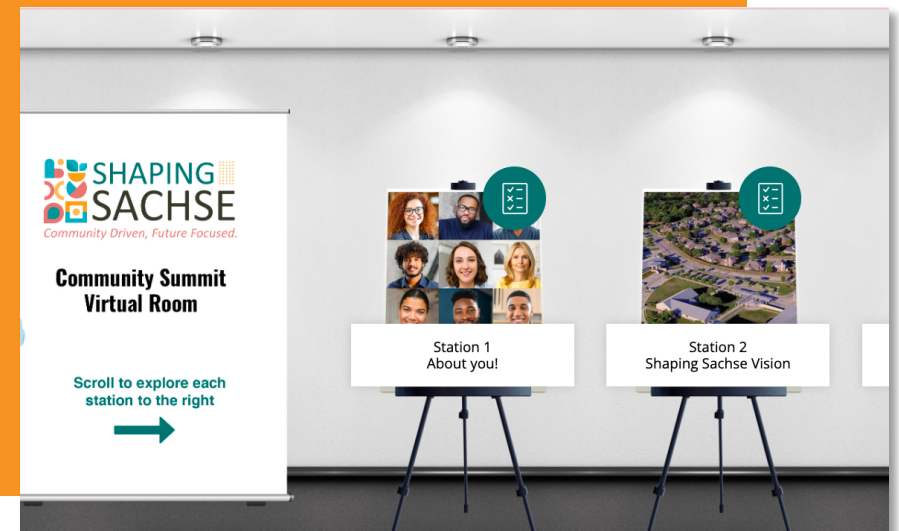
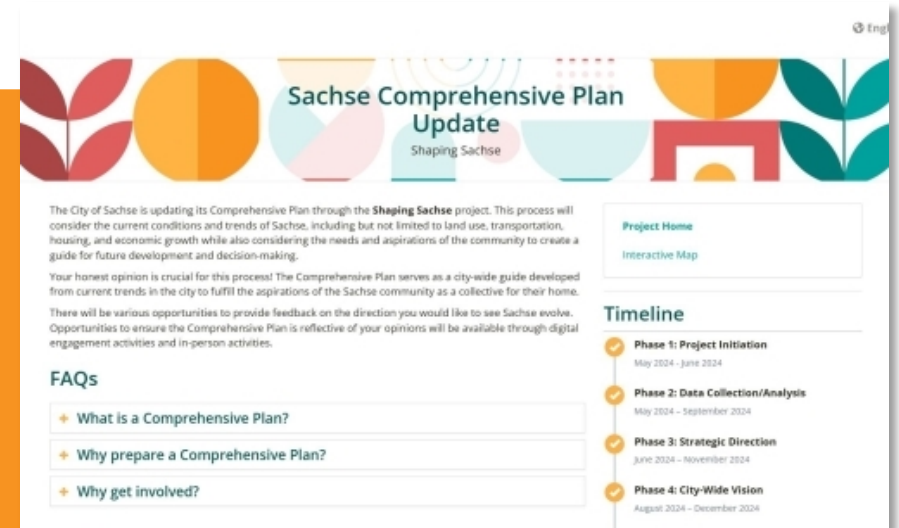
In-Person Engagement

- Neighborhood workshops (September 2024)
 - Held over two-week period
 - Four evening meetings
 - Come and go events
 - Focused on the development of strategic direction
- Community open house (February 2025)
 - Come and go event
 - 18 topical stations
 - Focused on input related to key elements of the plan
- Pop-up events
 - Summer Nights Concert Series
 - Farmers Market
 - Red, White, and Blue Blast



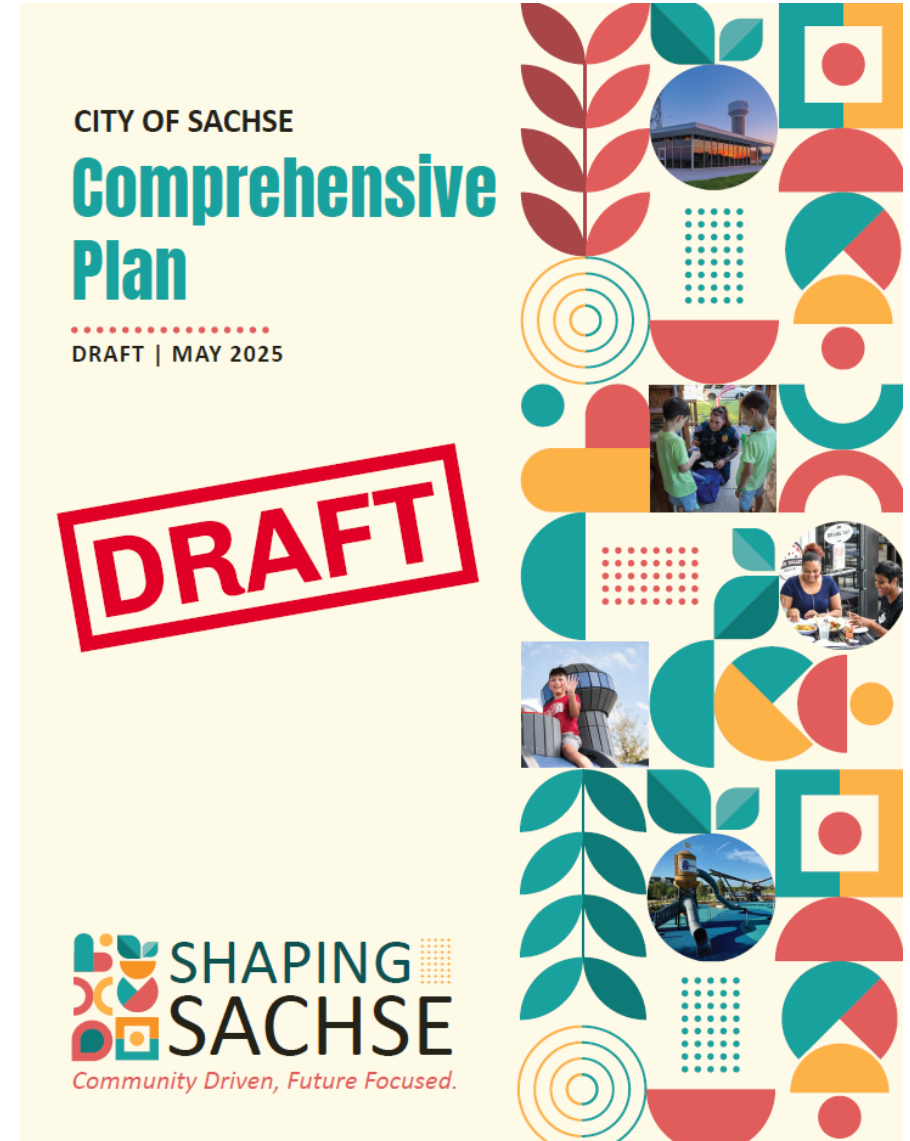
Online Engagement

- Shaping Sachse website
 - 3,187 views
 - 2,171 visits
- Surveys
 - First round July 1, 2024 – October 15, 2024 – focused on Sachse’s priorities – 612 responses
 - Second round November 12, 2024 –December 9, 2024 - focused on vision statement and guiding principles – 96 responses
- Interactive map
- Virtual rooms
- Project background & schedule

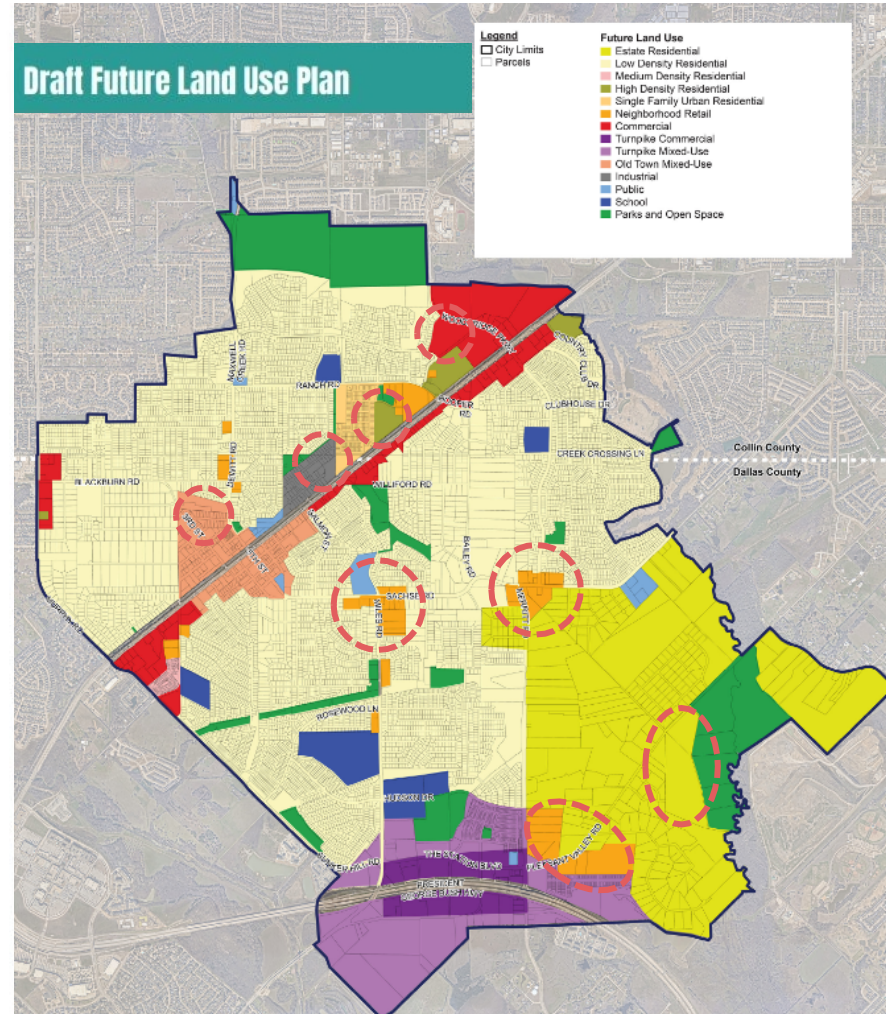
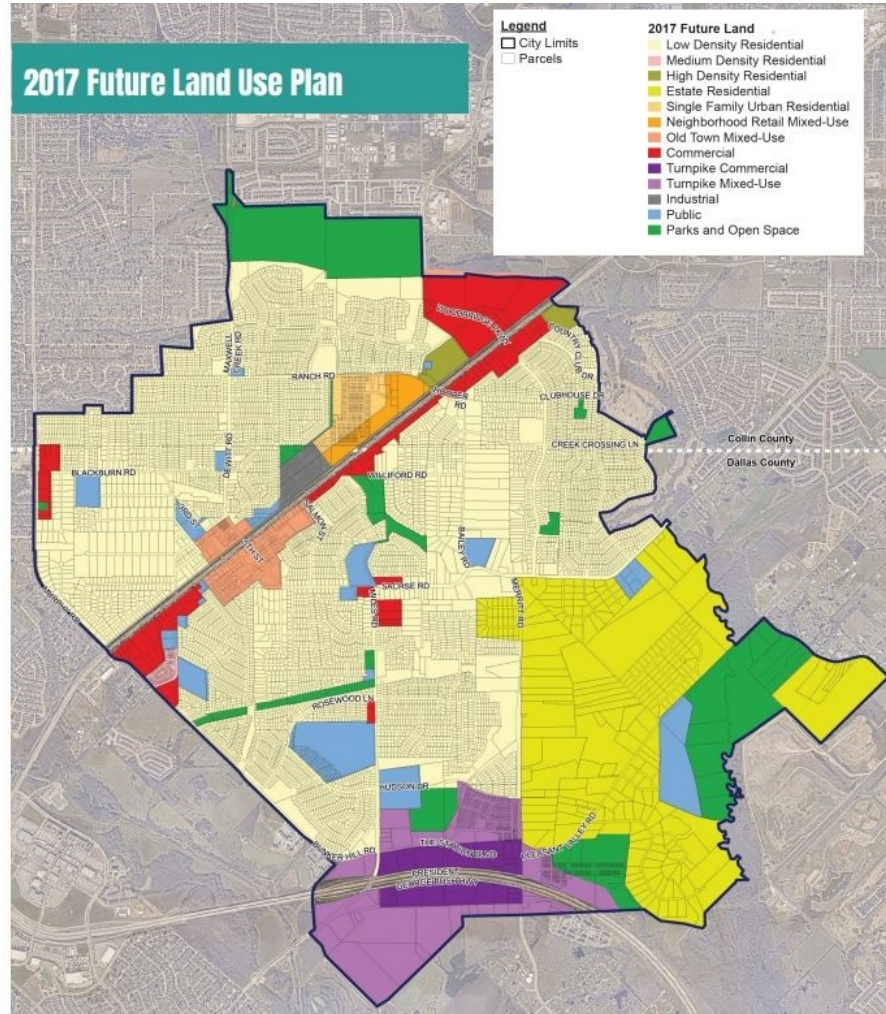


Plan Structure

- Chapter 1 | Introduction
- Chapter 2 | Strategic Direction
- Chapter 3 | Future Land Use
- Chapter 4 | Housing and Neighborhoods
- Chapter 5 | Economic Development
- Chapter 6 | Mobility
- Chapter 7 | Placemaking
- Chapter 8 | Parks, Trails, and Open Space
- Chapter 9 | Infrastructure and Public Services
- Chapter 10 | Implementation



Future Land Use



Housing and Neighborhoods

- Housing and neighborhood policies
- Examines existing inventory and demand
- Neighborhood revitalization & preservation
- New development best practices
- Infill development
- Redevelopment
- **Housing and neighborhood action items**

Neighborhood Pattern Book. Develop a pattern book to guide property owners in infill development or home rehabilitation projects, featuring pre-approved designs that align with the character of Sachse neighborhoods.

TABLE 4.3. OWNER-OCCUPIED DEMAND (CATALYST COMMERCIAL)

OWNER-OCCUPIED DEMAND	337
Home Price < \$200K	53
Home Price \$200K - \$250K	46
Home Price \$250K - \$350K	80
Home Price \$350K - \$450K	73
Home Price >\$450K	85
Alternative Owner-Occupied Product Demand	68

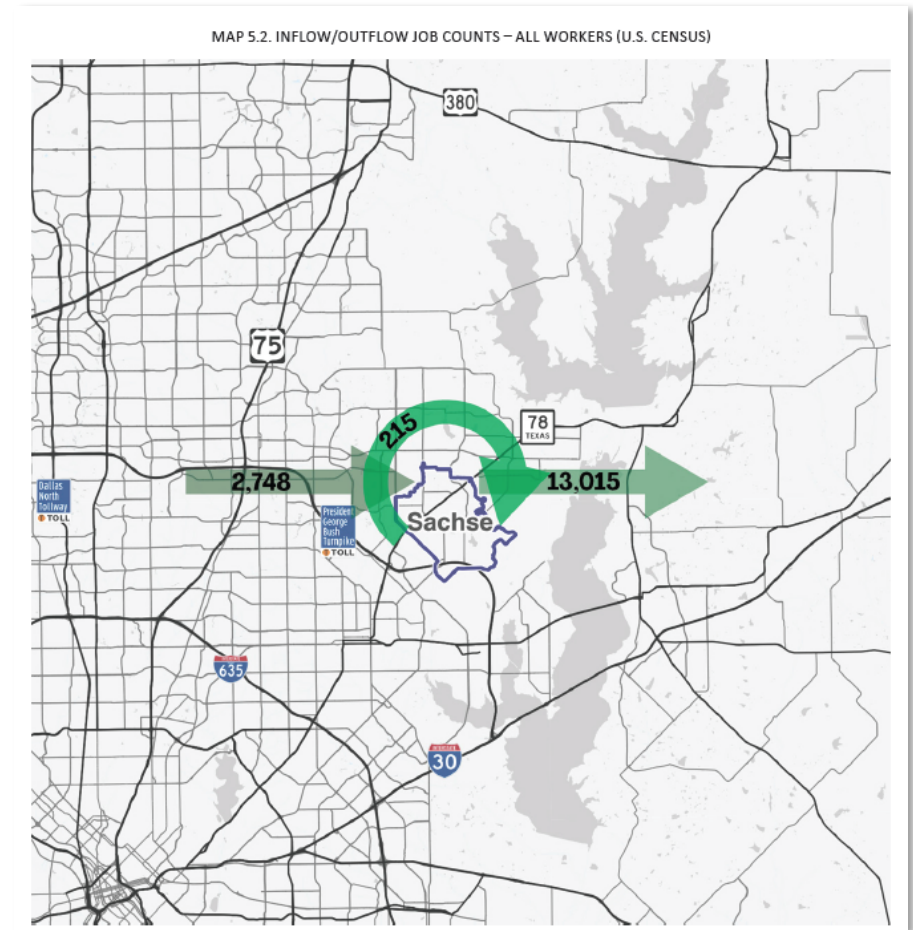
TABLE 4.4. RENTER-OCCUPIED DEMAND (CATALYST COMMERCIAL)

RENTER-OCCUPIED DEMAND	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
Alternative Renter-Occupied Product Demand	66

Economic Development

- Economic development policies
- Sector overviews
 - Retail, office, industrial
- Market demand
 - Retail, office
- Industrial
- Economic development trends
- Economic development tools
- Economic development action items

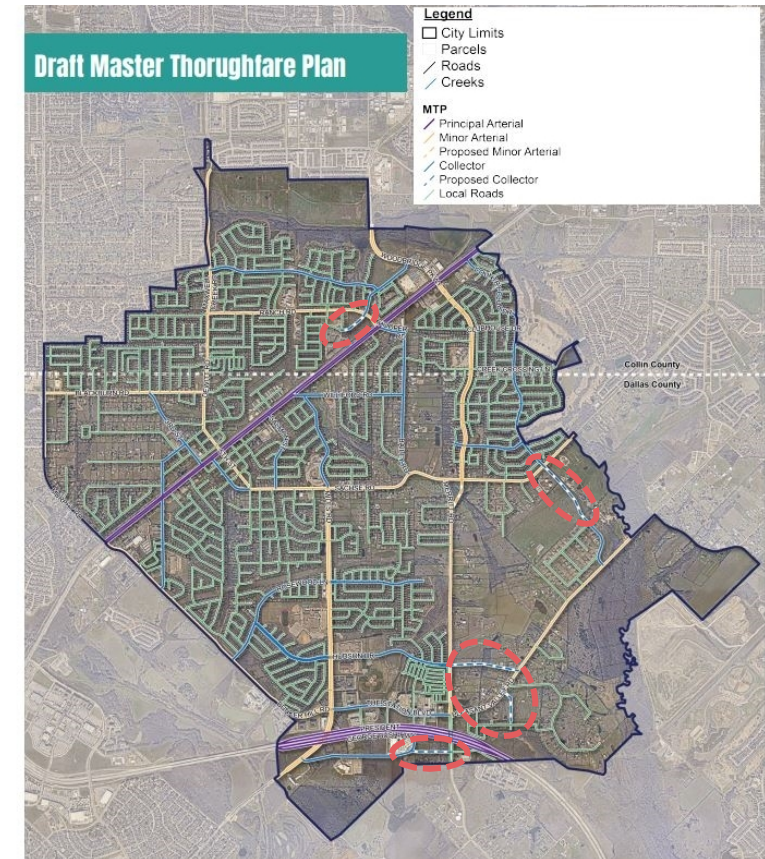
5th Street District. Identify and prioritize parcels that may be an option for City/EDC acquisition.



Mobility

- Mobility policies
- Existing conditions
- **Throughfare plan**
- Cross sections
- Multimodal network
- Mobility action items

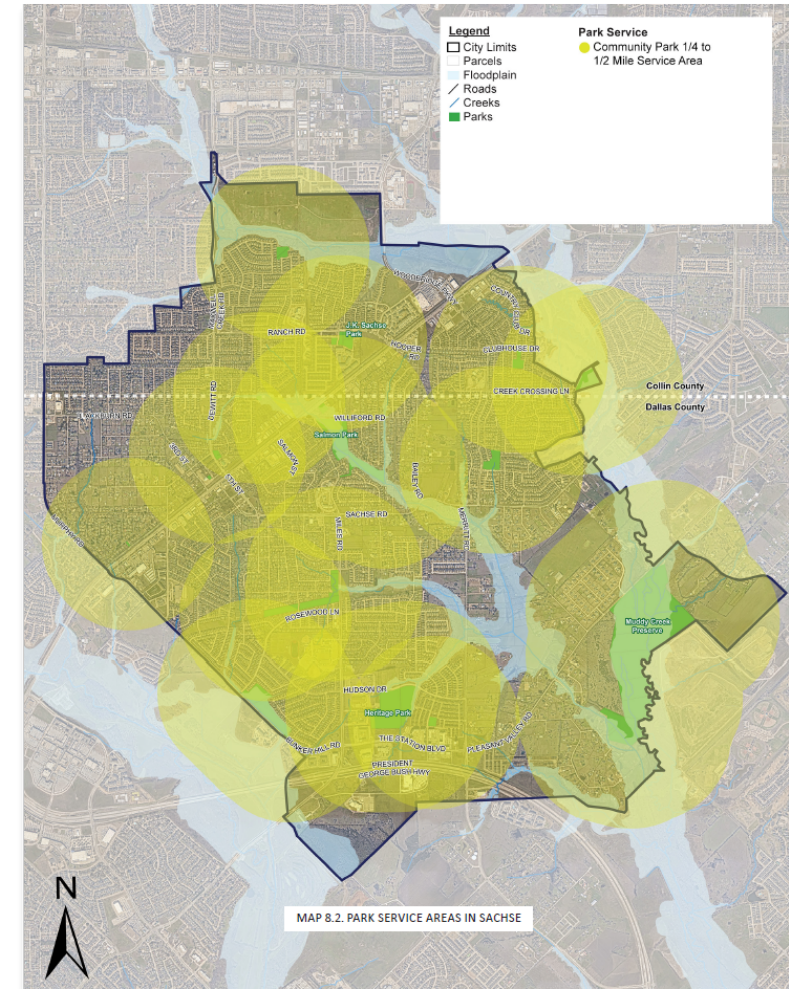
SH-78 Signal Study. Consider conducting a signal study at SH-78 and Country Club Drive. in coordination with TxDOT.



Parks, Trails and Open Space

- Parks, trails, and open space policies
- Existing inventory
- Recommendations
- Park, trails, and open space actions

Parks, Trails and Recreation Master Plan. Create a long-term vision for parks, trails, and open space that aligns with future growth patterns and community needs, and that meets the requirements of the Texas Parks and Wildlife to maximize funding opportunities



Infrastructure and public services

- Infrastructure and public services policies
- Existing conditions
 - Water and wastewater
 - Drainage
 - Roadway
- Community partnerships
- **Critical infrastructure plan**
- Infrastructure and public services actions

CRITICAL INFRASTRUCTURE PLAN

This section reviews the Capital Improvements Plan (CIP) and other planning documents for the City of Sachse by organizing projects within the six designated Catalyst Areas. Each project has been assigned a priority level from 1 to 3, based on its relative importance and potential impact on both the catalyst area and the city. The CIP focuses on three core types of infrastructure: roadways, water, and wastewater systems. Additionally, every project has been assigned a corresponding map reference number to aid in identification.

Priority 1:

- The projects are critical to addressing current traffic, safety, or infrastructure issues and are directly tied to areas of high growth. Have the most impact on the city.

Priority 2:

- While not as urgent as Priority 1, they are important for maintaining the City's infrastructure, improving quality of life, and preparing for moderate growth.

Priority 3:

- Important for maintaining the City's infrastructure, improving quality of life, and preparing for moderate growth. Not an immediate need and affects the least number of individuals.

PGBT CATALYST AREA ROADWAY PROJECTS					
PROJECT NUMBER	MAP REFERENCE NUMBER	PROJECT COST	PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY
R-12-13	R1	\$36,500,000	Reconstruction of existing Merritt Road from a 2-lane roadway to a 4-lane divided arterial, spanning approx. 1.5 miles.	Enhanced safety and improvements for Regional traffic along Merritt Road and Sachse Road.	1
R-13-03	R2	\$300,000	Joint project with Dallas County and the City of Wylie to improve Pleasant Valley Road.	Enhanced safety and improvements for regional traffic along Pleasant Valley Road.	1
TBD	R3	\$6,801,800	Build 3-lane undivided section	Improve traffic flow and reduce delays caused by left-turning vehicles.	1
TBD	R4	\$2,485,000	Build 3-lane undivided section.	Improve traffic flow and reduce delays caused by left-turning vehicles.	1
TBD	R5	\$1,292,200	Build a 3-lane undivided section	Improve traffic flow and reduce delays caused by left-turning vehicles.	1

Implementation Matrix

- Action number
- Action items: specific to plan components
- Action type
- Priority
- Implementation agency
- Partners
- Planning level cost
- Corresponding actions

ACTION NO.	GUIDING PRINCIPLE	ACTION ITEM	ACTION TYPE	PRIORITY	IMPLEMENTING AGENCY	PARTNERS	PLANNING LEVEL COST	CORRESPONDING ACTIONS
FLU 1. Ensure that decisions made about future development are consistent with community vision, as expressed in the comprehensive plan.								
FLU 1.1	Promote Responsible Development	Guiding Growth. Sachse will utilize the Future Land Use Plan as its primary policy document for decisions related to the physical development and the desired future community character.	Regulations and Guidelines	High	City of Sachse	EDC	\$	PT 1.1, PT 1.3
FLU 1.2	Promote Responsible Development	Identify and Address Non-Conforming Uses. Conduct a city-wide assessment of non-conforming uses to determine opportunities for redevelopment, rezoning, or transition strategies that align with the Future Land Use Plan.	Policy	High	City of Sachse	-	\$	-
FLU 1.3	Promote Responsible Development	Ensure Policy Consistency with Land Use Updates. Regularly review and update zoning regulations, subdivision ordinances, and development guidelines to ensure alignment with the Comprehensive Plan's vision for growth and development.	Policy	High	City of Sachse	-	\$	IP 4.1, PT 1.5
FLU 2. Prioritize projects on remaining undeveloped land that enhance Sachse's long-term prosperity.								
FLU 2.1	Opportunity	Partnership. Partner with developers and community organizations to facilitate the redevelopment of underutilized properties.	Policy	High	EDC	City of Sachse	\$ (Grant Acquisition)	ED 4.1
FLU 2.2	Catalyst Areas	Land Bank. Establish a land bank to strategically identify, acquire, and manage key properties for future development or preservation. This may include, but is not limited to, underutilized, foreclosed, or tax-delinquent properties.	Financial Incentives	Medium	City of Sachse	EDC	\$\$\$\$	HN 2.1
FLU 2.3	Quality of Life	Infrastructure. Align infrastructure investments with the City's vision and where new development should or will occur.	Regulations and Guidelines	Low	City of Sachse	EDC	\$\$	IP 1.1, IP 2.1, IP 2.3, IP 5.1



Questions?

Sachse Economic Development Corporation
May 15, 2025



D. Action Items

Subject:	3. Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a contract with Civic Solutions Partnership LLC for the development of an economic development strategic plan, in the amount not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00).
Meeting	May 15, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	Yes
Dollar Amount	Not to exceed \$150,000
Budgeted	Yes
Budget Source	Included in the FY 2024-2025 Budget Funded by the Economic Development Corporation Fund
Recommended Action	Authorize the Executive Director of the Sachse EDC to negotiate and enter into a contract with Civic Solutions Partnership LLC for the development of an economic development strategic plan, in the amount not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00).
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.

BACKGROUND

In 2021, the Sachse Economic Development Corporation (EDC) and City Council each adopted the goals and objectives for the Sachse EDC. These goals and objectives were reviewed, revised, and adopted by both the EDC and City Council in 2023. The 2023 goals used the previous goals as the foundation, which were developed and refined with the help of a consultant during joint meetings of the EDC and City Council in 2021.

In early 2024, the EDC Board discussed the goals and objectives of the Type B Corporation. As part of this discussion, the board talked about using a consultant for the update to the economic development strategic plan. The City of Sachse is finalizing the update to its comprehensive plan, Shaping Sachse, and the desire is for alignment between the comprehensive plan and the economic development strategic plan. In January 2025, staff brought forward a proposed scope and timeline for the economic development strategic plan.

On February 17, 2025, staff issued a Request for Qualifications (RFQ) seeking the assistance of a professional planning consultant to develop an economic development strategic plan that focuses on specific areas of need. The RFQ submittal due date was March 17, 2025. A total of ten firms responded with their qualifications. Three of the ten firms were invited for an interview based on the submitted qualifications. After consideration, the review committee recommends awarding a professional services contract to Civic Solutions Partnership LLC for this project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Authorize the Executive Director of the Sachse EDC to negotiate and enter into a contract with Civic Solutions Partnership LLC for the development of an economic development strategic plan, in the amount not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00).

File Attachments

1. Presentation_Economic Development Strategic Plan Award_2025-05-15

Economic Development Strategic Plan Contract Award

Sachse Economic Development Corporation

May 15, 2025

Overview

- 2025 Economic Development Strategic Plan Process
- Request for Qualifications (RFQ) Process
- Project Focus Areas
- Project Funding
- Next Steps
- Staff Recommendation



2025 Economic Development Strategic Plan Process

- Initial EDC Board direction ✓
- RFQ process ✓
- Consultant selection
- Contract negotiation and execution
- Plan kickoff and development
- Recommendation of approval by EDC Board
- Final strategic plan approval/adoption by City Council

Request for Qualifications (RFQ) Process

- **February 17, 2025:** RFQ issued seeking professional planning consultant to develop strategic plan
 - Advertised on CivCast and in Sachse News, posted to Texas Economic Development Council RFP webpage, APA Texas, City Bid Postings page, and social media
- **March 17, 2025:** Submittal due date for RFQ
 - Ten firms responded with qualifications
- Staff review committee reviewed each submitted Statement of Qualifications and interviewed three firms
- Staff recommends Civic Solutions Partnership LLC for this project



Project Focus Areas

- Demographic and economic analysis
- SWOT
- Best practices
- Funding mechanisms
- Target industry / cluster analysis
- BRE strategy
- Incentives policy
- Redevelopment
- Increasing daytrips
- Brand and opportunity
- Implementation



Project Funding

- Funding included in the FY25 EDC budget (\$150,000)

SEDC

ECONOMIC DEVELOPMENT

Vision Statement, Mission Statement & Program Description

Vision Statement - As a gateway city, Sachse will stand as the beacon to the Northeast quadrant of Dallas and Collin counties. Sachse Economic Development will provide a dynamic business climate that encourages the use of existing commercial space, the development of new and unique destination opportunities and the curation of entrepreneurs to diversify the tax base and capture the interest of the regional community.

Mission Statement - The mission of Sachse Economic Development is to promote economic development in the City of Sachse through the attraction of new business opportunities, supporting business retention and expansion, and promoting and developing innovative and competitive projects in an effort to diversify the local tax base and improve the quality of life for citizens of Sachse.

Major Accomplishments in Fiscal Year 2023-2024

- > Finalized the Sachse Economic Development marketing video
- > Held a local business appreciation breakfast
- > Developed and implemented the Shop Local Passport program as a way to spotlight and support local businesses
- > Completed a redesign of the Sachse Economic Development webpage, introducing an online site selection tool
- > Issued RFQ, selected consultant, executed contract, and began work on updating the Sachse Comprehensive Plan
- > Executed agreement with Four Seasons Markets to bring a farmers market to the 5th Street District
- > Received 2023 Economic Excellence Recognition from the Texas Economic Development Council
- > Updated marketing materials and exhibited at the ICSC@ Red River trade show in 2024
- > Approval of two separate incentives for projects

Goals and Objectives for Fiscal Year 2024-2025

- Complete Annual Development Report for 2024
- Actively market and promote Sachse's identified target industries and sectors
- Promote and administer the Local Business Grant program
- Provide staff assistance to the update of the City's Comprehensive Plan
- Continue proactive development of the 5th Street District
- Marshal resources to support existing businesses in Sachse
- Initiate development of the Sachse Economic Development Strategic Plan

COMPONENT UNITS

	Actual FY 2022/2023	Budget FY 2023/2024	Projected FY 2023/2024	Budget FY 2024/2025
Transfers out				
Transfers out to General Fund	118,803	122,795	122,795	164,339
Transfers out to Capital Projects Fund	-	150,000	150,000	350,000
Transfers out to Health Insurance Fund	18,208	-	-	-
Transfers out Total	137,011	272,795	272,795	514,339

\$200,000 (Sachse Rd. Parking Lot Detention)
\$150,000 (Economic Development Strategic Plan)

Next Steps

- Take contract award item to City Council for final approval
- If item is approved, staff will provide a more robust economic development strategic plan development timeline after contract negotiation and execution
- EDC Board and City Council involvement

Staff Recommendation

- Staff recommendation:

- Authorize the Executive Director of the Sachse EDC to negotiate and enter into a contract with Civic Solutions Partnership LLC for the development of an economic development strategic plan, in the amount not to exceed One Hundred Fifty Thousand and No/100 Dollars (\$150,000.00)

E. Discussion Items

Subject:	2. Recognize the Sachse Economic Development team for receiving the 2024 Economic Excellence Achievement Recognition from the Texas Economic Development Council.
Meeting	May 15, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Recognition
Fiscal Impact	None
Recommended Action	Recognize the Sachse Economic Development team for receiving the 2024 Economic Excellence Achievement Recognition from the Texas Economic Development Council.
Goals	Provide excellent government services to Sachse citizens.

BACKGROUND

In an effort to continue strengthening the knowledge and skills of economic development professionals and volunteers throughout the state, the Texas Economic Development Council (TEDC) has instituted its Economic Excellence Recognition Program. This Program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

On February 28, 2025, the TEDC issued a press release recognizing seventy-two economic development organizations, including the City of Sachse/Sachse Economic Development Corporation, for this achievement. Sachse has been recognized for four years in a row.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Recognize the Sachse Economic Development team for receiving the 2024 Economic Excellence Achievement Recognition from the Texas Economic Development Council.

File Attachments

- | |
|---|
| 1. TX Economic Development Council Press Release_2024 Economic Excellence Achievement Recognition |
|---|



News Release

Texas Economic Development Council

For more information contact:

Mr. Carlton Schwab

President/CEO

Texas Economic Development Council

(512) 480-8432

carlton@texasedc.org

For Immediate Release

February 28, 2025

TEDC Recognizes 2024 Economic Excellence Recognition Recipients at 2025 Winter Conference

The Texas Economic Development Council (TEDC) announced the recipients of its annual Economic Excellence Recognition program for 2024. The awards were presented on Friday, February 28th, during the TEDC's 2025 Winter Conference in Austin, Texas.

The Economic Excellence Recognition program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

These seventy-two (72) economic development organizations received the TEDC's 2024 Economic Excellence Recognition:

Allen Economic Development Corporation
Bay City Community Development Corporation
Boerne Kendall County Economic Development Corporation
Bowie Economic Development Corporation
Buda Economic Development Corporation
Cedar Hill Economic Development Corporation
City of Azle Economic Development
City of Carrollton
City of College Station
City of Converse Economic Development Corporation
City of Fulshear Development Corp (Type A)
City of Fulshear Development Corp (Type B)
City of Hutto Economic Development/Hutto EDC
City of Justin
City of League City

City of Leander
City of Mesquite Economic Development Department
City of Plano
City of Sachse/Sachse Economic Development Corporation
City of Southlake Economic Development Corporation
Commerce Economic Development Corp
Copperas Cove Economic Development Corporation
Cuero Development Corporation
De Kalb Economic Development Corporation
Decatur Economic Development Corporation
DeSoto Development Corporation
Development Corporation of Abilene
Development Corporation of Snyder
East Aldine Management District
Frisco Economic Development Corporation
Gonzales Economic Development Corporation
Granbury Economic Development
Harlingen Economic Development Corporation
Hillsboro Economic Development Corporation
Ingleside Development Corporation
Jacksboro Economic Development Corporation
Kaufman Economic Development Corporation
Kenedy Economic Development Corp
Kilgore Economic Development Corporation
La Marque Economic Development Corporation
Lamesa Economic Development Corp
Lavon Economic Development Corporation
Levelland Economic Development Corporation
Lindale Economic Development Corporation
Little Elm Economic Development Corporation
Longview Economic Development Corporation
Lubbock Economic Development Alliance, Inc.
Marble Falls Economic Development Corporation
Mount Pleasant Economic Development Corporation
New Braunfels Chamber of Commerce
North Richland Hills Economic Development
Partnership Lake Houston
Pasadena Economic Development Corporation
Pflugerville Community Development Corporation
Rockdale Municipal Development District
Sanger Economic Development Corporation
Schertz Economic Development Corporation
Seguin Economic Development Corporation
Sherman Economic Development Corporation
Spring Branch Management District
Sugar Land 4B Corporation

Sugar Land Development Corporation
Sulphur Springs Hopkins County Economic Development Corporation
Taylor Economic Development Corporation
Temple Economic Development Corporation
Terrell Economic Development Corporation
The Colony Economic Development Corporation
Tomball Economic Development Corporation
Van Economic Development Corporation
Wolfforth Economic Development Corporation
Wylie Economic Development Corporation
Yoakum Economic Development Corporation

“The TEDC’s Economic Excellence Recognition program is one of the ways in which our organization honors the outstanding commitment to excellence of our communities and regions, their leaders, and their economic development professionals have toward the professionalization of their economic development efforts,” noted Carlton Schwab, President/CEO of the TEDC.”

The Texas Economic Development Council, established in 1961, is an Austin-based, statewide, non-profit professional association, dedicated to the development of economic and employment opportunities in Texas. The TEDC provides information, educational and legislative services to more than 1,000 members. The organization’s objective is to support the economic growth of Texas and develop strategies that promote a positive business climate in the state.

E. Discussion Items

Subject:	3. Discuss and provide early input regarding the fiscal year 2025-2026 Economic Development Corporation (EDC) budget.
Meeting	May 15, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	None
Recommended Action	Discuss and provide early input regarding the fiscal year 2025-2026 EDC budget.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

Preparations have begun for the FY 2025-2026 budget. Staff has prepared the FY 2025-2026 Economic Development Corporation (EDC) budget to be consistent with the strategic goals and objectives of the Board. Staff is seeking early input on EDC budget priorities in advance of consideration, modification, and approval by the EDC Board.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss and provide early input regarding the fiscal year 2025-2026 EDC budget.

File Attachments None
