



Thursday, August 7, 2025
Municipal Development District Board Meeting

Council Chambers
3815 Sachse Road, Building B
7:00 PM

AMENDED
08/04/2025

Municipal Development District 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. Regular Meeting

1. Call to Order: The Municipal Development District Board of the City of Sachse will hold a regular meeting on Thursday, August 7, 2025, at 7:00 PM to consider the following items of business:
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

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 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. 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 approving the March 13, 2025, regular meeting minutes.
2. Accept the Quarterly Investment Report for the quarter ending March 31, 2025.
3. Discuss and make a recommendation to the City Council on park project funding and the corresponding budget for the Municipal Development District to fund for the 2025-2026 fiscal year budget.

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 an update on the J.K. Sachse Park project.
2. Discuss the possibility of future funding to install a cover at the Heritage Park amphitheater.

E. Executive Session

1. The MDD Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072 Deliberation of Real Property: deliberation regarding the purchase, sale, lease, exchange or value of real property in the northwest part of the city.

F. Action Resulting from Executive Session

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

1. Take any action as a result of Executive Session regarding the deliberation of real property.

G. 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 August 4, 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. Action Items

Subject: 1. Consider approving the March 13, 2025, regular meeting minutes.

Meeting August 7, 2025 - Municipal Development District Board Meeting

Access Public

Type Action, Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals Provide excellent government services to Sachse citizens.

BACKGROUND

Minutes from the March 13, 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. MunicipalDevelopmentDistrictBoard_Regular_Minutes_03.13.2025-unsigned

**MUNICIPAL DEVELOPMENT DISTRICT BOARD OF THE CITY OF SACHSE
MARCH 13, 2025, MEETING MINUTES**

The Municipal Development District Board of the City of Sachse held a regular meeting on Thursday, March 13, 2025, at 7:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Jermaine McDaniel, Ian Bailey, Alicia Linn, Gibbon Joseph.

Those absent were: Butch Kemper, Chris Alvarez, Pat Porter.

A. Regular Meeting

1. Call to Order: The Municipal Development District of the City of Sachse will hold a regular meeting on Thursday, March 13, 2025, at 7:00 PM to consider the following items of business:

President McDaniel called the meeting to order at 7:20PM.

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

Mr. Whitworth 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 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. 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 approving the August 8, 2024, regular meeting minutes.

Ian Bailey made a motion to approve as presented. Alicia Linn seconded the motion, and it carried 4 - 0. None voted against.

2. Accept the Quarterly Investment Report for the quarter ending June 30, 2024.

Ian Bailey made a motion to approve as presented. Alicia Linn seconded the motion, and it carried 4 - 0. None voted against.

3. Accept the Quarterly Investment Report for the quarter ending September 30, 2024.

Alicia Linn made a motion to approve as presented. Ian Bailey seconded the motion, and it carried 4 - 0. None voted against.

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

Alicia Linn made a motion to approve as presented. Gibbon Joseph seconded the motion, and it carried 4 - 0. None voted against.

5. Accept the City of Sachse Investment Policy for FY 2024-2025 as adopted by the City Council on November 18, 2024.

Alicia Linn made a motion to approve as presented. Gibbon Joseph seconded the motion, and it carried 4 - 0. None voted against.

D. Discussion Items

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

1. Discuss and receive an update on J.K. Sachse Park playground, signage, and landscaping plans and progress.

Mr. Whitworth updated the Board on the J.K. Sachse Park playground project, which was approved in August with a budget of over \$1 million. Equipment is ordered and will arrive in June, with construction beginning after the June concert series. Completion is expected in eight to 10 weeks, targeting an opening in September. A virtual meeting addressed drainage concerns. An empty conduit was identified, possibly for future lighting, requiring further assessment. Signage estimates and designs were reviewed, with adjustments made to reduce costs. A contract will be finalized with Fast Signs in Garland, with completion expected in summer. Landscape design is in progress, with bids due by month-end. The focus is on drought-resistant yet colorful plantings. A bridge redesign was required for safety compliance, delaying the project by two to three months but incurring no additional costs. All projects remain within budget, with no further approvals needed. The project is on track with minimal disruptions.

E. Adjournment

President McDaniel adjourned the meeting at 7:33 PM.

Jermaine McDaniel, President

ATTEST:

George H. Kemper, Vice President

C. Action Items

Subject:	2. Accept the Quarterly Investment Report for the quarter ending March 31, 2025.
Meeting	August 7, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Action (Consent)
Fiscal Impact	None
Recommended Action	Accept the Quarterly Investment Report for the quarter ending March 31, 2025.
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 June 2, 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 March 31, 2025.

File Attachments

- | |
|--|
| 1. Quarterly Investment Report FY 2025 Q2 2025.03.31 |
|--|



To: Gina Nash, City Manager

From: David Baldwin, Director of Finance

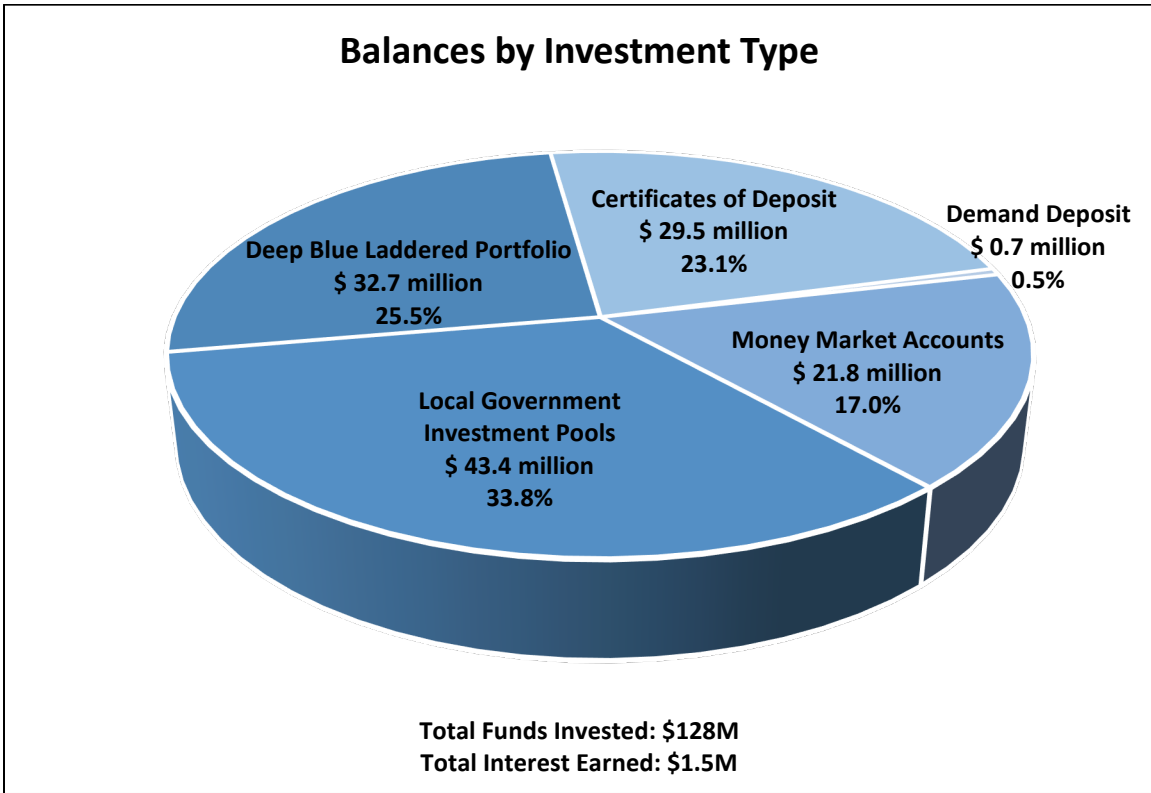
Katelyn Ellis, Senior Accountant

CC: Mayor and City Council

Date: June 2, 2025

Re: Investment Report for the quarter ending March 31, 2025

Attached is the Quarterly Investment Report for the quarter ending March 31, 2025. 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	4.48%
Local Government Investment Pools	4.51%
Certificates of Deposit	5.04%
Deep Blue Laddered Portfolio	4.40%

Average interest rate yield	4.57%
3-month US Treasury (benchmark)	4.21%

Summary

Quarter End Results by Investment Category:

Asset Type	December 31, 2024		March 31, 2025			
	Book Value	Market Value	Book Value	Market Value	Ave. Yield	Weight
Demand Deposit	\$ 855,665	\$ 855,665	\$ 686,702	\$ 686,702	0.00%	1%
Money Market Accounts	45,854,582	45,854,582	21,838,661	21,838,661	4.48%	17%
Local Government Investment Pools	29,644,565	29,644,565	43,378,318	43,378,318	4.51%	34%
CDs	39,663,828	39,663,828	29,549,953	29,549,953	5.04%	23%
DBIA Long-Term Portfolio	10,014,059	10,014,059	32,730,949	32,730,949	4.40%	26%
Totals	\$ 126,032,698	\$ 126,032,698	\$ 128,184,582	\$ 128,184,582	4.57%	100%

Current Quarter Average Yield (1)

Total Portfolio 4.57%

Weighted Average Maturity 67.8 days

Rolling Three Month Treasury 4.21%

Rolling Six Month Treasury 4.23%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio 4.64%

Rolling Three Month Treasury 4.26%

Rolling Six Month Treasury 4.25%

Interest Earnings (Approximate)

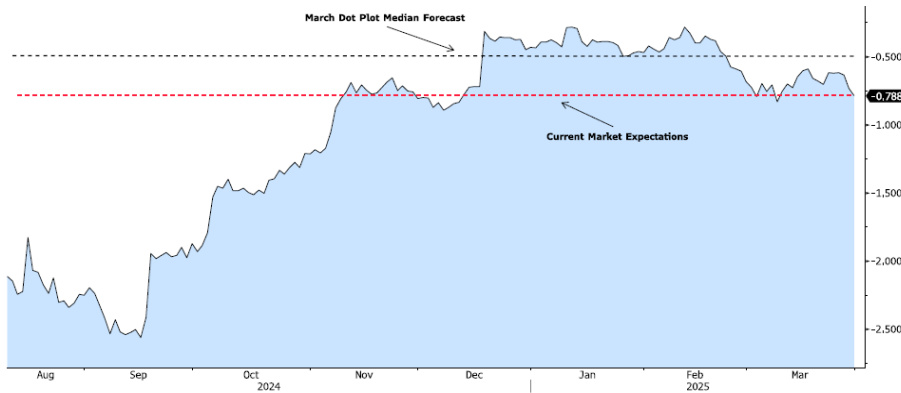
	City	EDC
Interest Earnings QTR	\$ 1,429,069	\$ 48,533
Interest Earnings YTD	\$ 2,671,876	\$ 119,927

(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.

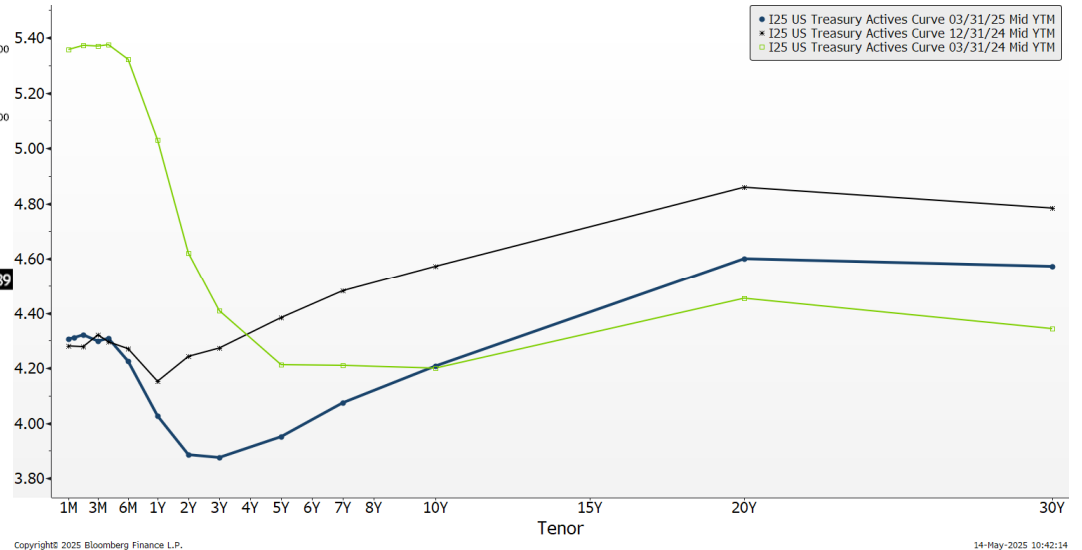
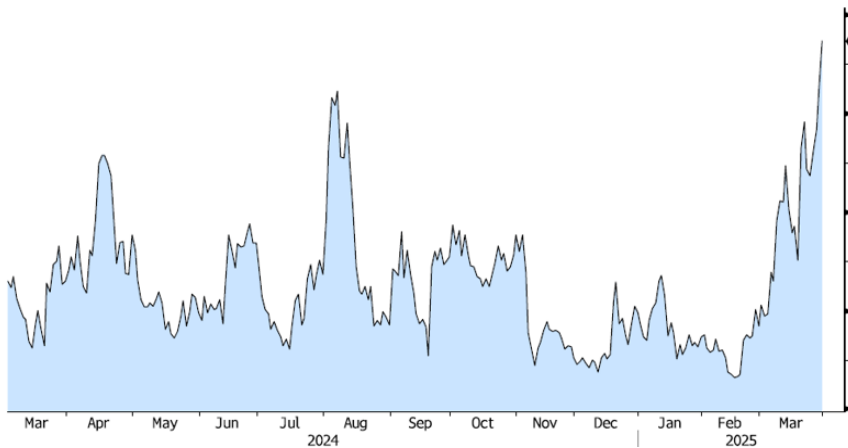
(2) Fiscal Year-to-Date Weighted Average Yields - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Economic Update

Fourth quarter GDP registered at 2.4% for its final revision, up above expectations of 2.3%, and down from 3.4% in the fourth quarter of 2023. Total nonfarm payrolls increased 151k in February, above expectations of 160k. The unemployment rate in February came in at 4.1%, slightly above expectations. The Federal Reserve Board met on March 19-20 and agreed to hold interest rates steady in a 4.25%-2.50% target range. Board members expect 50 basis points in rate cuts by year end. Core CPI (excluding food and energy) came in at 3.1% year-over-year, slightly below expectations of 3.2%. While inflation has come down significantly from its peak in 2022, it has stalled out and even started to reaccelerate in the past few months.



Financial Conditions Starting to Deteriorate



Copyright © 2025 Bloomberg Finance L.P.

14-May-2025 10:42:14

Investment Holdings

March 31, 2025

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%	4/1/2025	3/31/2025	\$ 686,702	1.00	\$ 686,702	1	0.00%	1%
Money Market Accounts										
American Nat'l Bank of Texas		3.92%	4/1/2025	3/31/2025	758,559	1.00	758,559	1	3.92%	1%
NexBank Intrafi		4.50%	4/1/2025	3/31/2025	21,080,101	1.00	21,080,101	1	4.50%	16%
Local Government Investment Pools										
TX FIT		4.51%	4/1/2025	3/31/2025	43,378,318	1.00	43,378,318	1	4.51%	34%
Certificates of Deposit										
BOK Financial 3645		4.59%	6/12/2025	6/15/2023	1,092,583	100.00	1,092,583	73	4.59%	1%
Cornerstone Capital Bank 7374		5.34%	6/20/2025	6/20/2024	5,212,689	100.00	5,212,689	81	5.34%	4%
BOK Financial 2643		4.59%	7/3/2025	7/6/2023	544,745	100.00	544,745	94	4.59%	0%
BOK Financial 3602		4.59%	7/10/2025	7/13/2023	4,898,078	100.00	4,898,078	101	4.59%	4%
Cornerstone Capital Bank 7374		5.26%	7/10/2025	7/11/2024	5,193,862	100.00	5,193,862	101	5.26%	4%
Cornerstone Capital Bank 2023		5.18%	7/24/2025	7/25/2024	6,216,839	100.00	6,216,839	115	5.18%	5%
Texas Bank 0374/0102		4.94%	12/18/2025	12/19/2024	6,391,155	100.00	6,391,155	262	4.94%	5%
Deep Blue Laddered Portfolio										
MUFG Bank, LTD. - New York Branch	A1-P1	0.00%	6/26/2025	12/27/2024	5,056,288	100.00	5,056,288	87	4.40%	4%
The Toronto-Dominion Bank	P1	0.00%	7/3/2025	12/27/2024	5,056,860	100.00	5,056,860	94	4.40%	4%
First American Govt. Money Market		3.96%	4/1/2025	3/31/2025	86,069	1.00	86,069	1	3.97%	0%
KEB Hana Bank - New York Branch		0.00%	8/29/2025	1/13/2025	5,049,603	100.00	5,049,603	151	4.50%	4%
Credit Agricole Corporate & Investment Bank		0.00%	9/10/2025	1/13/2025	5,047,977	100.00	5,047,977	163	4.42%	4%
Natixis, New York Branch		0.00%	10/7/2025	1/24/2025	3,816,845	100.00	3,816,845	190	4.38%	3%
Shinhan Bank - New York Branch		0.00%	9/12/2025	1/22/2025	3,806,950	100.00	3,806,950	165	4.47%	3%
US Treasury 8/31/25		0.25%	8/31/2025	1/23/2025	3,811,993	100.00	3,811,993	153	4.23%	3%
US Treasury 11/15/25		2.25%	11/15/2025	1/29/2025	998,365	100.00	998,365	229	4.14%	1%
TOTAL					\$ 128,184,582		\$ 128,184,582	67.8	4.57%	

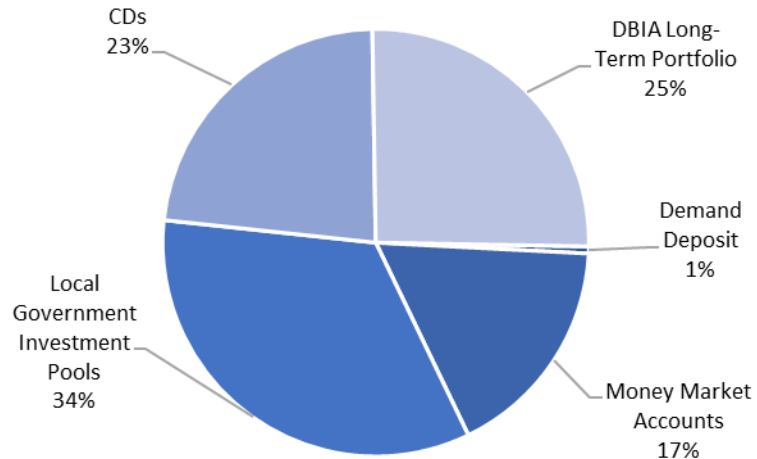
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

(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.

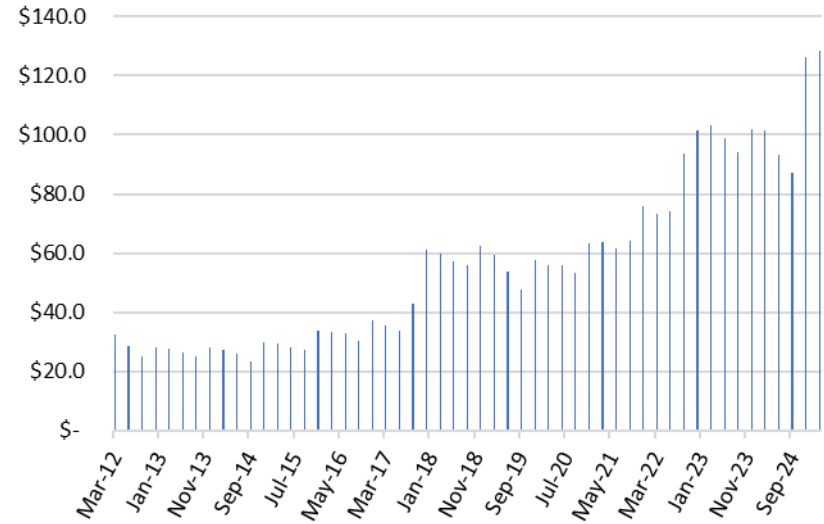
Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 12/31/24	Increases	Decreases	Book Value 3/31/25	Market Value 12/31/24	Change in Market Value	Market Value 3/31/25
Checking Accounts									
American Nat'l Bank of Texas Checking	0.00%	4/1/2025	\$ 855,665	\$ -	\$ (168,963)	\$ 686,702	\$ 855,665	\$ (168,963)	\$ 686,702
Money Market Accounts									
American Nat'l Bank of Texas	3.92%	4/1/2025	104,229	654,330	-	758,559	104,229	654,330	758,559
NexBank Intrafi	4.50%	4/1/2025	45,750,353	-	(24,670,251)	21,080,101	45,750,353	(24,670,251)	21,080,101
Certificates of Deposit									
Veritex Community Bank 5562	4.94%	1/16/2025	10,484,098	-	(10,484,098)	-	10,484,098	(10,484,098)	-
BOK Financial 3645	4.93%	6/12/2025	1,079,391	13,192	-	1,092,583	1,079,391	13,192	1,092,583
Cornerstone Capital Bank 7374	5.34%	6/20/2025	5,144,565	68,125	-	5,212,689	5,144,565	68,125	5,212,689
BOK Financial 2643	4.93%	7/3/2025	538,168	6,577	-	544,745	538,168	6,577	544,745
BOK Financial 3602	4.93%	7/10/2025	4,838,937	59,142	-	4,898,078	4,838,937	59,142	4,898,078
Cornerstone Capital Bank 7374	5.26%	7/10/2025	5,126,942	66,920	-	5,193,862	5,126,942	66,920	5,193,862
Cornerstone Capital Bank 2023	5.18%	7/24/2025	6,137,889	78,951	-	6,216,839	6,137,889	78,951	6,216,839
Texas Bank 0102	4.94%	12/18/2025	6,313,838	77,317	-	6,391,155	6,313,838	77,317	6,391,155
Local Government Investment Pools									
TX FIT	4.51%	4/1/2025	29,644,565	13,733,753	-	43,378,318	29,644,565	13,733,753	43,378,318
Deep Blue Laddered Portfolio									
MUFG Bank, LTD. - New York Branch	0.00%	6/26/2025	5,000,078	56,210	-	5,056,288	5,000,078	56,210	5,056,288
The Toronto-Dominion Bank	0.00%	7/3/2025	5,000,595	56,265	-	5,056,860	5,000,595	56,265	5,056,860
First American Govt. Money Market	3.96%	4/1/2025	13,386	72,683	-	86,069	13,386	72,683	86,069
KEB Hana Bank - New York Branch	0.00%	8/29/2025	-	5,049,603	-	5,049,603	-	5,049,603	5,049,603
Credit Agricole Corporate & Investment Bar	0.00%	9/10/2025	-	5,047,977	-	5,047,977	-	5,047,977	5,047,977
Natixis, New York Branch	0.00%	10/7/2025	-	3,816,845	-	3,816,845	-	3,816,845	3,816,845
Shinhan Bank - New York Branch	0.00%	9/12/2025	-	3,806,950	-	3,806,950	-	3,806,950	3,806,950
United States Department of the Treasury	0.25%	8/31/2025	-	3,811,993	-	3,811,993	-	3,811,993	3,811,993
United States Department of the Treasury	2.25%	11/15/2025	-	998,365	-	998,365	-	998,365	998,365
TOTAL/AVERAGE	4.57%		\$ 126,032,698	\$ 37,475,197	\$ (35,323,312)	\$ 128,184,582	\$ 126,032,698	\$ 2,151,884	\$ 128,184,582

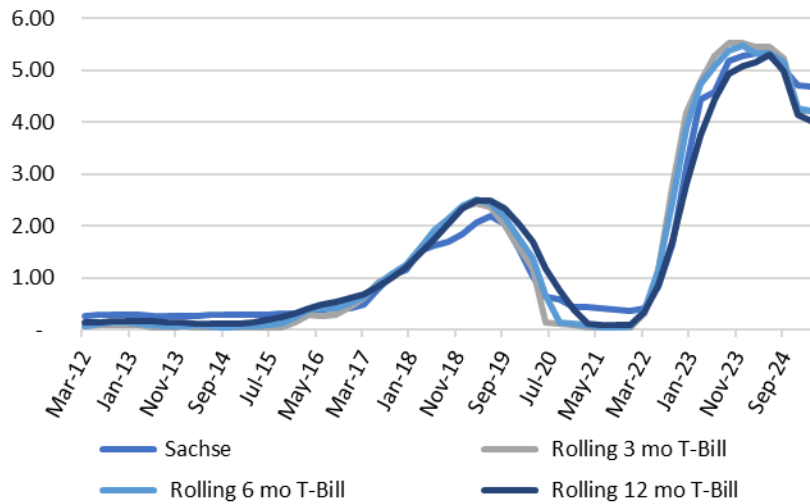
Portfolio Composition



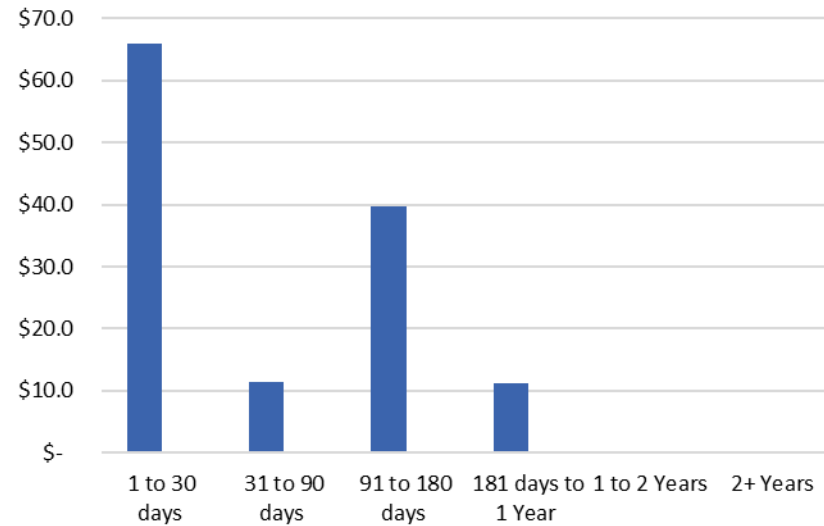
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



Fund Equity In Pooled Cash and Investment

Fund	Balance as of 12/31/24	Balance as of 3/31/25	Percent	Quarterly Change
01 - General Fund	\$ 13,910,433	\$ 18,855,822	14.70%	\$ 4,945,389
02 - Utility Fund	24,552,788	23,414,209	18.27%	(1,138,579)
03 - Debt Service Fund	6,216,923	3,824,865	2.98%	(2,392,058)
04 - General Capital Projects	15,918,293	16,617,923	12.96%	699,630
05 - Special Revenue Fund	1,210,215	1,228,225	0.96%	18,010
06 - Economic Development Fund	6,466,831	6,121,890	4.78%	(344,941)
09 - TIRZ 1 - PGBT	194,978	197,194	0.15%	2,216
10 - Impact Fee Fund	-	-	0.00%	-
11 - Street Maintenance Tax Fund	860,168	1,071,424	0.84%	211,256
12 - General VERF	4,032,234	4,521,283	3.53%	489,049
13 - Municipal Development District	692,635	885,293	0.69%	192,658
14 - TIRZ 2 - The Station	300,147	30,019	0.02%	(270,128)
15 - Health Insurance	913,411	921,144	0.72%	7,732
16 - PID - O&M	174,423	127,263	0.10%	(47,160)
17 - American Rescue Plan Act (ARPA) Fund	68,623	-	0.00%	(68,623)
18 - Hotel Occupancy Tax Fund	47,783	51,135	0.04%	3,352
19 - TIRZ 3 - Highway 78	1,414,853	1,431,013	1.12%	16,159
21 - 2022 Bond Construction Fund	40,167,145	39,722,985	30.99%	(444,159)
22 - Roadway Impact Fee	1,153,233	1,166,386	0.91%	13,153
23 - Water Impact Fee	5,048,843	5,116,707	3.99%	67,864
24 - Sewer Impact Fee	2,320,722	2,179,236	1.70%	(141,486)
55 - Utility VERF	368,015	700,564	0.55%	332,548
Total Pooled Cash and Investments	\$ 126,032,698	\$ 128,184,582	100.00%	\$ 2,151,884

Notes:

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

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

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

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

C. Action Items

Subject:	3. Discuss and make a recommendation to the City Council on park project funding and the corresponding budget for the Municipal Development District to fund for the 2025-2026 fiscal year budget.
Meeting	August 7, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Action, Discussion
Fiscal Impact	None
Recommended Action	Recommend to City Council that Fiscal Year 2024-2025 and 2025-2026 available funding be appropriated to park improvement projects and park projects/land acquisition around the city.
Goals	Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

The City Council will adopt the Fiscal Year 2025-2026 budget as soon as September 15, 2025. Expenditures recommended by the Municipal Development District (MDD) Board will be included in the City Manager's proposed budget for authorization by City Council. Authorization for Capital Project expenditures will be in place until the project is complete even if the project extends beyond the end of the fiscal year.

POLICY CONSIDERATIONS

The MDD Board is authorized to review requests for expenditures using the 1/4 cent sales tax collected for the District. Funds available for Fiscal Year 2025-2026 include the fund balance brought forward from Fiscal Year 2024-2025 as well as the budgeted revenues for the Fiscal Year 2025-2026.

RECOMMENDATION

Recommend to City Council that Fiscal Year 2024-2025 and 2025-2026 available funding be appropriated to park improvement projects and park projects/land acquisition around the city.

File Attachments

1. MDD FY 25-26 Budget Worksheet
2. MDD FY 25-26 Budget Worksheet with Fund Balance



City of Sachse

Budget Worksheet Account Summary

For Fiscal: 2024-2025 Period Ending: 07/31/2025

								Defined Budgets	
		2022-2023	2022-2023	2023-2024	2023-2024	2024-2025	2024-2025	2025-2026	
		Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	Proposed	
Fund: 13 - MUNICIPAL DEVELOPMENT DISTRICT									
Revenue									
Department: 000 - Non-Departmental									
13-000-40060	Sales Tax	775,000.00	710,256.35	750,000.00	744,854.23	800,000.00	600,410.31	760,000.00	
13-000-45000	Interest Income	0.00	1,053.84	1,000.00	20,973.60	20,000.00	26,762.12	5,000.00	
13-000-46130	Other Agency Grants	0.00	161,294.00	0.00	0.00	0.00	0.00	0.00	
Department: 000 - Non-Departmental Total:		775,000.00	872,604.19	751,000.00	765,827.83	820,000.00	627,172.43	765,000.00	
Revenue Total:		775,000.00	872,604.19	751,000.00	765,827.83	820,000.00	627,172.43	765,000.00	
Expense									
Department: 015 - Parks									
13-015-52250	Park Repairs and Maintenance	0.00	0.00	50,000.00	11,558.73	50,000.00	8,714.00	0.00	
13-015-53003	Professional Services	0.00	6,295.48	0.00	0.00	0.00	0.00	0.00	
13-015-54066	J.K. Sachse Park	778,250.00	769,571.11	836,500.00	335,705.99	1,480,165.00	549,957.33	0.00	
13-015-54100	Land Acquisitions	0.00	0.00	0.00	0.00	0.00	0.00	900,000.00	
13-015-55050	Transfer Out to Gen Capital Pro...	0.00	0.00	0.00	0.00	0.00	0.00	50,000.00	
Budget Detail									
Budget Code	Description			Units	Price	Amount			
Proposed	P-OG-01 - Park Improvement Projects			0.00	0.00	50,000.00			
Department: 015 - Parks Total:		778,250.00	775,866.59	886,500.00	347,264.72	1,530,165.00	558,671.33	950,000.00	
Expense Total:		778,250.00	775,866.59	886,500.00	347,264.72	1,530,165.00	558,671.33	950,000.00	
Fund: 13 - MUNICIPAL DEVELOPMENT DISTRICT Surplus (Deficit):		-3,250.00	96,737.60	-135,500.00	418,563.11	-710,165.00	68,501.10	-185,000.00	
Report Surplus (Deficit):		-3,250.00	96,737.60	-135,500.00	418,563.11	-710,165.00	68,501.10	-185,000.00	

Fund Summary

Fund	2022-2023		2023-2024		2024-2025		Defined Budgets	
	Total Budget	Total Activity	Total Budget	Total Activity	Total Budget	YTD Activity	2025-2026 Proposed	
13 - MUNICIPAL DEVELOPMENT DISTRICT	-3,250.00	96,737.60	-135,500.00	418,563.11	-710,165.00	68,501.10	-185,000.00	
Report Surplus (Deficit):	-3,250.00	96,737.60	-135,500.00	418,563.11	-710,165.00	68,501.10	-185,000.00	

Municipal Development District Fund

Budget Worksheet with Projected Fund Balance

	FY 2024-2025		FY 2025-2026
	Thru July 30	<i>Projected</i>	
Beginning Fund Balance*	688,703	688,703	185,000
	Budget		Budget
<u>Revenues</u>			
Sales Tax	800,000	600,410	760,000
Interest	20,000	26,762	5,000
	820,000	627,172	765,000
<u>Expenditures</u>			
Park Improvement Projects (P-OG-01)	50,000	8,714	50,000
J.K. Sachse Park	1,480,165	549,957	-
Park Projects/Land Acquisition	-	-	900,000
	1,530,165	558,671	950,000
Ending Fund Balance	757,204	185,000	-

Key

Projected

**Cash-basis fund balance*

Suggested Recommendation:

Recommend to City Council that Fiscal Year 2024-2025 and 2025-2026 available funding be appropriated to park improvement projects and park projects/land acquisition around the City .

D. Discussion Items

Subject:	1. Receive an update on the J.K. Sachse Park project.
Meeting	August 7, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Information, Discussion
Fiscal Impact	None
Recommended Action	Receive an update on the J.K. Sachse Park project.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

Receive an update on the J.K. Sachse Park project progress.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on the J.K. Sachse Park project.

File Attachments None

D. Discussion Items

Subject:	2. Discuss the possibility of future funding to install a cover at the Heritage Park amphitheater.
Meeting	August 7, 2025 - Municipal Development District Board Meeting
Access	Public
Type	Discussion
Fiscal Impact	None
Recommended Action	Discuss the potential use of Municipal Development Districts funds to install a covering at the Heritage Park amphitheater.
Goals	Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

BACKGROUND

The amphitheater at Herigage Park is currently an uncovered area. A Board member would like to discuss the possibility of using MDD funds for a future project.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss the potential use of Municipal Development Districts funds to install a covering at the Heritage Park amphitheater.

File Attachments None

F. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session regarding the deliberation of real property.

Meeting August 7, 2025 - Municipal Development District Board Meeting

Access Public

Type Action

Recommended Action Take any action as a result of Executive Session regarding the deliberation of real property.

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session regarding the deliberation of real property.

File Attachments None
