



**Tuesday, October 21, 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 Tuesday, October 21, 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 August 14, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending July 31, 2025.
3. Accept the Quarterly Investment Report for the quarter ending June 30, 2025.
4. Accept the monthly revenue and expenditure report for the period ending August 31, 2025.

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 and discuss the ongoing development of the Sachse Economic Development Strategic Plan.
2. 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.

E. 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 October 15, 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 August 14, 2025, meeting minutes.
Meeting	October 21, 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 August 14, 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_08.14.2025-unsigned
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ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE AUGUST 14, 2025, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, August 14, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Chinelo Nwanze, Alan Bell, Christopher Decker, 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, August 14, 2025, at 6:00 PM to consider the following items of business:

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

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. Approve the June 26, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending May 31, 2025.
3. Accept the Quarterly Investment Report for the quarter ending March 31, 2025.
4. Accept the monthly revenue and expenditure report for the period ending June 30, 2025.

Ms. Nwanze made a motion to approve the consent agenda. Ms. Hoermann seconded the motion, and it carried 6 - 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. Consider the Sachse Economic Development Corporation FY 2025-2026 Budget.



Mr. Potts presented updates to the FY 2025–2026 budget, including revenue adjustments, expenditure changes, and impacts from the proposed compensation study.

Ms. Nwanze made a motion to approve the item as presented. Mr. Bell 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.**

1. Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan.

Civic Sol consultants, Steven Pedigo and Laura Huffman, presented a comprehensive competitive benchmarking assessment of Sachse to the Board. Their presentation highlighted key findings on population growth, housing, workforce, and community diversity. The consultants noted next steps include stakeholder interviews, cluster analytics, and future presentations leading to a strategic framework and plan development.

The Board asked questions regarding multi-generational households and strategies to attract and retain young professionals.

Mr. Bell left the meeting at 7:18 pm.

2. 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 recognized outgoing EDC Board member Mr. Frick, noted the upcoming Farmers Market on September 13 and the next EDC Board meeting on September 18.

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 Yellow Jacket.

Mr. McMurdie adjourned the Board to Executive Session at 7:34 pm.
The Board returned to Regular Session at 8:23 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 Yellow Jacket.

Ms. Hoermann made a motion to authorize the Executive Director of the Sachse Economic Development Corporation to negotiate and execute an incentive agreement for Project Yellow Jacket and any amendments and instruments related thereto.

Mr. Decker seconded the motion, and it carried 5 - 0. None voted against.

H. Adjournment

President McMurdie adjourned the meeting at 8:25 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 July 31, 2025.
Meeting	October 21, 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 July 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 July 2025. Also included is a preliminary line-item report and balance sheet for August 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 monthly revenue and expenditure report for the period ending July 31, 2025.

File Attachments

1. EDC Fund July 2025
2. EDC Budget Report August 2025 Preliminary
3. EDC Balance Sheet August 2025

City of Sachse

Monthly Revenue and Expenditure Report July 31, 2025 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	83% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,610,000	\$ 117,380	\$ 1,234,553	77%	A
Other Income	16,000	-	1,143	7%	B
Interest Income	260,000	18,293	231,202	89%	C
Total Revenue	\$ 1,886,000	\$ 135,673	\$ 1,466,898	78%	
Expenditure Summary					
Expenditures	\$ 2,180,980	\$ 184,319	\$ 1,778,728	82%	
Total Expenditures	\$ 2,180,980	\$ 184,319	\$ 1,778,728	82%	
Revenue Over/(Under) Expenses	\$ (294,980)	\$ (48,646)	\$ (311,830)		D
Beginning Fund Balance October 1, 2024			\$ 6,527,603		

Explanation of Major Variances:

- A EDC sales tax collections are \$27K below prior year year-to-date collections
- B Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- C Interest revenue trending strong due to favorable interest rates
- D 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: 08/31/2025

	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	141,163.77	1,375,716.30	0.00	85.45%	234,283.70
06-000-45000	Interest Income	100,000.00	289,820.72	260,000.00	0.00	231,202.22	0.00	88.92%	28,797.78
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	141,163.77	1,608,061.38	0.00	85.26%	277,938.62
	Revenue Total:	1,540,000.00	1,819,745.37	1,886,000.00	141,163.77	1,608,061.38	0.00	85.26%	277,938.62

Budget to Actual

For Fiscal: 2024-2025 Period Ending: 08/31/2025

		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	20,425.06	173,734.34	0.00	90.52%	18,189.66
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	1,526.38	13,169.85	0.00	87.69%	1,849.15
06-019-50060	TMRS Contributions	22,755.00	22,895.86	31,215.00	3,247.57	27,626.96	0.00	88.51%	3,588.04
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	24,468.68	0.00	96.76%	818.32
06-019-50080	Dental Insurance	723.00	723.36	723.00	60.28	663.08	0.00	91.71%	59.92
06-019-50090	Life and LTD Insurance	877.00	607.11	711.00	79.56	893.70	0.00	125.70%	-182.70
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	126.00	0.00	53.85%	108.00
06-019-50130	Employee Assistance Program	0.00	0.00	0.00	6.00	61.04	0.00	0.00%	-61.04
06-019-51030	Utilities - Communications	972.00	965.16	966.00	0.00	804.58	0.00	83.29%	161.42
06-019-51050	Office Supplies	3,000.00	311.76	3,000.00	0.00	21.19	0.00	0.71%	2,978.81
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	8,849.26	0.00	88.49%	1,150.74
06-019-51500	Uniforms and Accessories	880.00	703.77	880.00	0.00	884.75	0.00	100.54%	-4.75
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	816.20	1,000.00	0.00	98.71	0.00	9.87%	901.29
06-019-51550	Fuel and Lubricants	473.00	209.46	473.00	0.00	259.09	0.00	54.78%	213.91
06-019-51700	Community Relations & Special Progra...	42,750.00	24,701.04	48,750.00	0.00	25,762.62	0.00	52.85%	22,987.38
06-019-51800	Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	4,237.98	0.00	68.41%	1,957.02
06-019-51810	Employee Training and Travel	17,430.00	7,034.12	18,200.00	0.00	6,710.93	0.00	36.87%	11,489.07
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	0.00	0.00	0.00	459.15	0.00	0.00%	-459.15
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	0.00	855.34	0.00	85.53%	144.66
06-019-52040	Software Licensing, Support and Maint...	52,020.00	55,740.22	50,850.00	0.00	51,373.24	0.00	101.03%	-523.24
06-019-53000	Legal/Consulting Fees	20,000.00	31,364.97	30,000.00	0.00	16,865.75	0.00	56.22%	13,134.25
06-019-53002	Professional Services (53003)	70,000.00	28,340.36	80,000.00	0.00	11,567.00	0.00	14.46%	68,433.00
06-019-53060	Printing Services	2,000.00	3,166.70	2,500.00	0.00	3,083.75	0.00	123.35%	-583.75
06-019-53220	5th Street District	30,600.00	24,498.60	35,600.00	1,238.20	11,965.54	0.00	33.61%	23,634.46
06-019-53241	Local Business Grant Program	100,000.00	0.00	100,000.00	20,620.50	20,620.50	0.00	20.62%	79,379.50
06-019-53380	Advertising and Legal Publications	60,800.00	62,544.99	67,800.00	0.00	37,953.66	0.00	55.98%	29,846.34
06-019-53500	Web Page Services	2,520.00	7,370.00	2,520.00	0.00	473.68	0.00	18.80%	2,046.32
06-019-53600	Copier Rental & Maintenance	945.00	192.00	945.00	72.00	792.00	72.00	83.81%	153.00
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	320,837.00	0.00	91.67%	29,163.00
06-019-55060	Transfer Out to General Fund - Indirect...	122,795.00	122,795.00	141,106.00	11,759.00	129,349.00	0.00	91.67%	11,757.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	0.00	155,695.00	935,000.00	0.00	975,000.00	0.00	104.28%	-40,000.00
019 - Economic Development Total:		909,632.00	895,902.82	2,180,980.00	90,586.17	1,874,890.89	72.00	85.97%	306,089.11
Expense Total:		909,632.00	895,902.82	2,180,980.00	90,586.17	1,874,890.89	72.00	85.97%	306,089.11
Fund 06 Revenue Over/(Under) Expenses		630,368.00	923,842.55	-294,980.00	50,577.60	-266,829.51	-72.00	90.46%	-28,150.49
Total Revenue Over/(Under) Expenses:		630,368.00	923,842.55	-294,980.00	50,577.60	-266,829.51	-72.00	90.46%	-28,150.49

Sachse Economic Development Corporation
Balance Sheet
8/31/2025

Assets:

Cash	\$97,048.41
Investments	5,941,395.21
Accts Receivable-Sales Tax	245,038.27
Travel Advances	4,740.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,085.88</u>

Total Assets **\$7,940,200.45**

Liabilities:

Payables	<u>\$44,375.47</u>
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Total Liabilities **\$44,375.47**

Equity:

Fund Balance 9/30/2024	\$6,527,602.52
Net Position (full accrual)	\$1,635,051.97
FY 2025 YTD Surplus	<u>-266,829.51</u>

Total Equity **\$7,895,824.98**

Total Liabilities and Equity **\$7,940,200.45**

C. Consent Agenda

Subject:	3. Accept the Quarterly Investment Report for the quarter ending June 30, 2025.
Meeting	October 21, 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 June 30, 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 September 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 June 30, 2025.

File Attachments

- | |
|--|
| 1. Quarterly Investment Report FY 2025 Q3 2025.06.30 |
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To: Gina Nash, City Manager

From: David Baldwin, Director of Finance

Ryan Bredehoeft, Assistant Director of Finance

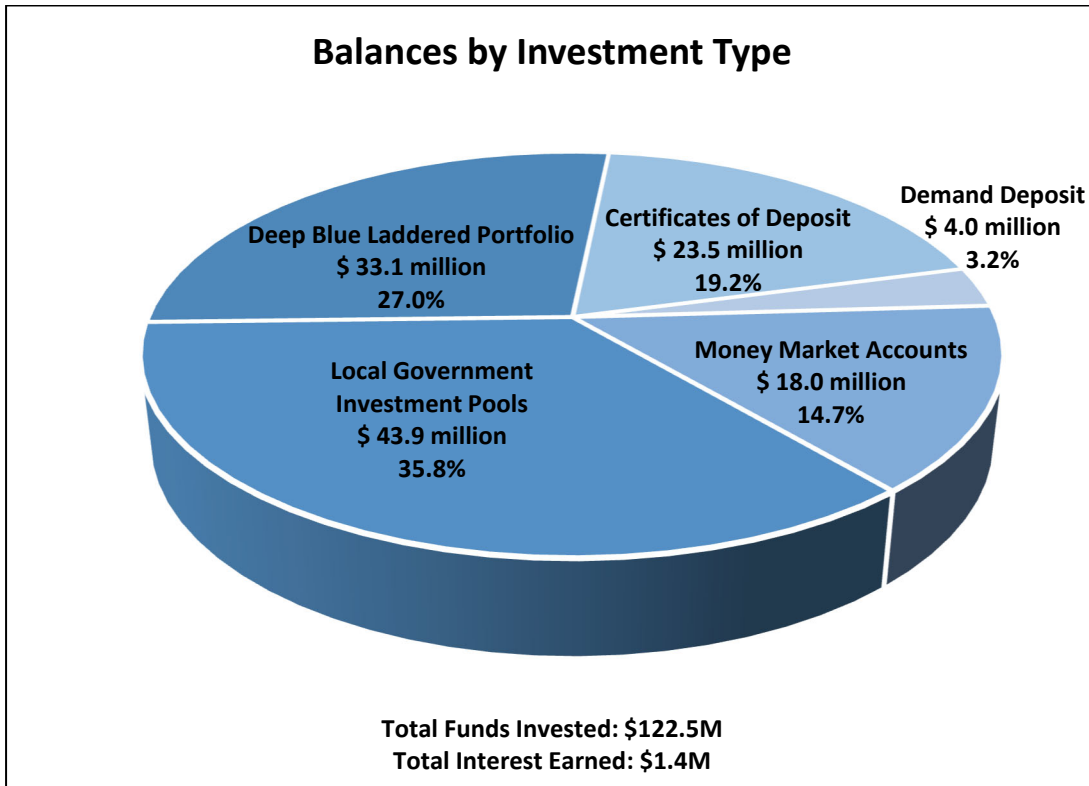
Jeff Sun, Finance and Purchasing Manager

CC: Mayor and City Council

Date: September 2, 2025

Re: Investment Report for the quarter ending June 30, 2025

Attached is the Quarterly Investment Report for the quarter ending June 30, 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	4.42%
Local Government Investment Pools	4.48%
Certificates of Deposit	4.72%
Deep Blue Laddered Portfolio	4.16%

Average interest rate yield	4.29%
3-month US Treasury (benchmark)	4.24%

Summary

Quarter End Results by Investment Category:

Asset Type	March 31, 2025		June 30, 2025			
	Book Value	Market Value	Book Value	Market Value	Ave. Yield	Weight
Demand Deposit	\$ 686,702	\$ 686,702	\$ 3,959,363	\$ 3,959,363	0.00%	3%
Money Market Accounts	21,924,441	21,924,441	18,043,411	18,043,411	4.42%	15%
Local Government Investment Pools	43,378,318	43,378,318	43,864,635	43,864,635	4.48%	36%
CDs	29,549,953	29,549,953	23,540,497	23,540,497	4.72%	19%
DBIA Long-Term Portfolio	32,643,560	32,651,002	33,098,360	33,096,425	4.16%	27%
Totals	\$ 128,182,974	\$ 128,190,416	\$ 122,506,266	\$ 122,504,331	4.29%	100%

Current Quarter Average Yield (1)

Total Portfolio 4.29%

Weighted Average Maturity 32.9 days

Rolling Three Month Treasury 4.24%

Rolling Six Month Treasury 4.29%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio 4.52%

Rolling Three Month Treasury 4.27%

Rolling Six Month Treasury 4.27%

Interest Earnings (Approximate)

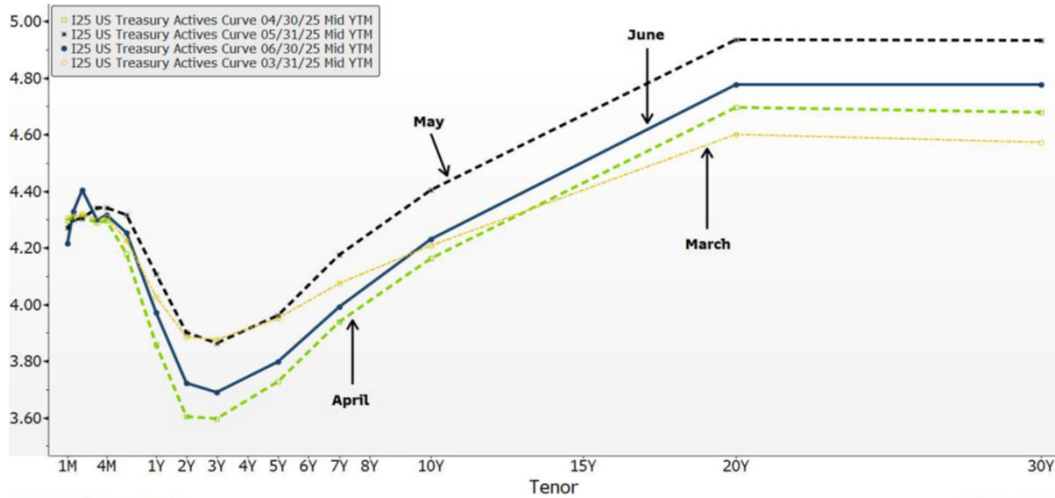
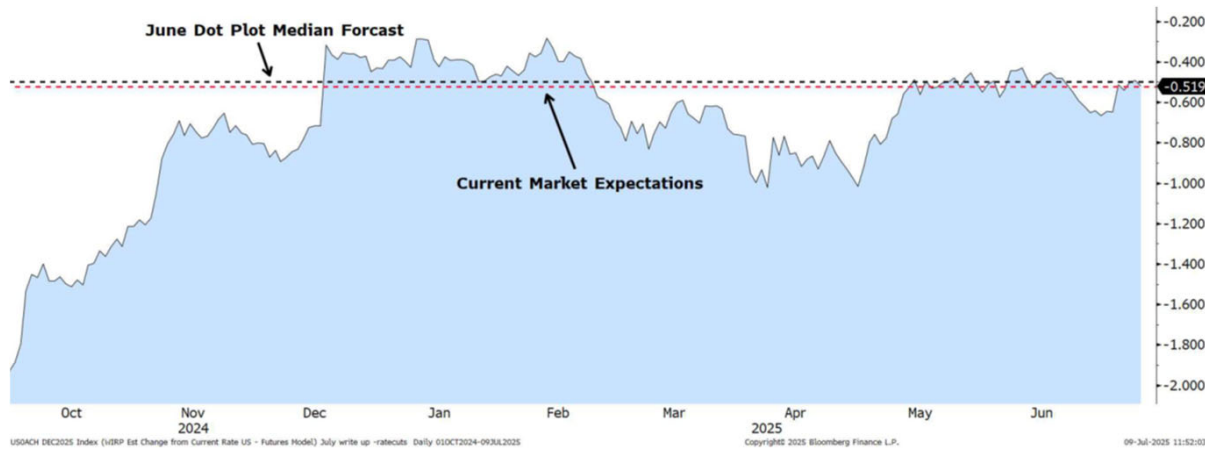
	City	EDC
Interest Earnings QTR	\$ 1,357,699	\$ 68,578
Interest Earnings YTD	\$ 4,061,950	\$ 156,131

(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

The U.S. economy experienced a negative GDP growth in Q1, primarily due to an increased trade deficit and companies building up inventory. Consumer spending also saw a slight decline in Q2. The labor market is strong, with nonfarm payrolls increasing and the unemployment rate in June being lower than expected. JOLTS Job Openings were also higher than anticipated. Inflation remains a concern for the Federal Reserve. While the headline CPI report came in slightly above expectations, core CPI was in line with expectations but still above the Fed's 2% target. The Federal Reserve is unlikely to cut interest rates soon. Despite pressure from the White House, Chairman Powell indicated that the Fed would not rush to cut rates due to persistent inflation and low unemployment. Volatility in interest rates is expected to continue as the market anticipates future rate cuts. Finally, the US Treasury yields have generally decreased across all tenors from June 2024 to June 2025, indicating a potential shift in investor sentiment or economic outlook.



US Treasury Yields				
Date and Yield (%)				
Tenor	6/30/2024	4/30/2025	5/31/2025	6/30/2025
1m	5.48	4.35	4.33	4.28
3m	5.47	4.31	4.36	4.41
6m	5.37	4.19	4.36	4.29
1y	5.10	3.85	4.11	3.96
2y	4.77	3.60	3.89	3.72
3y	4.58	3.58	3.87	3.68
5y	4.44	3.72	3.96	3.79

Investment Holdings

June 30, 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%	6/30/2025	7/1/2025	\$ 3,959,363	1.00	\$ 3,959,363	0	0.00%	3%
Money Market Accounts/Funds										
American Nat'l Bank of Texas		3.81%	6/30/2025	7/1/2025	\$ 765,619	1.00	\$ 765,619	0	3.81%	1%
NexBank Intrafi		4.45%	6/30/2025	7/1/2025	\$ 16,277,185	1.00	\$ 16,277,185	0	4.45%	13%
Local Government Investment Pools										
TX FIT		4.48%	6/30/2025	7/1/2025	\$ 43,864,635	1.00	\$ 43,864,635	0	4.48%	36%
Logic		4.43%	6/30/2025	7/1/2025	\$ 1,000,607	1.00	\$ 1,000,607	0	4.43%	1%
Certificates of Deposit										
BOK Financial 3645		4.59%	6/12/2025	6/15/2023	\$ -	100.00	\$ -	-18	4.59%	0%
Cornerstone Capital Bank 6314		4.59%	6/20/2025	6/20/2024	\$ -	100.00	\$ -	-10	4.59%	0%
BOK Financial 2643		4.59%	7/3/2025	7/6/2023	\$ 551,478	100.00	\$ 551,478	3	4.59%	0%
BOK Financial 3602		4.59%	7/10/2025	7/13/2023	\$ 4,958,612	100.00	\$ 4,958,612	10	4.59%	4%
Cornerstone Capital Bank 7374		4.59%	7/10/2025	7/11/2024	\$ 5,262,413	100.00	\$ 5,262,413	10	4.59%	4%
Cornerstone Capital Bank 2023		4.59%	7/24/2025	7/25/2024	\$ 6,297,700	100.00	\$ 6,297,700	24	4.59%	5%
Texas Bank 0374/0102		5.06%	12/18/2025	12/19/2024	\$ 6,470,294	100.00	\$ 6,470,294	171	5.06%	5%
Deep Blue Laddered Portfolio										
CASH		0.00%	6/30/2025	7/1/2025	\$ 867	1.00	\$ 867	0	0.00%	0%
FIRST AMER:GVT OBLG Y		3.96%	6/30/2025	7/1/2025	\$ 98,226	1.00	\$ 98,226	0	3.96%	0%
THE TORONTO-DOMINION BANK	A-1/P1	0.00%	7/3/2025	12/27/2024	\$ 5,113,750	100.00	\$ 5,113,750	3	2.93%	4%
KEB HANA BANK - NEW YORK AGENCY	A-1	0.00%	8/29/2025	1/13/2025	\$ 5,107,477	100.00	\$ 5,107,477	60	4.41%	4%
CREDIT AGRICOLE CORPORATE AND INVE	A-1/P1	0.00%	9/10/2025	1/13/2025	\$ 5,104,724	100.00	\$ 5,104,724	72	4.34%	4%
SHINHAN BANK - NEW YORK BRANCH	A-1/P1	0.00%	9/12/2025	1/22/2025	\$ 3,850,258	100.00	\$ 3,850,258	74	4.39%	3%
NATIXIS, NEW YORK BRANCH	A-1/P1	0.00%	10/7/2025	1/24/2025	\$ 3,859,290	100.00	\$ 3,859,290	99	4.31%	3%
US TREASURY 8/31/25	AA++	0.25%	8/31/2025	1/23/2025	\$ 3,849,458	100.00	\$ 3,847,836	62	4.44%	3%
US TREASURY 11/15/25	AA++	2.25%	11/15/2025	1/30/2025	\$ 1,002,607	100.00	\$ 1,002,294	138	4.31%	1%
HANNOVER FUNDING - CO LLC	P1	0.00%	12/29/2025	6/27/2025	\$ 5,111,703	100.00	\$ 5,111,703	182	4.42%	4%
TOTAL					\$ 122,506,266		\$ 122,504,331	32.9	4.29%	

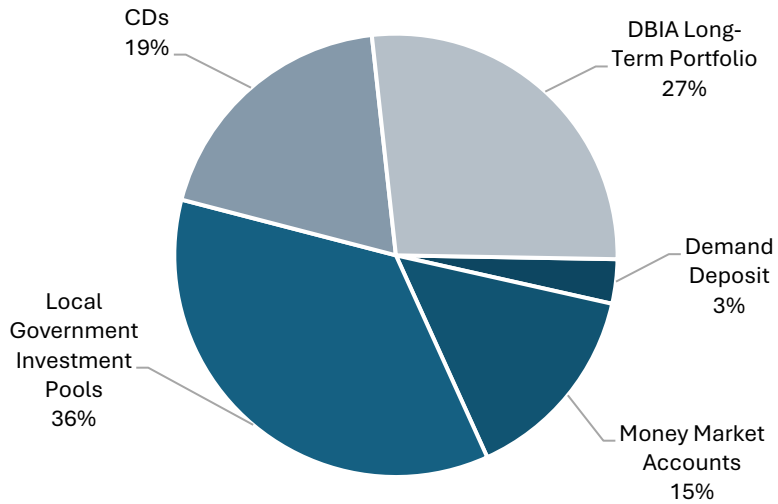
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

(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.

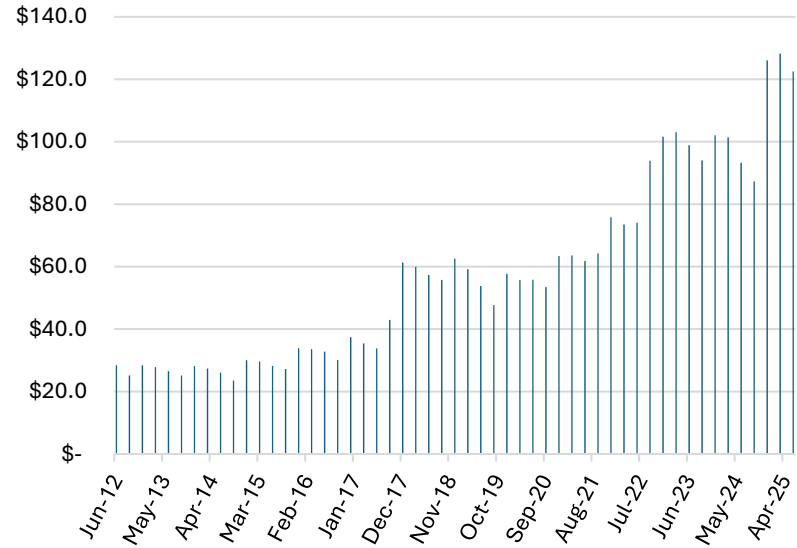
Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 3/31/25	Increases	Decreases	Book Value 6/30/25	Market Value 3/31/25	Change in Market Value	Market Value 6/30/25
Checking Accounts									
American Nat'l Bank of Texas Checking	0.00%	6/30/2025	\$ 686,702	\$ 3,272,661	\$ -	\$ 3,959,363	\$ 686,702	\$ 3,272,661	\$ 3,959,363
Money Market Accounts									
American Nat'l Bank of Texas	3.81%	6/30/2025	758,559	7,060	-	765,619	758,559	7,060	765,619
NexBank Intrafi	4.45%	6/30/2025	21,080,101	-	(4,802,917)	16,277,185	21,080,101	(4,802,917)	16,277,185
Local Government Investment Pools									
TX FIT	4.48%	6/30/2025	43,378,318	486,317	-	43,864,635	43,378,318	486,317	43,864,635
Logic	4.43%	6/30/2025	-	-	-	1,000,607	-	-	1,000,607
Certificates of Deposit									
BOK Financial 3645	4.59%	6/12/2025	1,092,583	-	(1,092,583)	-	1,092,583	(1,092,583)	-
Cornerstone Capital Bank 6314	4.59%	6/20/2025	5,212,689	-	(5,212,689)	-	5,212,689	(5,212,689)	-
BOK Financial 2643	4.59%	7/3/2025	544,745	6,732	-	551,478	544,745	6,732	551,478
BOK Financial 3602	4.59%	7/10/2025	4,898,078	60,534	-	4,958,612	4,898,078	60,534	4,958,612
Cornerstone Capital Bank 7374	4.59%	7/10/2025	5,193,862	68,551	-	5,262,413	5,193,862	68,551	5,262,413
Cornerstone Capital Bank 2023	4.59%	7/24/2025	6,216,839	80,860	-	6,297,700	6,216,839	80,860	6,297,700
Texas Bank 0374/0102	5.06%	12/18/2025	6,391,155	79,139	-	6,470,294	6,391,155	79,139	6,470,294
Deep Blue Laddered Portfolio									
CASH	0.00%	6/30/2025	-	867	-	867	-	867	867
FIRST AMER:GVT OBLG Y	3.96%	6/30/2025	85,780	12,446	-	98,226	85,780	12,446	98,226
MUFG BANK, LTD. - NEW YORK BRANCH	0.00%	6/26/2025	5,056,288	-	(5,056,288)	-	5,056,549	(5,056,549)	-
THE TORONTO-DOMINION BANK	2.93%	7/3/2025	5,056,859	56,891	-	5,113,750	5,057,405	56,345	5,113,750
KEB HANA BANK - NEW YORK AGENCY	4.41%	8/29/2025	5,049,603	57,874	-	5,107,477	5,052,184	55,293	5,107,477
CREDIT AGRICOLE CORPORATE	4.34%	9/10/2025	5,047,977	56,748	-	5,104,724	5,048,903	55,821	5,104,724
SHINHAN BANK - NEW YORK BRANCH	4.39%	9/12/2025	3,806,950	43,308	-	3,850,258	3,808,543	41,715	3,850,258
NATIXIS, NEW YORK BRANCH	4.31%	10/7/2025	3,816,845	42,445	-	3,859,290	3,817,059	42,230	3,859,290
US TREASURY 8/31/25	4.44%	8/31/2025	3,811,354	38,104	-	3,849,458	3,811,993	35,844	3,847,836
US TREASURY 11/15/25	4.31%	11/15/2025	997,685	4,922	-	1,002,607	998,365	3,929	1,002,294
HANNOVER FUNDING - CO LLC	4.42%	12/29/2025	-	5,111,703	-	5,111,703	-	5,111,703	5,111,703
TOTAL/AVERAGE	4.29%		\$ 128,182,973	\$ 9,487,162	\$ (16,164,477)	\$ 122,506,266	\$ 128,190,416	\$ (6,686,692)	\$ 122,504,331

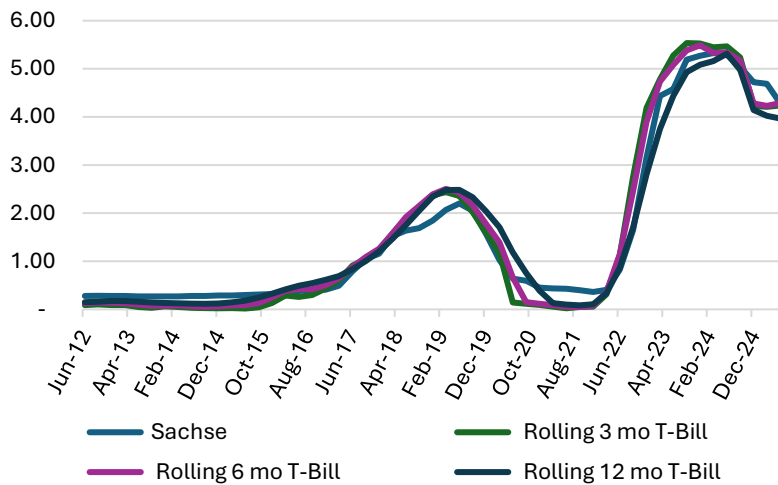
Portfolio Composition



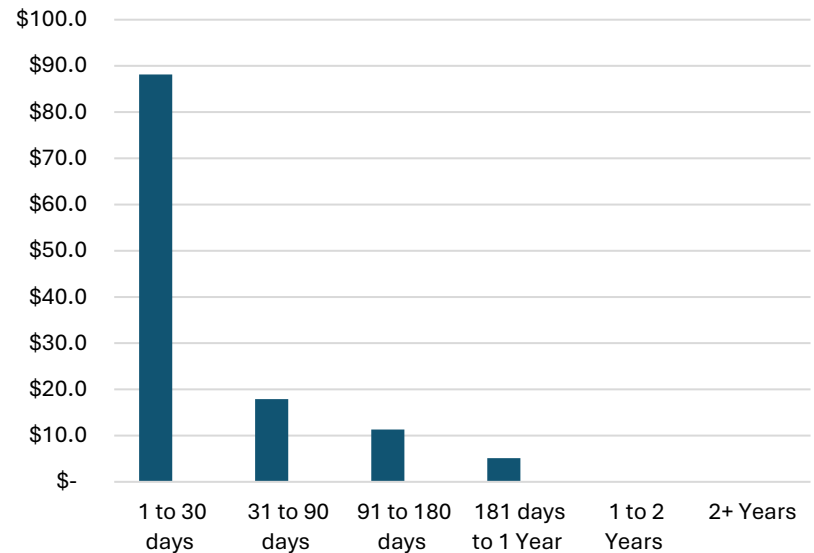
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



Fund Equity In Pooled Cash and Investment

Fund	Balance as of 3/31/25	Balance as of 6/30/25	Percent	Quarterly Change
01 - General Fund	\$ 18,855,822	\$ 13,334,307	10.88%	\$ (5,521,516)
02 - Utility Fund	23,414,209	23,874,358	19.49%	460,149
03 - Debt Service Fund	3,824,865	3,017,095	2.46%	(807,771)
04 - General Capital Projects	16,617,923	16,952,974	13.84%	335,051
05 - Special Revenue Fund	1,228,225	1,265,066	1.03%	36,841
06 - Economic Development Fund	6,121,890	6,066,441	4.95%	(55,449)
09 - TIRZ 1 - PGBT	197,194	1,392,460	1.14%	1,195,266
11 - Street Maintenance Tax Fund	1,071,424	708,536	0.58%	(362,888)
12 - General VERF	4,521,283	4,858,636	3.97%	337,353
13 - Municipal Development District	885,293	625,587	0.51%	(259,706)
14 - TIRZ 2 - The Station	30,019	269,719	0.22%	239,700
15 - Health Insurance	921,144	645,420	0.53%	(275,723)
16 - PID - O&M	127,263	94,249	0.08%	(33,014)
18 - Hotel Occupancy Tax Fund	51,135	53,260	0.04%	2,125
19 - TIRZ 3 - Highway 78	1,431,013	2,465,933	2.01%	1,034,920
21 - 2022 Bond Construction Fund	39,722,985	37,854,466	30.90%	(1,868,519)
22 - Roadway Impact Fee	1,166,386	1,179,839	0.96%	13,452
23 - Water Impact Fee	5,116,707	4,933,875	4.03%	(182,832)
24 - Sewer Impact Fee	2,179,236	1,837,370	1.50%	(341,867)
55 - Utility VERF	700,564	1,076,675	0.88%	376,112
Total Pooled Cash and Investments	\$ 128,184,582	\$ 122,506,266	100.00%	\$ (5,678,316)

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.

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. Consent Agenda

Subject:	4. Accept the monthly revenue and expenditure report for the period ending August 31, 2025.
Meeting	October 21, 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 August 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 August 2025. Also included is a preliminary line-item report and balance sheet for September 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 monthly revenue and expenditure report for the period ending August 31, 2025.

File Attachments

1. EDC Fund August 2025
2. EDC Budget Report September 2025 Preliminary
3. EDC Balance Sheet September 2025

City of Sachse

Monthly Revenue and Expenditure Report August 31, 2025 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	92% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,610,000	\$ 141,164	\$ 1,375,716	85%	A
Other Income	16,000	-	1,143	7%	B
Interest Income	260,000	26,506	257,709	99%	C
Total Revenue	\$ 1,886,000	\$ 167,670	\$ 1,634,568	87%	
Expenditure Summary					
Expenditures	\$ 2,180,980	\$ 93,142	\$ 1,877,447	86%	
Total Expenditures	\$ 2,180,980	\$ 93,142	\$ 1,877,447	86%	
Revenue Over/(Under) Expenses	\$ (294,980)	\$ 74,528	\$ (242,879)		D
Beginning Fund Balance October 1, 2024			\$ 6,527,603		

Explanation of Major Variances:

- A** EDC sales tax collections are \$3K below prior year year-to-date collections
- B** Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- C** Interest revenue trending strong due to favorable interest rates
- D** 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: 09/30/2025

	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	125,137.22	1,500,853.52	0.00	93.22%	109,146.48
06-000-45000	Interest Income	100,000.00	289,820.72	260,000.00	0.00	257,708.52	0.00	99.12%	2,291.48
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	125,137.22	1,759,704.90	0.00	93.30%	126,295.10
	Revenue Total:	1,540,000.00	1,819,745.37	1,886,000.00	125,137.22	1,759,704.90	0.00	93.30%	126,295.10

Budget to Actual

For Fiscal: 2024-2025 Period Ending: 09/30/2025

Expense	Prior Year Budget	Prior Year Actual	2024-2025 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
019 - Economic Development								
06-019-50000 Wages and Salaries	151,415.00	153,125.66	191,924.00	13,604.11	187,338.45	0.00	97.61%	4,585.55
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	1,004.02	14,173.87	0.00	94.37%	845.13
06-019-50060 TMRS Contributions	22,755.00	22,895.86	31,215.00	2,163.04	29,790.00	0.00	95.43%	1,425.00
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	26,853.30	0.00	106.19%	-1,566.30
06-019-50080 Dental Insurance	723.00	723.36	723.00	60.28	723.36	0.00	100.05%	-0.36
06-019-50090 Life and LTD Insurance	877.00	607.11	711.00	79.56	973.26	0.00	136.89%	-262.26
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	126.00	0.00	53.85%	108.00
06-019-50130 Employee Assistance Program	0.00	0.00	0.00	6.00	67.04	0.00	0.00%	-67.04
06-019-51030 Utilities - Communications	972.00	965.16	966.00	0.00	885.02	0.00	91.62%	80.98
06-019-51050 Office Supplies	3,000.00	311.76	3,000.00	0.00	21.19	0.00	0.71%	2,978.81
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	8,849.26	0.00	88.49%	1,150.74
06-019-51500 Uniforms and Accessories	880.00	703.77	880.00	0.00	884.75	0.00	100.54%	-4.75
06-019-51510 Small Tools and Equipment (under \$10...	1,000.00	816.20	1,000.00	0.00	98.71	0.00	9.87%	901.29
06-019-51550 Fuel and Lubricants	473.00	209.46	473.00	0.00	298.24	0.00	63.05%	174.76
06-019-51700 Community Relations & Special Progra...	42,750.00	24,701.04	48,750.00	0.00	25,979.12	0.00	53.29%	22,770.88
06-019-51800 Dues and Subscriptions	7,829.00	2,888.83	6,195.00	0.00	4,237.98	0.00	68.41%	1,957.02
06-019-51810 Employee Training and Travel	17,430.00	7,034.12	18,200.00	0.00	6,648.32	0.00	36.53%	11,551.68
06-019-51820 Mileage/Tolls/Parking Reimbursement	0.00	0.00	0.00	-4.46	454.69	0.00	0.00%	-454.69
06-019-52000 Vehicle Repairs and Maintenance	1,000.00	333.54	1,000.00	0.00	860.34	0.00	86.03%	139.66
06-019-52040 Software Licensing, Support and Maint...	52,020.00	55,740.22	50,850.00	0.00	51,373.24	1,378.26	101.03%	-523.24
06-019-53000 Legal/Consulting Fees	20,000.00	31,364.97	30,000.00	0.00	18,295.75	0.00	60.99%	11,704.25
06-019-53002 Professional Services (53003)	70,000.00	28,340.36	80,000.00	0.00	11,567.00	0.00	14.46%	68,433.00
06-019-53060 Printing Services	2,000.00	3,166.70	2,500.00	0.00	3,306.76	0.00	132.27%	-806.76
06-019-53220 5th Street District	30,600.00	24,498.60	35,600.00	713.60	13,203.74	0.00	37.09%	22,396.26
06-019-53241 Local Business Grant Program	100,000.00	0.00	100,000.00	0.00	20,620.50	0.00	20.62%	79,379.50
06-019-53380 Advertising and Legal Publications	60,800.00	62,544.99	67,800.00	0.00	38,053.66	0.00	56.13%	29,746.34
06-019-53500 Web Page Services	2,520.00	7,370.00	2,520.00	0.00	473.68	0.00	18.80%	2,046.32
06-019-53600 Copier Rental & Maintenance	945.00	192.00	945.00	72.00	864.00	0.00	91.43%	81.00
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	29,163.00	350,000.00	0.00	100.00%	0.00
06-019-55060 Transfer Out to General Fund - Indirect...	122,795.00	122,795.00	141,106.00	11,757.00	141,106.00	0.00	100.00%	0.00
06-019-57002 Infrastructure Grants / Sales Tax Reim...	0.00	155,695.00	935,000.00	0.00	975,000.00	0.00	104.28%	-40,000.00
019 - Economic Development Total:	909,632.00	895,902.82	2,180,980.00	61,002.77	1,938,449.75	1,378.26	88.88%	242,530.25
Expense Total:	909,632.00	895,902.82	2,180,980.00	61,002.77	1,938,449.75	1,378.26	88.88%	242,530.25
Fund 06 Revenue Over/(Under) Expenses	630,368.00	923,842.55	-294,980.00	64,134.45	-178,744.85	-1,378.26	60.60%	-116,235.15
Total Revenue Over/(Under) Expenses:	630,368.00	923,842.55	-294,980.00	64,134.45	-178,744.85	-1,378.26	60.60%	-116,235.15

Sachse Economic Development Corporation
Balance Sheet
9/30/2025

Assets:

Cash	\$57,876.60
Investments	6,052,701.50
Accts Receivable-Sales Tax	245,038.27
Travel Advances	4,740.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>2,085.88</u>

Total Assets **\$8,012,334.93**

Liabilities:

Payables	<u>\$28,425.29</u>
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Total Liabilities **\$28,425.29**

Equity:

Fund Balance 9/30/2024	\$6,527,602.52
Net Position (full accrual)	\$1,635,051.97
FY 2025 YTD Surplus	<u>-178,744.85</u>

Total Equity **\$7,983,909.64**

Total Liabilities and Equity **\$8,012,334.93**

D. Discussion Items

Subject:	1. Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan.
Meeting	October 21, 2025 - Economic Development Corporation Board Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	None
Recommended Action	Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan.
Goals	Make Sachse more prosperous through job creation and quality development that adds community value. Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The Sachse Economic Development Corporation Board (EDC) and Sachse City Council each took action in their respective meetings on May 15, 2025, and May 19, 2025, to authorize the Executive Director of the EDC to negotiate and enter into a contract with Civic Solutions Partnership LLC (CivicSol) for the development of an economic development strategic plan.

The agreement for the development of this plan has since been executed, and work on the strategic plan is underway. Consultants from CivicSol will present findings from a recently conducted benchmarking analysis as well as facilitate an economic development strategy discussion.

Steven Pedigo, Laura Huffman, and Annick Beaudet from CivicSol will lead the presentation virtually.

POLICY CONSIDERATIONS

The guidance provided by the Sachse EDC Board will help determine the strategic direction for the economic development program in Sachse for the next several years.

RECOMMENDATION

Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan.

File Attachments

1. Presentation_Economic Development Strategic Plan

Economic Development Strategic Plan

D1 – Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan

Outline

- Economic Development Strategic Plan Project Update
- CivicSol Presentation
- Discussion

Update

- 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

CIVICSOL

Update

- Phase 1 – Laying the groundwork
- Phase 2 – Mapping Sachse's economy
- Phase 3 – Shaping Sachse's future
- Phase 4 – From framework to action

Update

- Since August 14 EDC meeting
 - Stakeholder interviews
 - Peer EDO comparator list
 - Consultants and staff meeting
 - Cluster and sector analysis
 - Land use and urban design assessment