



Thursday, November 20, 2025
Economic Development Corporation Board Meeting

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

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

The City of Sachse reserves the right to reconvene, recess, or realign the meeting, called Executive Session, or order of business at any time prior to adjournment.

As authorized by Section 551.071(2) of the Texas Government Code, these meetings may be convened into closed Executive Session at any time during the meeting for the purpose of seeking confidential legal advice from the City Attorney on any agenda item listed herein.

A. Meeting Opening

1. Call to Order: The Economic Development Corporation Board of the City of Sachse will hold a regular meeting on Thursday, November 20, 2025, at 6:00 PM to consider the following items of business:
2. Invocation and Pledges of Allegiance.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda may be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card should be presented to the acting secretary prior to the meeting. According to the Texas Open Meetings Act, the Board is prohibited from discussing any item not posted on the agenda but will take comments under advisement.

C. Consent Agenda

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

1. Approve the October 21, 2025, meeting minutes.

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. Executive Session

1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Update regarding Project Yellow Jacket.

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 November 13, 2025, by 6 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 October 21, 2025, meeting minutes.

Meeting November 20, 2025 - Economic Development Corporation Board Meeting

Access Public

Type Action (Consent), Minutes

Fiscal Impact None

Recommended Action Approve the minutes as presented.

Goals

BACKGROUND

Minutes from the October 21, 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_10.21.2025

ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE OCTOBER 21, 2025, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Tuesday, October 21, 2025, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Christopher Decker, Ashley Holley, Krisleigh Hoermann.

Those absent were: Alan Bell, Chinelo Nwanze.

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

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 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.

Ms. Hoermann made a motion to approve the consent agenda. Mr. Decker seconded the motion, and it carried 4 - 0. None voted against.

D. Discussion Items

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

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



Consultants Steven Pedigo, Laura Huffman, and Annick Baudet from CivicSol provided an update on the economic development strategic plan, highlighting their recently conducted cluster and sector analysis work, as well as talking through land use and urban design. The discussion emphasized continuing to support local businesses while also focusing on attracting traded/export sector and professional service businesses to strengthen long-term growth. Key land use opportunities include refining zoning along major corridors, enhancing walkability and placemaking, and leveraging existing streets and right-of-way to support redevelopment and attract targeted business investment.

During the presentation, members of the EDC Board asked questions and the consultants provided responses and clarification.

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.

Ms. Lewis highlighted Detroit Custom and Collision's completion of facade improvements through the Local Business Grant Program, and noted the upcoming Sachse Farmers Market and Small Business Saturday giveaway. The next EDC Board meeting will be held on November 20.

E. Adjournment

President McMurdie adjourned the meeting at 7:30 PM.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development Director

D. Discussion Items

Subject:	1. Receive an update and discuss the ongoing development of the Sachse Economic Development Strategic Plan.
Meeting	November 20, 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 (EDC) Board 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 and review the draft framework for the City's new Economic Development Strategy. Building on months of stakeholder interviews, market analysis, and benchmarking, the session will outline the proposed vision, goals, and strategic pillars and gather feedback from the EDC Board to refine priorities and shape the final implementation roadmap.

Steven Pedigo and Laura Huffman 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 October 21 EDC Meeting
 - Finalized the peer assessment review
 - Completed the land use and urban design assessments
 - Synthesized the key research and engagement findings that form the foundation for the strategy framework
 - Drafted the strategy framework
 - Prepared for upcoming meetings