



**Thursday, April 9, 2026**  
**Municipal Development District Board Meeting**

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

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

**A. Regular Meeting**

---

1. Call to Order: The Municipal Development District Board of the City of Sachse will hold a regular meeting on Thursday, April 9, 2026, 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 shall be addressed during this Public Comment section.** The time limit is three minutes per speaker. A Public Comment Card shall 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 shall be given to the acting secretary prior to the start of the meeting.

1. Consider approving the January 8, 2026, regular meeting minutes.
2. Consider accepting the Quarterly Investment Report for the quarter ending December 31, 2025.

**D. Discussion Items**

---

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

1. Receive an update on current and future Municipal Development District 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 April 2, 2026, by 2:30 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](mailto:lthatcher@cityofsachse.com), or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

**C. Action Items**

---

**Subject:** 1. Consider approving the January 8, 2026, regular meeting minutes.

Meeting April 9, 2026 - 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 January 8, 2026, Municipal Development District Board 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\_01.08.2026-unsigned

**MUNICIPAL DEVELOPMENT DISTRICT BOARD OF THE CITY OF SACHSE  
JANUARY 8, 2026, MEETING MINUTES**

The Municipal Development District Board of the City of Sachse held a regular meeting on Thursday, January 8, 2026, at 7:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Butch Kemper, Alicia Linn, Gibbon Joseph, Oseloka Nwanze, Gregg Woodcock, Lillian Baker, Danielle Parker.

Those absent were: None.

**A. Regular Meeting**

---

1. Call to Order: The Municipal Development District Board of the City of Sachse will hold a regular meeting on Thursday, January 8, 2026, at 6:00 PM to consider the following items of business:

President Kemper called the meeting to order at 7:08 PM.

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

Mr. Whitworth offered the invocation, and Mr. Kemper 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 and elect a President, Vice President, and Secretary for the Municipal Development District Board.

Mr. Whitworth reviewed the roles of the Municipal Development District Board and the officers.

Mr. Joseph made a motion to elect Mr. Kemper as President of the Board. Ms. Linn seconded the motion, and it carried 7 - 0. None voted against.

*Due to a system delay, Mr. Kemper was unable to cast his vote electronically and was recorded as voting in favor of the motion.*

Ms. Linn made a motion to elect herself as Vice President of the Board. Ms. Parker seconded the motion, and it carried 7 - 0. None voted against.

*Due to a system delay, Mr. Kemper was unable to cast his vote electronically and was recorded as voting in favor of the motion.*

Ms. Parker made a motion to elect herself as Secretary of the Board. Mr. Joseph seconded the motion, and it carried 7 - 0. None voted against.

2. Consider approving the October 16, 2025, regular meeting minutes.

Mr. Joseph made a motion to approve the minutes as presented. Ms. Linn seconded the motion, and it carried 7 - 0. None voted against.

3. Consider accepting the Quarterly Investment Report for the quarter ending June 30, 2025.

Mr. Joseph made a motion to approve the motion as presented. Ms. Baker seconded the motion, and it carried 7 - 0. None voted against.

4. Consider accepting the Quarterly Investment Report for the quarter ending September 30, 2025.

Mr. Joseph made a motion to approve the motion as presented. Ms. Parker seconded the motion, and it carried 7 - 0. None voted against.

5. Consider accepting the City of Sachse Investment Policy for FY 2025-2026 as adopted by the City Council on November 17, 2025.

Mr. Woodcock made a motion to approve the motion as presented. Mr. Joseph seconded the motion, and it carried 7 - 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 on the purchase of property adjacent to J.K. Sachse Park.

Mr. Whitworth reported that the City has purchased property adjacent to J.K. Sachse Park at a price within the amount previously approved of by the Board. While no specific plans have been finalized, the parcel may be used to provide additional parking to support the splash pad, playground, and pickleball areas. The acquisition secures the land for potential future park expansion, with funding continuing to utilize Municipal Development District sales tax revenues.

#### **E. Adjournment**

---

President Kemper adjourned the meeting at 7:33 PM.

\_\_\_\_\_  
George Kemper, President

ATTEST:

\_\_\_\_\_  
Danielle Parker, Secretary

## C. Action Items

---

**Subject:** 2. Consider accepting the Quarterly Investment Report for the quarter ending December 31, 2025.

Meeting April 9, 2026 - Municipal Development District Board Meeting  
Access Public  
Type Action (Consent)  
Fiscal Impact None  
Recommended Action Accept the Quarterly Investment Report for the quarter ending December 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 March 2, 2026.

### **POLICY CONSIDERATIONS**

Texas Government Code 2256.023 of the Public Investment Act (PFIA) requires not less than quarterly, the investment officer prepare and submit a written report of investment transactions for all funds covered by the Investment Policy and that the report shall be presented not less than quarterly to each governing body within a reasonable time after the end of the period. The City's Investment Policy is to invest public funds in a manner which will provide the highest investment return with the maximum security while meeting the daily cash flow demands of Sachse and conforming to the PFIA and all other State and local statutes governing the investment of public funds.

### **RECOMMENDATION**

Accept the Quarterly Investment Report for the quarter ending December 31, 2025.

File Attachments
------------------

1. Quarterly Investment Report FY 2026 Q1 2025.12.31
--



**To:** Gina Nash, City Manager

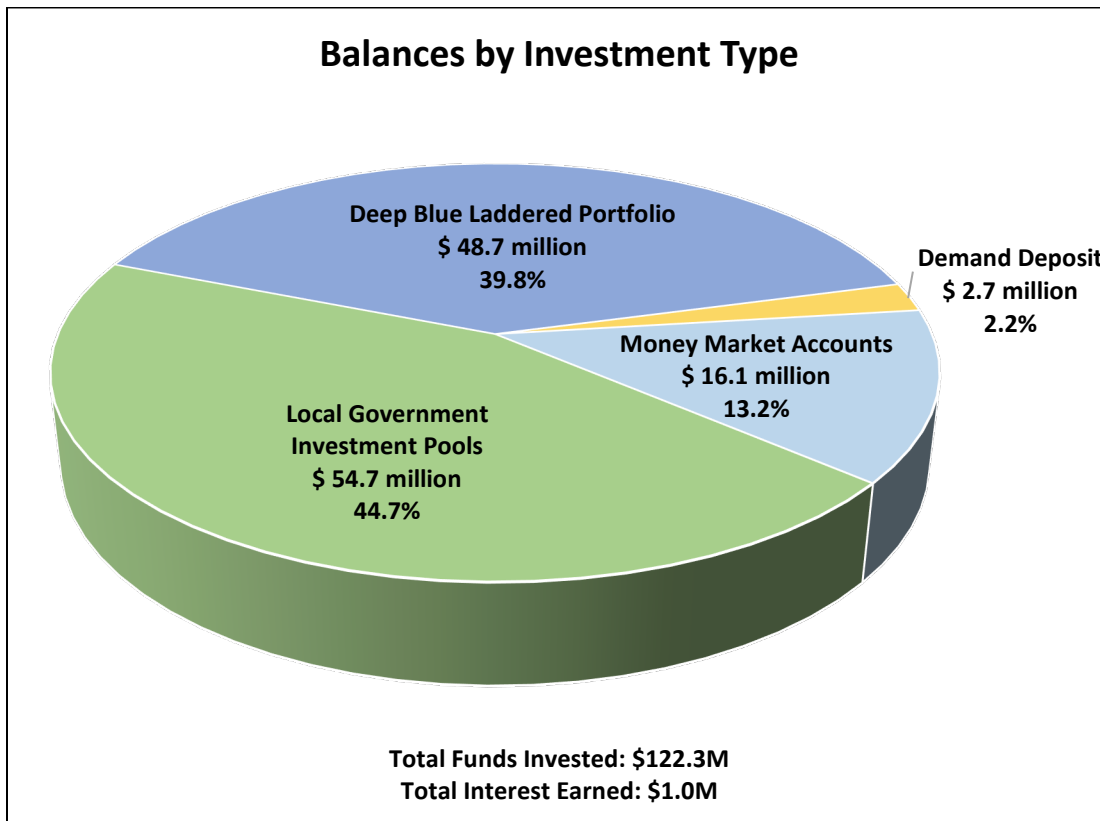
**From:** David Baldwin, Director of Finance *David Baldwin*  
 Jonah Nance, Assistant Finance Director *Jonah Nance*  
 Jeff Sun, Finance and Purchasing Manager *Jeff Sun*

**CC:** Mayor and City Council

**Date:** March 2, 2026

**Re:** Investment Report for the quarter ending December 31, 2025

Attached is the Quarterly Investment Report for the quarter ending December 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	Average Yield by Investment Type
Demand Deposit	0.00%
Money Market Accounts	3.85%
Local Government Investment Pools	4.18%
Deep Blue Laddered Portfolio	3.80%

Average interest rate yield	3.89%
3-month US Treasury (benchmark)	3.67%

## Summary

### Quarter End Results by Investment Category:

Asset Type	September 30, 2025		December 31, 2025			
	Book Value	Market Value	Book Value	Market Value	Ave. Yield	Weight
Demand Deposit	\$ 990,905	\$ 990,905	\$ 2,735,659	\$ 2,735,659	0.00%	2%
Money Market Accounts	18,984,192	18,984,192	16,134,888	16,134,888	3.85%	13%
Local Government Investment Pools	50,430,549	50,430,549	54,718,276	54,718,276	4.18%	45%
CDs	6,551,299	6,551,299	-	-	0.00%	0%
DBIA Long-Term Portfolio	41,435,844	41,458,017	48,713,626	48,748,106	3.80%	40%
<b>Totals</b>	<b>\$ 118,392,788</b>	<b>\$ 118,414,961</b>	<b>\$ 122,302,450</b>	<b>\$ 122,336,929</b>	<b>3.89%</b>	<b>100%</b>

#### Current Quarter Average Yield (1)

Total Portfolio 3.89%

Weighted Average Maturity 106.2 days

Rolling Three Month Treasury 3.67%

Rolling Six Month Treasury 3.59%

#### Fiscal Year-to-Date Average Yield (2)

Total Portfolio 3.89%

Rolling Three Month Treasury 3.67%

Rolling Six Month Treasury 3.59%

#### Interest Earnings (Approximate)

	City	EDC
Interest Earnings QTR	\$ 979,408	\$ 56,271
Interest Earnings YTD	\$ 979,408	\$ 56,271

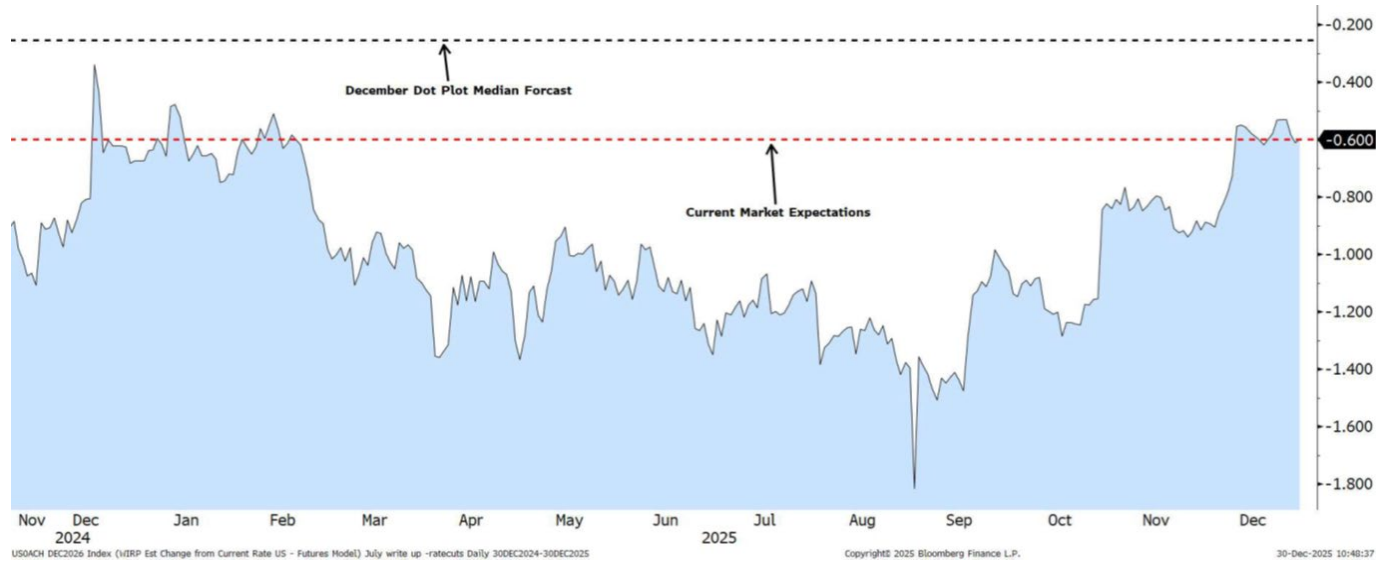
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis; realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool,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

In the fourth quarter of 2025, the economy displayed unexpected resilience with Real GDP surging 4.3% in Q3, surpassing the projected 3.3%. This growth was primarily fueled by robust consumer spending and exports, though it highlighted a "K-shaped" divergence between income groups. The labor market showed signs of a gradual cooling rather than a sharp decline; while November payrolls rebounded to +64,000 following a shutdown-related dip, the unemployment rate ticked up to 4.6%, its highest level since 2021.

In response to these conditions, the Federal Reserve implemented a widely expected 25 basis point rate cut in December, bringing the target range to 3.50%–3.75%. However, the Fed signaled that "precautionary" easing has concluded, with future cuts now strictly dependent on labor market weakness. While inflation came in lower than expected at 2.7% (largely attributed to temporary shutdown disruptions), volatility is expected to persist as markets price in a more aggressive rate-cut path for 2026 than the single cut currently projected by the Fed.



## Investment Holdings

December 31, 2025

Description	Rating	Coupon/ Discount	Maturity Date	Settlement Date	Book Value	Market Price	Market Value	Life (days)	Yield	Weight
<b><u>Checking Accounts</u></b>										
American Nat'l Bank of Texas Checking		0.00%	12/31/2025	1/1/2026	\$ 2,735,659	1.00	\$ 2,735,659	0	0.00%	2%
<b><u>Money Market Accounts/Funds</u></b>										
American Nat'l Bank of Texas		2.26%	12/31/2025	1/1/2026	\$ 507,041	1.00	\$ 507,041	0	2.26%	0%
NexBank Intrafi		3.90%	12/31/2025	1/1/2026	\$ 15,627,847	1.00	\$ 15,627,847	0	3.90%	13%
<b><u>Local Government Investment Pools</u></b>										
TX FIT		4.18%	12/31/2025	1/1/2026	\$ 52,676,530	1.00	\$ 52,676,530	0	4.18%	43%
Logic		3.95%	12/31/2025	1/1/2026	\$ 2,041,746	1.00	\$ 2,041,746	0	3.95%	2%
<b><u>Certificates of Deposit</u></b>										
Texas Bank 0374/0102		0.00%	12/18/2025	12/19/2024	\$ -		\$ -	-13	0.00%	0%
<b><u>Deep Blue Laddered Portfolio</u></b>										
Cash		0.00%	12/31/2025	1/1/2026	\$ 2,809	1.00	\$ 2,809	0	0.00%	0%
FIRST AMER:GVT OBLG Y		3.38%	12/31/2025	1/1/2026	\$ 142,025	1.00	\$ 142,025	0	3.38%	0%
FIRST ABU DHABI BANK	A-1+/P1	0.00%	5/14/2026	9/15/2025	\$ 3,931,304	98.55	\$ 3,931,304	134	3.94%	3%
SOCIÉTÉ GÉNÉRALE SOCIÉTÉ	A-1/P1	0.00%	6/3/2026	7/7/2025	\$ 5,223,221	98.24	\$ 5,223,221	154	4.20%	4%
LLOYDS BANK PLC	A-1/P1	0.00%	7/1/2026	7/14/2025	\$ 4,081,102	97.94	\$ 4,081,102	182	4.16%	3%
US TREASURY 8/15/26	AA+	4.38%	8/15/2026	7/14/2025	\$ 3,923,862	100.47	\$ 3,935,527	227	3.60%	3%
MUFG SECURITIES LTD	A-1/P1	0.00%	8/20/2026	9/12/2025	\$ 5,217,268	97.34	\$ 5,217,268	232	4.25%	4%
US TREASURY 9/15/26	AA+	4.63%	9/15/2026	9/3/2025	\$ 5,023,697	100.73	\$ 5,033,478	258	3.56%	4%
US TREASURY 10/31/26	AA+	4.13%	10/31/2026	9/3/2025	\$ 3,817,359	100.43	\$ 3,825,264	304	3.59%	3%
US TREASURY 11/30/26	AA+	1.25%	11/30/2026	10/8/2025	\$ 4,207,782	97.95	\$ 4,211,979	334	3.54%	3%
ROYAL BANK OF CANADA	A-1+/P1	0.00%	12/1/2026	12/30/2025	\$ 5,226,406	96.66	\$ 5,226,406	335	3.71%	4%
US TREASURY 01/31/27	AA+	4.13%	1/31/2027	12/22/2025	\$ 3,948,051	100.62	\$ 3,949,374	396	3.53%	3%
US TREASURY 02/15/27	AA+	2.25%	2/15/2027	12/22/2025	\$ 3,968,740	98.62	\$ 3,968,348	411	3.51%	3%
<b>TOTAL</b>					<b>\$ 122,302,450</b>		<b>\$ 122,336,929</b>	<b>106.2</b>	<b>3.88%</b>	

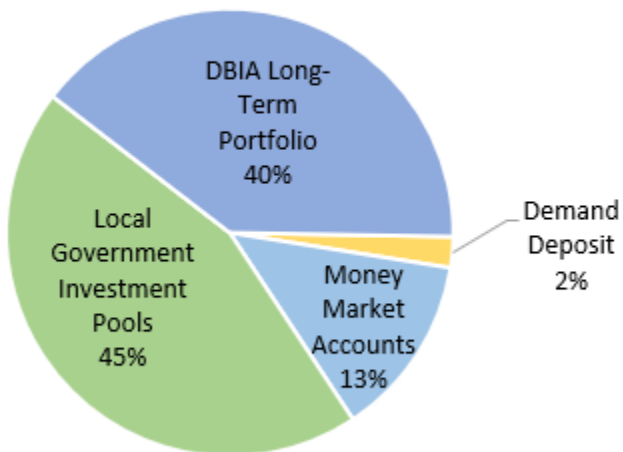
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

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

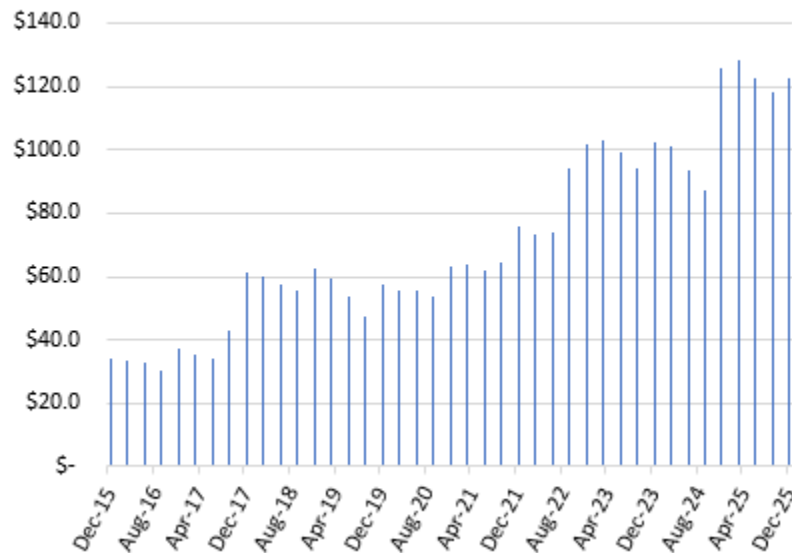
**Book & Market Value Comparison**

Issuer/Description	Yield	Maturity Date	Book Value 9/30/25	Increases	Decreases	Book Value 12/31/25	Market Value 9/30/25	Change in Market Value	Market Value 12/31/25
<b><u>Checking Accounts</u></b>									
American Nat'l Bank of Texas Checking	0.00%	12/31/2025	\$ 990,905	\$ 1,744,754	\$ -	\$ 2,735,659	\$ 990,905	\$ 1,744,754	\$ 2,735,659
<b><u>Money Market Accounts</u></b>									
American Nat'l Bank of Texas	2.26%	12/31/2025	503,682	3,359	-	507,041	503,682	3,359	507,041
NexBank Intrafi	3.90%	12/31/2025	16,459,690	-	(831,843)	15,627,847	16,459,690	(831,843)	15,627,847
<b><u>Local Government Investment Pools</u></b>									
TX FIT	4.18%	12/31/2025	50,430,549	2,245,981	-	52,676,530	50,430,549	2,245,981	52,676,530
Logic	3.95%	12/31/2025	2,020,820	20,926	-	2,041,746	2,020,820	20,926	2,041,746
<b><u>Certificates of Deposit</u></b>									
Texas Bank 0374/0102	0.00%	12/18/2025	6,551,299	-	(6,551,299)	-	6,551,299	(6,551,299)	-
<b><u>Deep Blue Laddered Portfolio</u></b>									
Cash	0.00%	12/31/2025	4,698	-	(1,889)	2,809	4,698	(1,889)	2,809
FIRST AMER:GVT OBLG Y	3.38%	12/31/2025	315,889	-	(173,865)	142,025	315,889	(173,865)	142,025
NATIXIS, NEW YORK BRANCH	0.00%	10/7/2025	3,902,201	-	(3,902,201)	-	3,902,201	(3,902,201)	-
US TREASURY 11/15/25	0.00%	11/15/2025	1,007,572	-	(1,007,572)	-	1,007,869	(1,007,869)	-
HANNOVER FUNDING - CO LLC	0.00%	12/29/2025	5,169,799	-	(5,169,799)	-	5,169,799	(5,169,799)	-
FIRST ABU DHABI BANK	3.94%	5/14/2026	3,891,394	39,910	-	3,931,304	3,891,394	39,910	3,931,304
SOCIÉTÉ GÉNÉRALE SOCIÉTÉ	4.20%	6/3/2026	5,166,832	56,390	-	5,223,221	5,166,832	56,390	5,223,221
LLOYDS BANK PLC	4.16%	7/1/2026	4,037,441	43,661	-	4,081,102	4,037,441	43,661	4,081,102
US TREASURY 8/15/26	3.60%	8/15/2026	3,926,575	-	(2,712)	3,923,862	3,937,368	(1,841)	3,935,527
MUFG SECURITIES LTD	4.25%	8/20/2026	5,160,422	56,846	-	5,217,268	5,160,422	56,846	5,217,268
US TREASURY 9/15/26	3.56%	9/15/2026	5,033,236	-	(9,539)	5,023,697	5,038,725	(5,247)	5,033,478
US TREASURY 10/31/26	3.59%	10/31/2026	3,819,786	-	(2,427)	3,817,359	3,825,379	(114)	3,825,264
US TREASURY 11/30/26	3.54%	11/30/2026	-	4,207,782	-	4,207,782	-	4,211,979	4,211,979
ROYAL BANK OF CANADA	3.71%	12/1/2026	-	5,226,406	-	5,226,406	-	5,226,406	5,226,406
US TREASURY 01/31/27	3.53%	1/31/2027	-	3,948,051	-	3,948,051	-	3,949,374	3,949,374
US TREASURY 02/15/27	3.51%	2/15/2027	-	3,968,740	-	3,968,740	-	3,968,348	3,968,348
<b>TOTAL/AVERAGE</b>	<b>3.88%</b>		<b>\$ 118,392,788</b>	<b>\$ 21,562,806</b>	<b>\$ (17,653,145)</b>	<b>\$ 122,302,450</b>	<b>\$ 118,414,961</b>	<b>\$ 3,921,968</b>	<b>\$ 122,336,929</b>

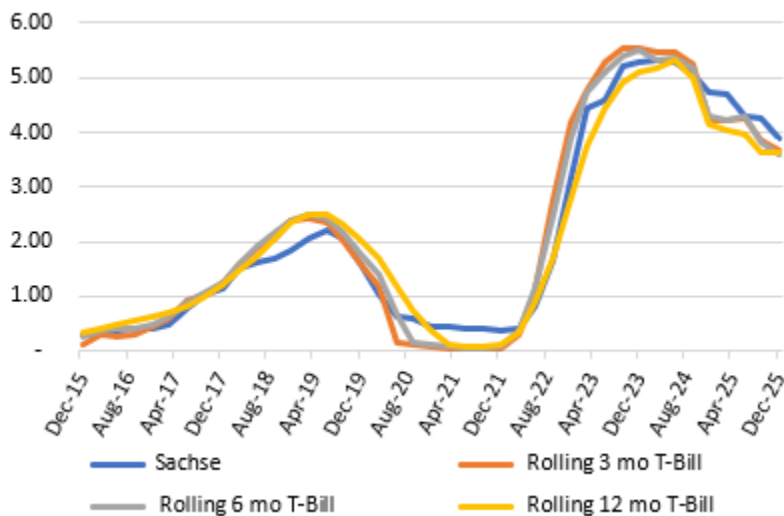
Portfolio Composition



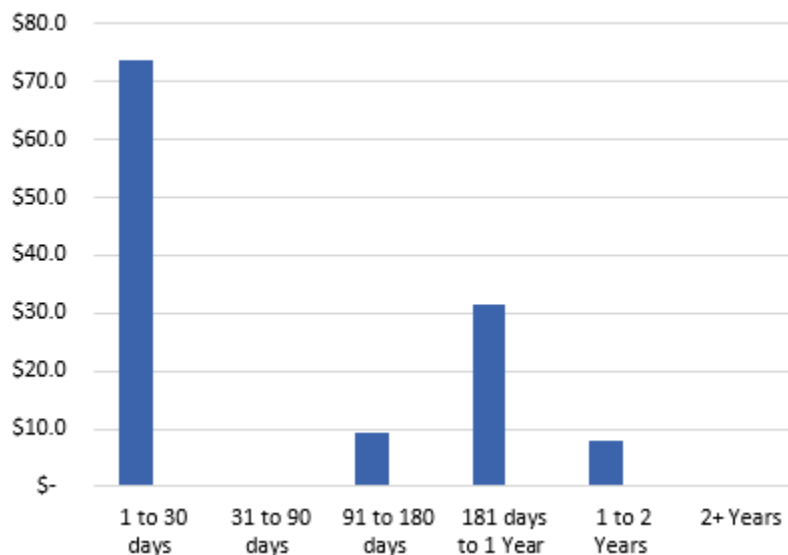
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



**Fund Equity In Pooled Cash and Investment**

<b>Fund</b>	<b>Balance as of 9/30/25</b>	<b>Balance as of 12/31/25</b>	<b>Percent</b>	<b>Quarterly Change</b>
01 - General Fund	\$ 8,638,651	\$ 9,823,559	8.04%	\$ 1,184,908
02 - Utility Fund	25,345,354	27,298,377	22.32%	1,953,023
03 - Debt Service Fund	1,710,516	5,330,945	4.36%	3,620,429
04 - General Capital Projects	16,786,037	17,043,270	13.94%	257,233
05 - Special Revenue Fund	1,241,422	1,203,164	0.98%	(38,259)
06 - Economic Development Fund	6,124,534	6,348,756	5.19%	224,222
09 - TIRZ 1 - PGBT	1,406,769	1,419,526	1.16%	12,757
11 - Street Maintenance Tax Fund	789,398	839,001	0.69%	49,604
12 - General VERF	5,080,377	5,233,382	4.28%	153,005
13 - Municipal Development District	493,659	816,361	0.67%	322,702
14 - TIRZ 2 - The Station	269,877	272,312	0.22%	2,436
15 - Health Insurance	905,448	885,157	0.72%	(20,291)
16 - PID - O&M	71,691	53,865	0.04%	(17,826)
18 - Hotel Occupancy Tax Fund	54,958	57,395	0.05%	2,437
19 - TIRZ 3 - Highway 78	2,491,204	2,513,790	2.06%	22,586
21 - 2022 Bond Construction Fund	37,739,978	34,223,459	27.98%	(3,516,520)
22 - Roadway Impact Fee	1,501,568	1,515,153	1.24%	13,586
23 - Water Impact Fee	4,932,235	4,151,122	3.39%	(781,112)
24 - Sewer Impact Fee	1,353,653	1,443,362	1.18%	89,709
55 - Utility VERF	1,455,461	1,616,846	1.32%	161,385
56 - Utility CIP	-	213,648	0.17%	213,648
<b>Total Pooled Cash and Investments</b>	<b>\$ 118,392,788</b>	<b>\$ 122,302,450</b>	<b>100.00%</b>	<b>\$ 3,909,661</b>

**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.

**D. Discussion Items**

---

**Subject:** 1. Receive an update on current and future Municipal Development District projects.

Meeting April 9, 2026 - Municipal Development District Board Meeting

Access Public

Type Discussion, Information

Fiscal Impact None

Recommended Action Discuss current and future MDD projects.

Goals Provide a high quality of life environment for families; individuals; businesses; and other organizations in Sachse.

**BACKGROUND**

Staff will provide an update to the Board on current and future projects.

**POLICY CONSIDERATIONS**

There are no policy considerations affiliated with this item.

**RECOMMENDATION**

Discuss current and future MDD projects.

File Attachments None
--------------------------