



Thursday, April 30, 2026
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, April 30, 2026, 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 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. 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 February 19, 2026, meeting minutes.
2. Accept the Quarterly Investment Report for the quarter ending December 31, 2025.
3. Accept the monthly revenue and expenditure report for the period ending January 31, 2026.
4. Accept the monthly revenue and expenditure report for the period ending February 28, 2026.

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 shall be given to the acting secretary prior to the start of the meeting.

1. Conduct a public hearing for an infrastructure project consisting of infrastructure necessary to promote or develop new or expanded business enterprises, generally located near Miles Road, north of the President George Bush Turnpike, for Project Yellow Jacket, in Sachse, Texas.
2. Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a professional services contract with Ford Insight LLC for the development of a 5th Street District Activation and Action Plan, in the amount not to exceed Eighty-Eight Thousand, Five Hundred and No/100 Dollars (\$88,500.00).

E. 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 a briefing on the Taste of Sachse event.
2. Receive an update on the Sachse Comprehensive Plan and Sachse Economic Development Strategic Plan.

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 April 24, 2026, by 12 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 February 19, 2026, meeting minutes.

Meeting April 30, 2026 - 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 February 19, 2026, 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_02.19.2026 - unsigned

**ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE
FEBRUARY 19, 2026, MEETING MINUTES**

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, February 19, 2026, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Alan Bell, Christopher Decker, Ashley Holley, Krisleigh Hoermann, Jermaine McDaniel.

Those absent were: 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 Thursday, February 19, 2026, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:06 PM.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation and Mr. Decker led the pledges.

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

Mr. Decker made a motion to elect Scott McMurdie as President of the Economic Development Corporation Board of Directors. Ms. Hoermann seconded the motion, and it carried 6 - 0. None voted against.

Mr. McDaniel made a motion to elect Chris Decker as Vice President of the Economic Development Corporation Board of Directors. Ms. Hoermann seconded the motion, and it carried 6 - 0. None voted against.

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 November 20, 2025, meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending September 30, 2025.
3. Accept the monthly revenue and expenditure report for the period ending October 31, 2025.

4. Accept the monthly revenue and expenditure report for the period ending November 30, 2025.
5. Accept the monthly revenue and expenditure report for the period ending December 31, 2025.
6. Accept the Quarterly Investment Report for the quarter ending September 30, 2025.
7. Accept the City of Sachse Investment Policy for FY 2025-2026 as adopted by the City Council on November 17, 2025.

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

Section D Action Items were addressed between Discussion Items 2 and 3, once consultants were available.

E. Discussion Items

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

1. Receive any reports and presentations by the Sachse Economic Development Corporation President, Board Members, Executive Director, and staff regarding items of community interest; special events; announcements and activities; office, industrial, commercial, or retail business retention; and marketing projects.

Mr. Potts reported a productive International Council of Shopping Centers (ICSC) Red River trade show in San Antonio and Ms. Lewis gave updates on recent business openings and upcoming events including the Taste of Sachse. An update was also provided on the Local Business Grant Program, noting a near-approved application for improvements at Sachse Plaza.

2. Receive a presentation on the City of Sachse Community Logo.

Mr. Potts presented the new community logo that was developed for use to build community identity and pride. He elaborated on the development, early success, launch strategy, and potential online sales to increase engagement.

3. Discuss the Sachse Farmers Market and other activations, events, and programming within the 5th Street District.

Mr. Potts provided an overview of the Sachse Farmers Market, including the partnership with Four Seasons Markets, attendance trends, and its role in activating the 5th Street District while development is pending. The market is held monthly on City-owned and EDC-owned property. The EDC Board members made suggestions on enhancing the market through more visible signage, consistent vendor participation, and partnering with city departments to offer family-friendly activities on market day.

Section D Action Items were addressed between Discussion Items 2 and 3, once consultants were available.

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. Discuss and consider approval of the Economic Development Strategic Plan.

The Board received the final presentation from Laura Huffman and Steven Pedigo from CivicSol on the Economic Development Strategic Plan. The plan outlines five major goals focused on economic diversification, local entrepreneurship, strengthened regional partnerships, placemaking, and a coordinated marketing strategy.

The Board asked questions about return on investment, being proactive versus reactive as it relates to economic development, and zoning.

Mr. McDaniel made a motion to approve the Economic Development Strategic Plan. Ms. Hoermann seconded the motion, and it carried 6 - 0. None voted against.

F. Executive Session

1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations regarding economic development incentives for Project Yellowstone.

Mr. McMurdie adjourned the Board to Executive Session at 7:51 PM.
The Board returned to Regular Session at 8:35 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 Yellowstone.

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

H. Adjournment

President McMurdie adjourned the meeting at 8:36 PM.

Scott McMurdie, President

ATTEST:

Jerad Potts, Economic Development Director

C. Consent Agenda

Subject: 2. Accept the Quarterly Investment Report for the quarter ending December 31, 2025.

Meeting April 30, 2026 - Economic Development Corporation 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

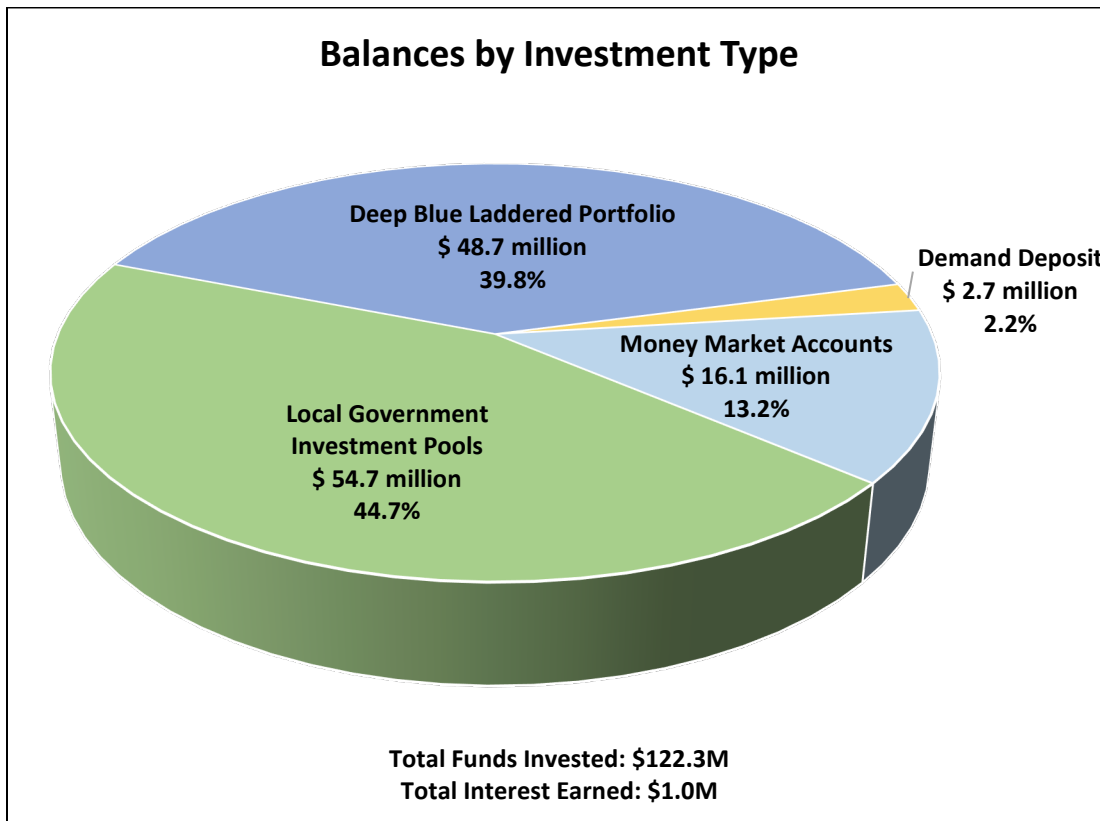
From: David Baldwin, Director of Finance *David Baldwin*
 Jonah Nance, Assistant Finance Director *Jonah Nance*
 Jeff Sun, Finance and Purchasing Manager *Jeff Sun*

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%
Totals	\$ 118,392,788	\$ 118,414,961	\$ 122,302,450	\$ 122,336,929	3.89%	100%

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

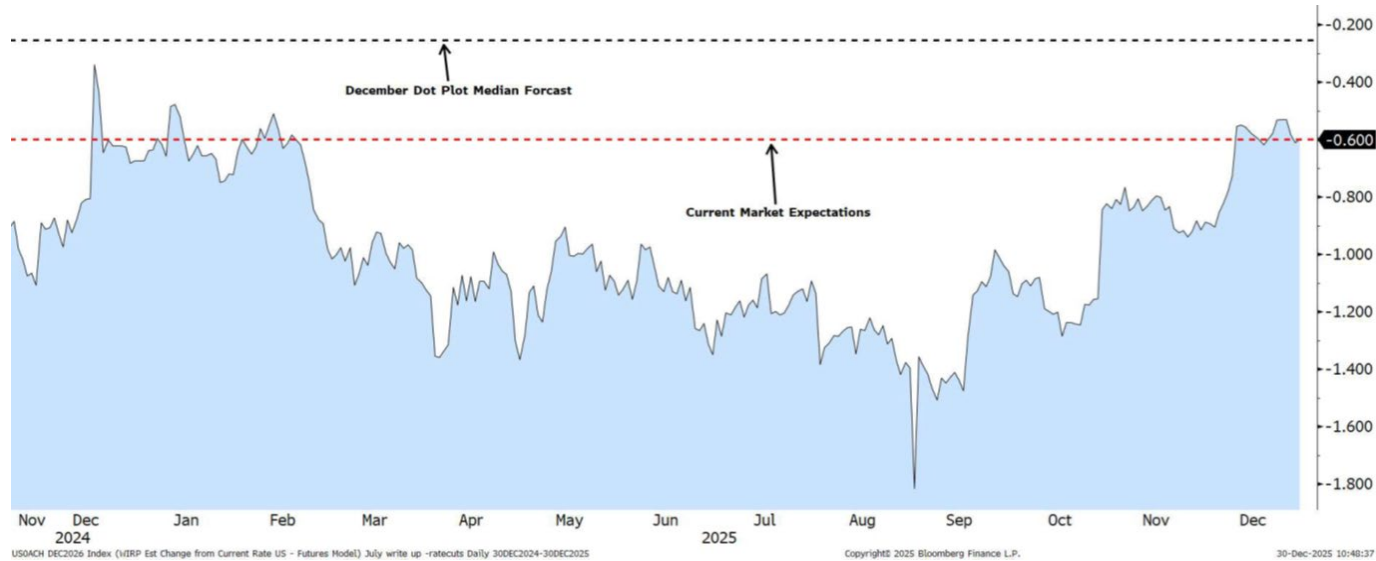
(1) Current Quarter Weighted Average Yield - calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis; realized and unrealized gains/losses and investment advisory fees are not considered. The yield for the reporting month is used for bank, pool, 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
<u>Checking Accounts</u>										
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%
<u>Money Market Accounts/Funds</u>										
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%
<u>Local Government Investment Pools</u>										
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%
<u>Certificates of Deposit</u>										
Texas Bank 0374/0102		0.00%	12/18/2025	12/19/2024	\$ -		\$ -	-13	0.00%	0%
<u>Deep Blue Laddered Portfolio</u>										
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%
TOTAL					\$ 122,302,450		\$ 122,336,929	106.2	3.88%	

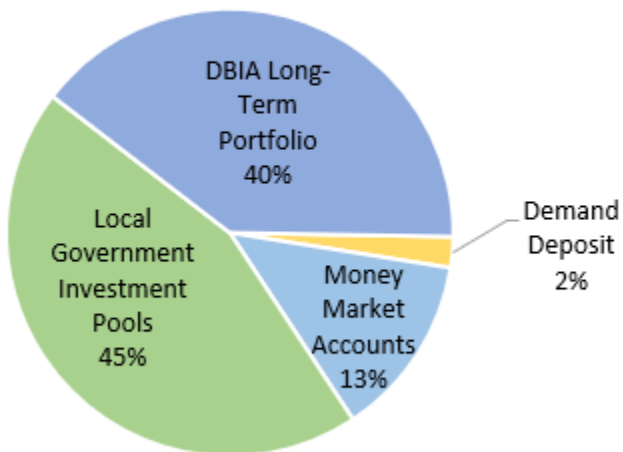
(1) Weighted average life - For purposes of calculating weighted average life, pool investments are assumed to have a one day maturity.

(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.

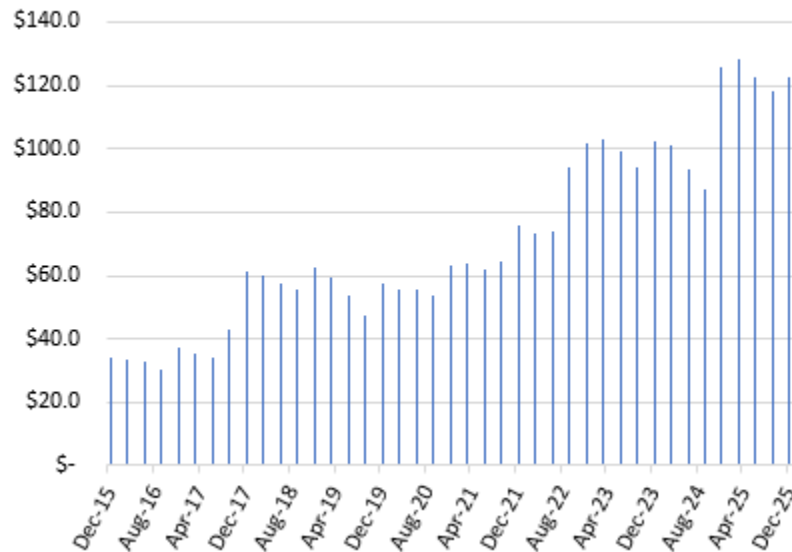
Book & Market Value Comparison

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
<u>Checking Accounts</u>									
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
<u>Money Market Accounts</u>									
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
<u>Local Government Investment Pools</u>									
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
<u>Certificates of Deposit</u>									
Texas Bank 0374/0102	0.00%	12/18/2025	6,551,299	-	(6,551,299)	-	6,551,299	(6,551,299)	-
<u>Deep Blue Laddered Portfolio</u>									
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
TOTAL/AVERAGE	3.88%		\$ 118,392,788	\$ 21,562,806	\$ (17,653,145)	\$ 122,302,450	\$ 118,414,961	\$ 3,921,968	\$ 122,336,929

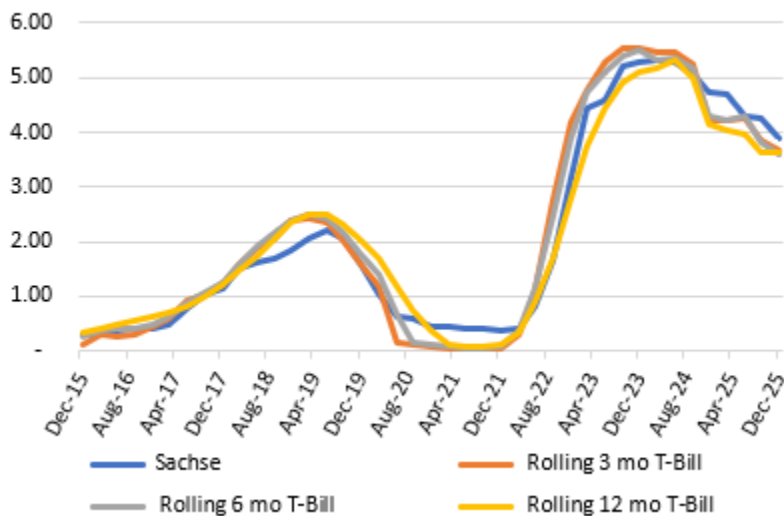
Portfolio Composition



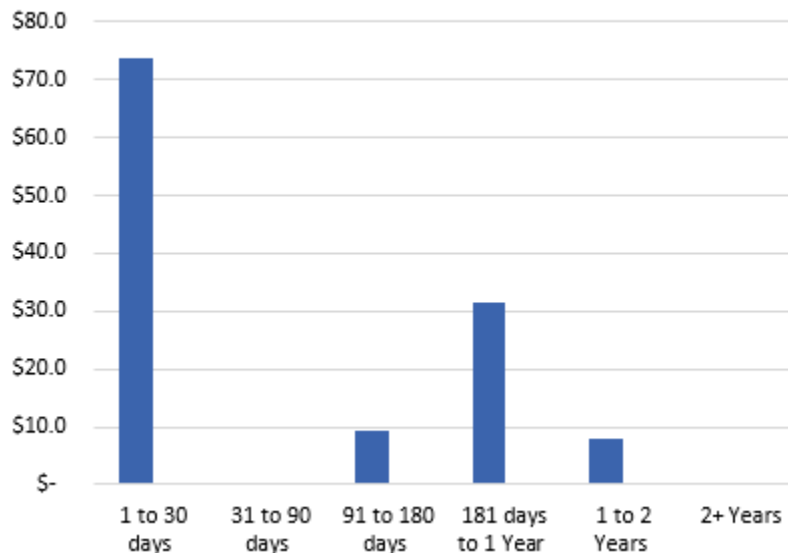
Total Portfolio (Millions)



Total Portfolio Performance



Distribution by Maturity (Millions)



Fund Equity In Pooled Cash and Investment

Fund	Balance as of 9/30/25	Balance as of 12/31/25	Percent	Quarterly Change
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
Total Pooled Cash and Investments	\$ 118,392,788	\$ 122,302,450	100.00%	\$ 3,909,661

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:	3. Accept the monthly revenue and expenditure report for the period ending January 31, 2026.
Meeting	April 30, 2026 - 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 January 31, 2026.
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 January 2026. Also included is a preliminary line-item report and balance sheet for February 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 monthly revenue and expenditure report for the period ending January 31, 2026.

File Attachments

1. EDC Fund January 2026
2. EDC Budget Report February 2026 Preliminary
3. EDC Balance Sheet February 2026

City of Sachse

Monthly Revenue and Expenditure Report January 31, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	33% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 126,993	\$ 515,522	33%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	20,687	76,958	27%	B
Total Revenue	\$ 1,850,000	\$ 147,680	\$ 592,480	32%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 92,502	\$ 347,594	16%	C
Total Expenditures	\$ 2,145,704	\$ 92,502	\$ 347,594	16%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 55,178	\$ 244,886		
Beginning Fund Balance October 1, 2025			\$ 6,349,722		

Explanation of Major Variances:

- A** Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- B** Interest revenue trending low due to timing of interest disbursements
- C** Expenses trending low due to timing of Local Business Grant Program and Professional Services expenses



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2025-2026 Period Ending: 02/28/2026

		Prior Year Budget	Prior Year Actual	2025-2026 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND									
Revenue									
000 - Non-Departmental									
06-000-40060	Sales Tax	1,610,000.00	1,517,143.46	1,550,000.00	181,387.87	696,909.96	0.00	44.96%	853,090.04
06-000-45000	Interest Income	260,000.00	274,872.28	290,000.00	22,207.32	99,164.95	0.00	34.19%	190,835.05
06-000-46120	Misc Grants and Donations	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
	000 - Non-Departmental Total:	1,880,000.00	1,792,015.74	1,850,000.00	203,595.19	796,074.91	0.00	43.03%	1,053,925.09
	Revenue Total:	1,880,000.00	1,792,015.74	1,850,000.00	203,595.19	796,074.91	0.00	43.03%	1,053,925.09

Budget to Actual

For Fiscal: 2025-2026 Period Ending: 02/28/2026

Expense	Prior Year Budget	Prior Year Actual	2025-2026 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
019 - Economic Development								
06-019-50000 Wages and Salaries	191,924.00	187,649.03	198,187.00	14,367.52	73,367.39	0.00	37.02%	124,819.61
06-019-50030 Longevity Pay	252.00	248.00	348.00	0.00	336.00	0.00	96.55%	12.00
06-019-50050 Social Security and Medicare (FICA)	15,019.00	14,193.59	15,527.00	1,066.64	5,714.59	0.00	36.80%	9,812.41
06-019-50060 TMRS Contributions	31,215.00	29,885.21	33,048.00	2,357.72	12,397.44	0.00	37.51%	20,650.56
06-019-50070 Vacation/Sick Leave Buy Back	4,100.00	3,034.62	4,430.00	0.00	3,125.66	0.00	70.56%	1,304.34
06-019-50072 Health Insurance	25,287.00	27,619.79	33,552.00	2,579.20	11,545.77	0.00	34.41%	22,006.23
06-019-50080 Dental Insurance	723.00	742.74	723.00	67.92	297.30	0.00	41.12%	425.70
06-019-50090 Life and LTD Insurance	711.00	999.41	954.00	81.34	380.55	0.00	39.89%	573.45
06-019-50100 Workers Compensation	497.00	440.38	351.00	6.75	329.04	0.00	93.74%	21.96
06-019-50110 Unemployment Tax	234.00	126.00	234.00	24.43	126.01	0.00	53.85%	107.99
06-019-50130 Employee Assistance Program	0.00	68.97	0.00	4.76	25.59	0.00	0.00%	-25.59
06-019-51030 Utilities - Communications	966.00	965.46	966.00	74.42	370.34	0.00	38.34%	595.66
06-019-51050 Office Supplies	3,000.00	25.24	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51070 Postage	1,000.00	1,599.52	2,000.00	163.07	1,452.25	0.00	72.61%	547.75
06-019-51230 Business Retention and Expansion	10,000.00	9,141.91	10,000.00	374.01	2,008.46	0.00	20.08%	7,991.54
06-019-51500 Uniforms and Accessories	880.00	884.75	1,030.00	0.00	113.80	0.00	11.05%	916.20
06-019-51510 Small Tools and Equipment (under \$10...	1,000.00	98.71	1,000.00	0.00	1,863.89	0.00	186.39%	-863.89
06-019-51550 Fuel and Lubricants	473.00	332.14	473.00	34.91	128.61	0.00	27.19%	344.39
06-019-51700 Community Relations & Special Progra...	48,750.00	26,229.12	52,250.00	3,500.00	8,350.00	0.00	15.98%	43,900.00
06-019-51800 Dues and Subscriptions	6,195.00	4,237.98	6,039.00	210.00	3,204.44	0.00	53.06%	2,834.56
06-019-51810 Employee Training and Travel	18,200.00	7,521.44	17,500.00	3,510.43	5,234.94	0.00	29.91%	12,265.06
06-019-51820 Mileage/Tolls/Parking Reimbursement	0.00	438.25	0.00	0.00	181.22	0.00	0.00%	-181.22
06-019-52000 Vehicle Repairs and Maintenance	1,000.00	860.34	1,000.00	31.56	127.67	0.00	12.77%	872.33
06-019-52040 Software Licensing, Support and Maint...	50,850.00	62,030.69	58,780.00	0.00	26,126.26	-1,378.26	44.45%	32,653.74
06-019-53000 Legal/Consulting Fees	30,000.00	21,870.75	30,000.00	220.00	3,795.00	0.00	12.65%	26,205.00
06-019-53002 Professional Services (53003)	80,000.00	11,567.00	80,000.00	275.01	1,025.01	0.00	1.28%	78,974.99
06-019-53060 Printing Services	2,500.00	3,306.76	2,500.00	0.00	0.00	0.00	0.00%	2,500.00
06-019-53220 5th Street District	35,600.00	13,728.34	36,600.00	0.00	18,252.60	0.00	49.87%	18,347.40
06-019-53241 Local Business Grant Program	100,000.00	20,620.50	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380 Advertising and Legal Publications	67,800.00	38,078.66	60,800.00	13,067.55	56,958.98	0.00	93.68%	3,841.02
06-019-53500 Web Page Services	2,520.00	473.68	3,020.00	0.00	0.00	0.00	0.00%	3,020.00
06-019-53600 Copier Rental & Maintenance	945.00	192.00	945.00	0.00	288.00	576.00	30.48%	657.00
06-019-55050 Transfer Out to Gen Capital Projects Fu...	350,000.00	350,000.00	300,000.00	25,000.00	125,000.00	0.00	41.67%	175,000.00
06-019-55060 Transfer Out to General Fund - Indirect...	141,106.00	141,106.00	157,447.00	13,121.00	65,605.00	0.00	41.67%	91,842.00
06-019-57002 Infrastructure Grants / Sales Tax Reim...	935,000.00	975,000.00	935,000.00	0.00	0.00	0.00	0.00%	935,000.00
019 - Economic Development Total:	2,157,747.00	1,955,316.98	2,145,704.00	80,138.24	427,731.81	-802.26	19.93%	1,717,972.19
Expense Total:	2,157,747.00	1,955,316.98	2,145,704.00	80,138.24	427,731.81	-802.26	19.93%	1,717,972.19
Fund 06 Revenue Over/(Under) Expenses	-277,747.00	-163,301.24	-295,704.00	123,456.95	368,343.10	802.26	-124.56%	-664,047.10
Total Revenue Over/(Under) Expenses:	-277,747.00	-163,301.24	-295,704.00	123,456.95	368,343.10	802.26	-124.56%	-664,047.10

Sachse Economic Development Corporation
Balance Sheet
2/28/2026

Assets:

Cash	\$71,989.82
Investments	6,429,789.40
Accts Receivable-Sales Tax	261,328.21
Travel Advances	119.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>1,489.95</u>

Total Assets **\$8,414,609.06**

Liabilities:

Payables	<u>\$55,833.29</u>
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Total Liabilities **\$55,833.29**

Equity:

Fund Balance 9/30/2025	\$6,364,176.27
Net Position (full accrual)	\$1,626,256.40
FY 2026 YTD Surplus	<u>368,343.10</u>

Total Equity **\$8,358,775.77**

Total Liabilities and Equity **\$8,414,609.06**

C. Consent Agenda

Subject:	4. Accept the monthly revenue and expenditure report for the period ending February 28, 2026.
Meeting	April 30, 2026 - 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 February 28, 2026.
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 February 2026. Also included is a preliminary line-item report and balance sheet for March 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 monthly revenue and expenditure report for the period ending February 28, 2026.

File Attachments

1. EDC Fund February 2026
2. EDC Budget Report March 2026 Preliminary
3. EDC Balance Sheet March 2026

City of Sachse

Monthly Revenue and Expenditure Report

February 28, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	42% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 181,388	\$ 696,910	45%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	22,207	99,165	34%	B
Total Revenue	\$ 1,850,000	\$ 203,595	\$ 796,075	43%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 80,138	\$ 427,732	20%	C
Total Expenditures	\$ 2,145,704	\$ 80,138	\$ 427,732	20%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 123,457	\$ 368,343		
Beginning Fund Balance October 1, 2025			\$ 6,349,722		

Explanation of Major Variances:

- A** Garland ISD grant and auction proceeds anticipated to be received later in the fiscal year
- B** Interest revenue trending low due to timing of interest disbursements
- C** Expenses trending low due to timing of Local Business Grant Program and Professional Services expenses



City of Sachse

Budget to Actual Account Summary

For Fiscal: 2025-2026 Period Ending: 03/31/2026

	Prior Year Budget	Prior Year Actual	2025-2026 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Fund: 06 - ECONOMIC DEVELOPMENT FUND								
Revenue								
000 - Non-Departmental								
06-000-40060								
Sales Tax	1,610,000.00	1,517,143.46	1,550,000.00	116,090.22	813,000.18	0.00	52.45%	736,999.82
06-000-45000								
Interest Income	260,000.00	274,872.28	290,000.00	0.00	99,164.95	0.00	34.19%	190,835.05
06-000-46120								
Misc Grants and Donations	10,000.00	0.00	10,000.00	0.00	0.00	0.00	0.00%	10,000.00
000 - Non-Departmental Total:	1,880,000.00	1,792,015.74	1,850,000.00	116,090.22	912,165.13	0.00	49.31%	937,834.87
Revenue Total:	1,880,000.00	1,792,015.74	1,850,000.00	116,090.22	912,165.13	0.00	49.31%	937,834.87

Budget to Actual

For Fiscal: 2025-2026 Period Ending: 03/31/2026

		Prior Year Budget	Prior Year Actual	2025-2026 Budget	MTD Activity	YTD Activity	Encumbrances	Percentage	Remaining Balance
Expense									
019 - Economic Development									
06-019-50000	Wages and Salaries	191,924.00	187,649.03	198,187.00	7,046.01	80,413.40	0.00	40.57%	117,773.60
06-019-50030	Longevity Pay	252.00	248.00	348.00	0.00	336.00	0.00	96.55%	12.00
06-019-50050	Social Security and Medicare (FICA)	15,019.00	14,193.59	15,527.00	522.78	6,237.37	0.00	40.17%	9,289.63
06-019-50060	TMRS Contributions	31,215.00	29,885.21	33,048.00	1,156.25	13,553.69	0.00	41.01%	19,494.31
06-019-50070	Vacation/Sick Leave Buy Back	4,100.00	3,034.62	4,430.00	0.00	3,125.66	0.00	70.56%	1,304.34
06-019-50072	Health Insurance	25,287.00	27,619.79	33,552.00	1,289.60	12,835.37	0.00	38.26%	20,716.63
06-019-50080	Dental Insurance	723.00	742.74	723.00	33.96	331.26	0.00	45.82%	391.74
06-019-50090	Life and LTD Insurance	711.00	999.41	954.00	40.68	421.23	0.00	44.15%	532.77
06-019-50100	Workers Compensation	497.00	440.38	351.00	0.00	329.04	0.00	93.74%	21.96
06-019-50110	Unemployment Tax	234.00	126.00	234.00	0.00	126.01	0.00	53.85%	107.99
06-019-50130	Employee Assistance Program	0.00	68.97	0.00	2.38	27.97	0.00	0.00%	-27.97
06-019-51030	Utilities - Communications	966.00	965.46	966.00	0.00	370.34	0.00	38.34%	595.66
06-019-51050	Office Supplies	3,000.00	25.24	1,000.00	0.00	0.00	0.00	0.00%	1,000.00
06-019-51070	Postage	1,000.00	1,599.52	2,000.00	0.00	1,452.25	0.00	72.61%	547.75
06-019-51230	Business Retention and Expansion	10,000.00	9,141.91	10,000.00	0.00	2,008.46	0.00	20.08%	7,991.54
06-019-51500	Uniforms and Accessories	880.00	884.75	1,030.00	0.00	113.80	0.00	11.05%	916.20
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	98.71	1,000.00	0.00	1,863.89	0.00	186.39%	-863.89
06-019-51550	Fuel and Lubricants	473.00	332.14	473.00	0.00	128.61	0.00	27.19%	344.39
06-019-51700	Community Relations & Special Progra...	48,750.00	26,229.12	52,250.00	0.00	8,350.00	0.00	15.98%	43,900.00
06-019-51800	Dues and Subscriptions	6,195.00	4,237.98	6,039.00	0.00	3,204.44	0.00	53.06%	2,834.56
06-019-51810	Employee Training and Travel	18,200.00	7,521.44	17,500.00	0.00	5,234.94	0.00	29.91%	12,265.06
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	438.25	0.00	0.00	181.22	0.00	0.00%	-181.22
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	860.34	1,000.00	0.00	127.67	0.00	12.77%	872.33
06-019-52040	Software Licensing, Support and Maint...	50,850.00	62,030.69	58,780.00	0.00	26,126.26	-1,378.26	44.45%	32,653.74
06-019-53000	Legal/Consulting Fees	30,000.00	21,870.75	30,000.00	0.00	3,795.00	0.00	12.65%	26,205.00
06-019-53002	Professional Services (53003)	80,000.00	11,567.00	80,000.00	0.00	1,025.01	0.00	1.28%	78,974.99
06-019-53060	Printing Services	2,500.00	3,306.76	2,500.00	0.00	0.00	0.00	0.00%	2,500.00
06-019-53220	5th Street District	35,600.00	13,728.34	36,600.00	0.00	18,252.60	0.00	49.87%	18,347.40
06-019-53241	Local Business Grant Program	100,000.00	20,620.50	100,000.00	0.00	0.00	0.00	0.00%	100,000.00
06-019-53380	Advertising and Legal Publications	67,800.00	38,078.66	60,800.00	0.00	56,958.98	0.00	93.68%	3,841.02
06-019-53500	Web Page Services	2,520.00	473.68	3,020.00	0.00	0.00	0.00	0.00%	3,020.00
06-019-53600	Copier Rental & Maintenance	945.00	192.00	945.00	0.00	288.00	576.00	30.48%	657.00
06-019-55050	Transfer Out to Gen Capital Projects Fu...	350,000.00	350,000.00	300,000.00	25,000.00	150,000.00	0.00	50.00%	150,000.00
06-019-55060	Transfer Out to General Fund - Indirect...	141,106.00	141,106.00	157,447.00	13,121.00	78,726.00	0.00	50.00%	78,721.00
06-019-57002	Infrastructure Grants / Sales Tax Reim...	935,000.00	975,000.00	935,000.00	0.00	0.00	0.00	0.00%	935,000.00
019 - Economic Development Total:		2,157,747.00	1,955,316.98	2,145,704.00	48,212.66	475,944.47	-802.26	22.18%	1,669,759.53
Expense Total:		2,157,747.00	1,955,316.98	2,145,704.00	48,212.66	475,944.47	-802.26	22.18%	1,669,759.53
Fund 06 Revenue Over/(Under) Expenses		-277,747.00	-163,301.24	-295,704.00	67,877.56	436,220.66	802.26	-147.52%	-731,924.66
Total Revenue Over/(Under) Expenses:		-277,747.00	-163,301.24	-295,704.00	67,877.56	436,220.66	802.26	-147.52%	-731,924.66

Sachse Economic Development Corporation
Balance Sheet
3/31/2026

Assets:

Cash	\$114,692.83
Investments	6,429,789.40
Accts Receivable-Sales Tax	261,328.21
Travel Advances	119.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>1,489.95</u>

Total Assets **\$8,457,312.07**

Liabilities:

Payables	<u>\$30,658.74</u>
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Total Liabilities **\$30,658.74**

Equity:

Fund Balance 9/30/2025	\$6,364,176.27
Net Position (full accrual)	\$1,626,256.40
FY 2026 YTD Surplus	<u>436,220.66</u>

Total Equity **\$8,426,653.33**

Total Liabilities and Equity **\$8,457,312.07**

D. Action Items

Subject: 1. Conduct a public hearing for an infrastructure project consisting of infrastructure necessary to promote or develop new or expanded business enterprises, generally located near Miles Road, north of the President George Bush Turnpike, for Project Yellow Jacket, in Sachse, Texas.

Meeting April 30, 2026 - Economic Development Corporation Board Meeting

Access Public

Type Public Hearing

Fiscal Impact None

Recommended Action Conduct a public hearing for an infrastructure project consisting of infrastructure necessary to promote or develop new or expanded business enterprises, generally located near Miles Road, north of the President George Bush Turnpike, for Project Yellow Jacket, in Sachse, Texas.

Goals Make Sachse more prosperous through job creation and quality development that adds community value.

BACKGROUND

On August 14, 2025, the Sachse Economic Development Corporation (EDC) authorized the Executive Director of the Sachse EDC to negotiate and execute an incentive agreement for Project Yellow Jacket and any amendments and instruments related thereto.

On April 6, 2026, Sachse City Council authorized the Executive Director of the Sachse EDC to negotiate and execute an incentive agreement for Project Yellow Jacket and any amendments and instruments related thereto.

As required by the Texas Local Government Code, a Type B corporation shall hold at least one public hearing on a proposed project before spending money to undertake the project.

POLICY CONSIDERATIONS

The Economic Development Policy (Resolution 3387) states that "the City and the SEDC may, notwithstanding this policy, provide economic development incentives and/or establish economic development programs on a case-by-case basis that promote economic development, create employment opportunities, increase sales tax, and property tax revenue."

RECOMMENDATION

Conduct a public hearing for an infrastructure project consisting of infrastructure necessary to promote or develop new or expanded business enterprises, generally located near Miles Road, north of the President George Bush Turnpike, for Project Yellow Jacket, in Sachse, Texas.

File Attachments None

D. Action Items

Subject:	2. Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a professional services contract with Ford Insight LLC for the development of a 5th Street District Activation and Action Plan, in the amount not to exceed Eighty-Eight Thousand, Five Hundred and No/100 Dollars (\$88,500.00).
Meeting	April 30, 2026 - Economic Development Corporation Board Meeting
Access	Public
Type	Discussion, Action
Fiscal Impact	Yes
Dollar Amount	\$88,500
Budgeted	No
Budget Source	EDC Fund
Recommended Action	Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a professional services contract with Ford Insight LLC for the development of a 5th Street District Activation and Action Plan, in the amount not to exceed Eighty-Eight Thousand, Five Hundred and No/100 Dollars (\$88,500.00).
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

Over the past year, the City of Sachse has adopted the Shaping Sachse Comprehensive Plan and the Economic Development Strategic Plan. Both plans include several recommendations related to the 5th Street District. One key recommendation within the Comprehensive Plan states: "Identify the next steps to advance the 5th Street District. Explore identifying a master developer, or other possible options, for the property owned by the City/EDC" (ED4.1).

The purpose of this item is to request EDC Board authorization to fund a professional services agreement with a consultant to assist the City/EDC in mapping out the next steps for the development of this property.

Several recommendations in the Shaping Sachse Comprehensive Plan support this work and align with the deliverables in the proposed scope of services, including:

- Land banking (FLU2.2);
- Identifying and prioritizing key parcels within the District for possible acquisition (FLU2.6, ED2.2);
- Identification of infrastructure needs (ED4.2);
- Streetscape enhancements (FLU4.29, FLU4.37);
- Market analysis and land use (FLU4.1);
- Identify the next steps to advance the 5th Street District (ED4.1).

The Economic Development Strategic Plan also outlines recommendations aligned with this project and its proposed deliverables, including:

- Strategic parcel acquisition (1.4.C, 4.2.C, 4.5.A);
- Innovation hub (2.1.A);

- Missing-middle housing opportunities (4.3.C).

The Economic Development Strategic Plan includes an appendix with implementation priorities for the 5th Street District, organized into three phases:

Phase 1: Enable (No-regrets infrastructure)

Priority actions: Street reconstruction; drainage/underground detention; gateways, strategic parcel acquisition and access improvements.

Phase 2: Activate (Catalytic momentum)

Priority actions: Innovation/coworking hub; civic or event spaces; targeted placemaking.

Phase 3: Build (Vertical development)

Priority actions: Mixed-use commercial, professional services, employment-focused projects.

Bradley Ford with Ford Insight will be presenting to the EDC Board.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Consider authorizing the Executive Director of the Sachse Economic Development Corporation (EDC) to negotiate and enter into a professional services contract with Ford Insight LLC for the development of a 5th Street District Activation and Action Plan, in the amount not to exceed Eighty-Eight Thousand, Five Hundred and No/100 Dollars (\$88,500.00).

File Attachments

1. Sachse_Fifth_Street_Activationv2

FIFTH STREET DISTRICT ACTIVATION STRATEGY

Building on your foundation and bringing it to reality.

Bradley Ford, Ford Insight

City of Sachse Economic Development Corporation Board

April 30, 2026

Sachse Has Built a Strong Foundation

Recent EDC & City Investment

- ✓ Comprehensive Plan
- ✓ Economic Development Strategic Plan
- ✓ \$10M+ in infrastructure & acquisitions
- ✓ Council commitment as a top priority
- ✓ Site planning & market work completed
- ✓ Very Competent City Team in place

What's Needed Now

- Developer market credibility
- Proforma validation & incentive structure
- Network activation and testing
- Deal fluency & negotiation strategy
- RFQ sharpness & process management
- Vertical development in 2027

Your Partner, Not Your Replacement

The Foundation

- Strategic plans
- Public investment
- Site readiness
- Team alignment

My Value Add

- Developer fluency
- Deal structure
- Network activation
- Process management

The Result

- Vertical development
- Developer confidence
- Deal reality
- Action in 2027

22 Years of City Government & Economic Development

Deep Government Experience

- ✓ 22-year leader in Local Government
- ✓ Led \$5B+ in private investment including about \$1B in downtown redevelopment
- ✓ Understand how projects happen and don't happen
- ✓ Understand public investment sequencing and strategy
- ✓ Specialization in Food and Beverage growth strategies, as well as office, mixed-use, and community spaces
- ✓ Have 'been there' in city role

Activated Network

- 👉 Developer and tenant relationships across Texas
- 👉 Capital sources & financing partners
- 👉 Mixed-use specialists & operators
- 👉 Municipal peers who talk candidly
- 👉 Market research & analytics providers
- 👉 Direct access so calls get answered

22 Years of City Government & Economic Development



Building on Your Work: 11 Deliverables

These deliverables leverage your foundation and advance it through RFQ and developer selection:

- Plan of Attack — From here to RFQ
- Deal Benchmarking — Local market context
- Developer Outreach — 15-25 pre-qualified targets
- Remote Work Analytics — Build demand story
- Development Scenarios — Develop and test proformas
- Multifamily Assessment — Market validation
- Market Tours — Peer learning with City team
- Infrastructure Roadmap — What's needed now and later
- Property Strategy — Sequence acquisitions
- RFQ Document — Sharp, developer-ready
- RFQ Process — Management through selection
- Developer Collaboration — Side-by-side work

Every deliverable is built with your City team using bi-weekly collaboration. We'll walk through this together.

Investment & Timeline

Engagement Fee

\$88,500

Fixed Fee | 6-Month Engagement

Fully loaded: analytics, renderings, market data, all deliverables

6-Month Path to Developer Selection

Months 1-2 Foundation: Planning, Benchmarking, Developer List

Months 2-3 Market Story: Analytics, Scenarios, Market Validation

Months 3-4 Activation: Tours, Infrastructure, Acquisition Strategy

Months 4-6 RFQ & Selection: Process through developer choice

Next Steps

- Review scope and discuss approach with City Staff and EDC Board
- Approve deliverables; execute professional services agreement
- Kickoff with City team (City Manager, ED Director, Planning, Public Works)
- Begin Plan of Attack within 5 business days of agreement

FIFTH STREET DISTRICT ACTIVATION STRATEGY

Questions?

Bradley Ford, Ford Insight

City of Sachse Economic Development Corporation Board

April 30, 2026

E. Discussion Items

Subject: 1. Receive a briefing on the Taste of Sachse event.

Meeting April 30, 2026 - Economic Development Corporation Board Meeting

Access Public

Type Information

Fiscal Impact None

Recommended Action Receive a briefing on the Taste of Sachse event.

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

BACKGROUND

In conjunction with National Small Business Week, Sachse Economic Development will host a program to encourage residents to shop and dine locally.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the Taste of Sachse event.

File Attachments

- 1. Presentation_Taste of Sachse_04.30.2026

Taste of Sachse

Receive an update on the Taste of Sachse event.

Overview

- Background
- Program Overview
- Participating Businesses
- Next Steps
- Questions



Background

- National Small Business Week (May 3 – May 9)
- IEDC Economic Development Week (May 4 – May 8)
- Encourages residents to shop and dine locally
- Second year for the Taste of Sachse event
- Using a digital event passport this year
 - Event used a physical card last year



Passport

QR Code to access
Digital Event Passport



Program Overview – 2026

- Make a purchase at a participating business between May 4 - June 1
- Scan unique QR code to “check-in”
 - Each participating business has their own unique code
- Check-in at **4 different** participating businesses to be entered into a drawing to win prizes
- Other giveaways throughout the event for participation



Digital Event Passport

Welcome to the Taste of Sachse!

Get ready to explore delicious flavors and support local eateries. Just fill out your contact info below to unlock your digital passport and start your culinary adventure around Sachse!

Let's get started!

Name

Email Address

I agree to share my information with Sachse Economic Development.

[Help](#) [Submit](#)

Preview Mode
Attendee data and check-ins will be reset periodically.

Last reset: Apr 20, 2026, 11:41 AM CDT

[Reset Preview Attendees Now](#)

1 Registered Apr 20, 2026, 11:43 AM CDT

Denise Lewis
dlewis@cityofsachse.com

0 activities completed
[Moderate submissions](#)




7340 Hwy 76, Ste. 210 Sachse Nutrition Protein Smoothies & Toss	7500 Hwy 76 HTeaO Fresh Brewed Tea	7980 Hwy 76 Ste. 100 Jakes Burgers Classic Burgers
The Station CANE ROSSO Neapolitan Pizza	5940 Hwy 76 PRIME Burger Pitstop Burgers	5200 Hwy 76 30 Brunch House Brunch
8950 S. Hwy 76, Ste. 200 tropicalCAFE Tropical Smoothie Cafe Smoothies, Wraps, & Bowls	Bunker Hill Market Center Huckberry's Breakfast & Lunch Brunch	Bunker Hill Market Center Yelo Sashi - Thai - Sake Sushi & Thai Food

Participating Businesses

- 19 businesses signed up to participate in 2026
- In 2025, there were 15 participating businesses

PARTICIPATING BUSINESSES

Cane Rosso
HTeaO
30 Brunch House
Masala Twist Xpress
Yoko Sushi - Thai - Sake
DK's Donuts
Haus of Boba
Keki Japanese Cheesecake & Drinks
The Brass Tap
Jakes Burgers
Pho Station
Nation's Giant Hamburgers
Sayfani Coffee House
Epic Pizza
Sachse Nutrition
Tropical Smoothie Cafe
Woodbridge Cafe
Burger Prime
Manny's Tex-Mex

Next Steps

- Promote event prior to launch
- Continued engagement before and throughout event with participating businesses
- Install promotional banners along Hwy 78
- Install promotional event signs in key locations
- Encourage participation
- Raffle to determine winners
- Distribute prizes
- Follow up with businesses when event concludes



Passport
QR Code to access
Digital Event Passport

Giveaways

- Raffle for special prizes from local businesses, such as gift cards and merch
- Sachse merch for the first 20 people to check-in at four (4) participating businesses
 - Must let staff know
- Sachse merch for the first five (5) people who post to social media, tag Sachse Economic Development, and use the hashtag #TasteofSachse26
 - Branded water bottles
 - Shirts



Questions?

economicdevelopment@cityofsachse.com

djolivette@cityofsachse.com

#TasteofSachse26



Passport

QR Code to access
Digital Event Passport

E. Discussion Items

Subject:	2. Receive an update on the Sachse Comprehensive Plan and Sachse Economic Development Strategic Plan.
Meeting	April 30, 2026 - Economic Development Corporation Board Meeting
Access	Public
Type	Discussion, Information
Fiscal Impact	None
Recommended Action	Receive an update on the Sachse Comprehensive Plan and Sachse Economic Development Strategic Plan.
Goals	Strategically invest in the City's existing and future infrastructure.

BACKGROUND

The City of Sachse has adopted two significant planning elements in the past year; the Shaping Sachse Comprehensive Plan update, and the Economic Development Strategic Plan. These documents represent a significant investment of the City's time and resources to ensure its future is thoughtfully contemplated and policy activities as well as action items for the next several years are defined.

The purpose of this item is to have a discussion with the EDC Board about two identified projects. Projects to be discussed at a high level include the creation of a wayfinding design and implementation guide, and future improvements to Sachse Road between Highway 78 and the roundabout in the 5th Street District. Given the future budget implications associated with these items, staff is bringing these two items to the EDC Board for preliminary discussion in advance of FY27 budget adoption.

No action will be taken at this time.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive an update on the Sachse Comprehensive Plan and Sachse Economic Development Strategic Plan.

File Attachments

- | |
|--|
| 1. Presentation_Comprehensive Plan & Economic Development Plan Update_EDC Board_2026-04-30 |
|--|

Sachse Comprehensive Plan and Economic Development Strategic Plan Update

Receive an update on the Shaping Sachse Comprehensive Plan and the Sachse Economic Development Strategic Plan.

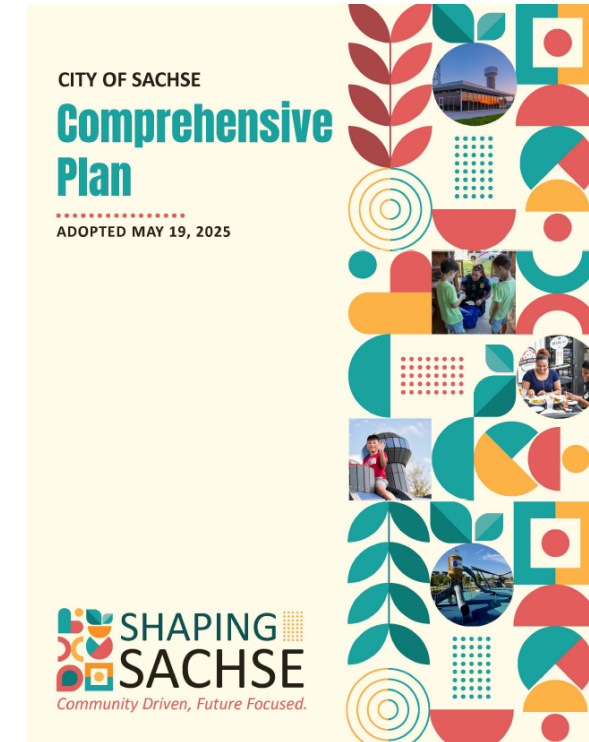
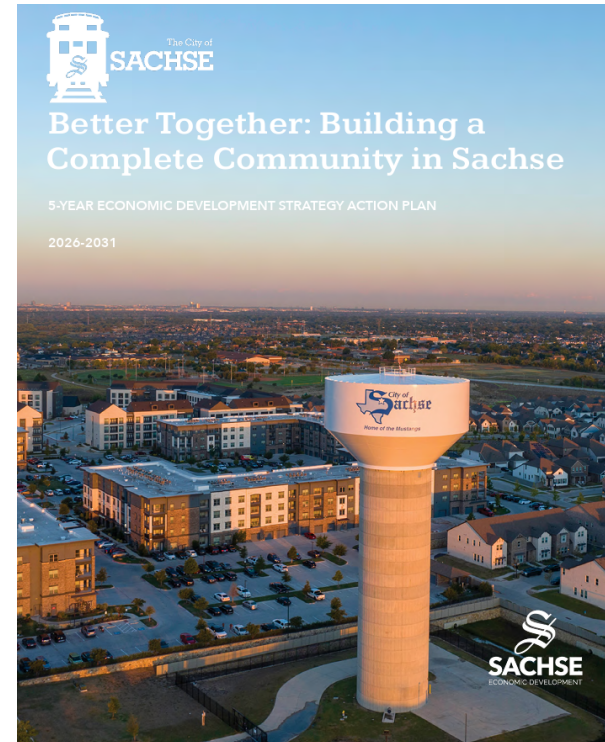
Overview

- Background
- Purpose of Presentation
- Overview
 - Sachse Road
 - Wayfinding
- Budget and CIP
- Next Steps
- Questions



Background

- Sachse Economic Development Strategic Plan adopted by City Council on March 2, 2026
- Standalone plan element that provides strategic direction for the City's economic development program for the next five years or more
- The document compliments the City's Shaping Sachse Comprehensive Plan, adopted May 19, 2025



Purpose of Presentation

- Staff has been meeting internally to discuss high priority items
 - Reviewing items in the Comprehensive Plan as well as the Economic Development Strategic Plan
 - Looking for synergy between recommendations
- Discussions are particularly timely now that the budget process for next fiscal year is underway
- Staff desires to brief the EDC Board on key initiatives and their potential budget implications in advance of budget approval

Overview

- Key themes and priorities emerged within the Comprehensive Plan and economic development strategic planning efforts
 - 5th Street District
 - Placemaking
 - Wayfinding
 - Highway 78 redevelopment
 - Strategic property acquisition



-Page 46, Shaping Sachse Comprehensive Plan

5TH STREET DISTRICT IMPLEMENTATION PRIORITIES

PHASE	FOCUS	PRIORITY ACTIONS	LEAD	COUNCIL ACTION	PERFORMANCE SIGNALS	PRIORITY TIER
Phase 1: Enable	No-regrets infrastructure	Street reconstruction; drainage/underground detention; gateways, Strategic Parcel Acquisition and access improvements	City (PW & Planning), EDC	Yes	Infrastructure milestones completed	High
Phase 2: Activate	Catalytic momentum	Innovation/coworking hub; civic or event spaces; targeted placemaking; Parks, Trails, and Recreation Master Plan	EDC (lead), City	Yes	First catalytic project operational	Medium
Phase 3: Build	Vertical development	Mixed-use commercial, professional services, employment-focused projects	Private sector	Yes	Private development proposals responding to improved conditions	Medium

-Page 80, Economic Development Strategic Plan



Overview

- Staff sees an opportunity to initiate two impactful projects
 - Development of a wayfinding design and implementation guide
 - Design of Sachse Road improvements between Hwy 78 and the roundabout near West Creek Lane
- Identified projects have corridor implications
 - Hwy 78 / 5th Street District
 - Citywide benefits

GOAL/STRATEGY		ACTION	PERFORMANCE METRICS IN DASHBOARD	PRIORITY
STRATEGY 4.1		USE STREETS AND PUBLIC RIGHT-OF-WAY AS CATALYSTS FOR PRIVATE REDEVELOPMENT BY ACCELERATING STRATEGIC STREETScape INVESTMENTS.		
4.1.A	Create a Museum Mile Walking Trail	Connect key Old Town destinations to the Sachse Historical Society Museum using recent 5th Street improvements. →Leverages existing assets, including new sidewalks, lighting, and destinations on both sides of SH 78.	Implementation Milestone Achievement Development Activity Using New Regulatory Tools	Low
4.1.B	Coordinate with TxDOT to Improve SH 78 Crossing	Install leading pedestrian signals, continental crosswalks, shading, lighting, and curb improvements at 5th Street in Old Town. →Addresses real and perceived safety concerns for businesses and visitors in Old Town.	Old Town Activation and Leveraging of Existing Assets Mixed-Use and Missing-Middle Housing Unit Production	Low
4.1.C	Consider Sub-Standard Street Upgrades for Sachse Road	Include operational changes to support on-street parking and future one-way conversion to catalyze development or as development activity increases. →Positions the corridor for activation by addressing infrastructure gaps while preserving flexibility for future traffic and parking configurations.	Properties Acquired and Managed Private Investment Leverage	Medium
4.1.D	Prioritize Trail and Sidewalk Investments via CIP and EDC	Focus on catalyst areas to connect neighborhoods to commercial zones. →Creates walkable, complete communities where people want to live and businesses can thrive.		Medium
4.1.E	Create a Comprehensive Wayfinding Signage Program	Install gateway/wayfinding signage at key intersections, as identified in Shaping Sachse. →Implements multiple placemaking treatments at once, creating a sense of place while promoting walkability.		High
4.1.F	Train City Staff in Quick-Build Methods (IDIQ Contracts)	Use pre-negotiated agreements with contractors to allow unit pricing and streamlined ordering for improvements. →Enables faster implementation of streetscape improvements, including intersection treatments, shared-use paths, and gateway treatments, while creating conditions for private amenities like sidewalk cafés.		Low
4.1.G	Leverage TIRZ #3 Project Plan for Streets and ROW Improvements	Use the TIRZ project plan list to guide improvements related to Sachse Road and parking. →Aligns economic development priorities with TIRZ funding mechanisms and project locations.		High

Overview – Old Town Catalyst Area

– ECONOMIC IMPACTS

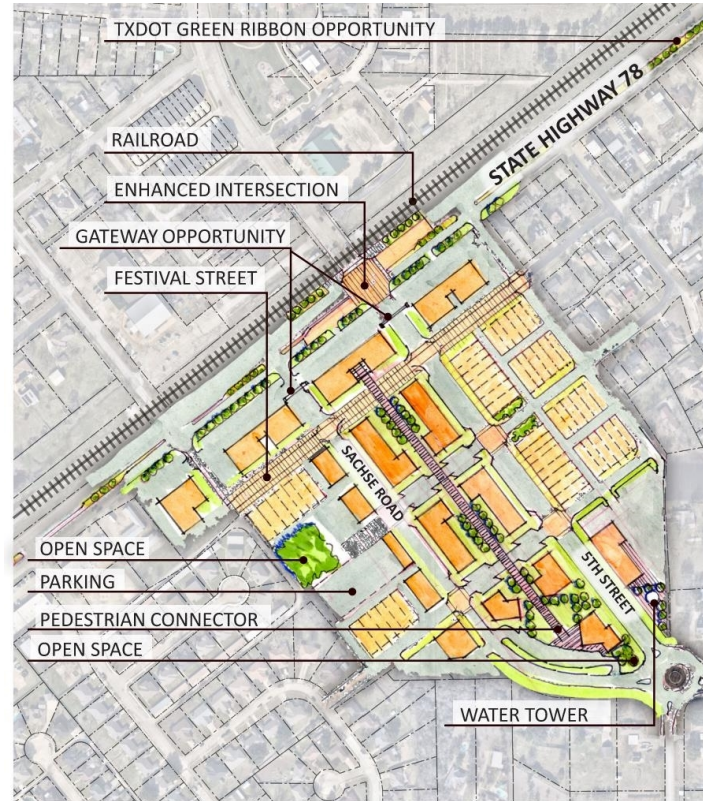
The Old Town Catalyst area as illustrated would accommodate an additional 129,000 square feet of retail/restaurants, approximately 81,000 square feet of office, and approximately 176 additional residential units. This would represent an additional \$52.4M in net new private investment, which would result in \$11.8M in new property tax, \$19.8M in new sales tax, and create more than 970 net new jobs.

– ECONOMIC SUMMARY

Scenario	Net Gain At Buildout		Cumulative, 30-year total		Net Gain At Buildout	
	Total SF	Total Value	Sales Tax	Property Tax	Population	Jobs
Old Town	129,000 SF (retail/restaurants) 81,000 SF (office) + 176 residential units	\$52,446,548	\$19,879,520	\$11,879,658	176	970

– IMPLEMENTATION STEPS

- **Festival Street.** Explore the feasibility and programming of a festival street to promote activation and social collaboration.
- **Gateway opportunities.** Explore opportunities and designs for gateway branding in order to enhance the character and identity of Old Town along Sachse and 5th street.
- **Outreach.** Use city-wide outreach as an opportunity to educate residents and the development community about the vision for Old Town and the desired mixed of uses.
- **Buffering.** Create buffers and transitions through land use programming from the core of Old Town to the existing, surrounding neighborhood.
- **Coordination.** Meet with individual property owners and potential developers regarding the city's vision and timeframes for development to facilitate development and redevelopment.
- **TIRZ Funding.** Update the TIRZ #3 preliminary Financing and Project Plan to assist and prioritize with the cost of capital expenditures.
- **Open Space.** Promote opportunities to build pocket parks, open space and public gathering spaces within the district to utilize for future events and markets.
- **Infrastructure improvements.** Evaluate the need for rehabilitation or replacement of aging water and sanitary sewer systems to support planned development.
- **Drainage Improvements.** Assess and implement drainage upgrades needed to support additional leasable building space.
- **Parcel Acquisition.** Identify and prioritize key parcels within the 5th Street District for potential City/EDC acquisition, based on strategic redevelopment potential and alignment with district goals.



Overview – Sachse Rd.

- Sachse Road between Hwy 78 and the roundabout is currently unimproved
- Needs to be reconstructed to support commercial development
- Not currently a capital project within the CIP
- Catalyst project opportunity
- Additional parking necessary to support downtown goals and the vision for the 5th Street District
 - Walkable, pedestrian-oriented

“A key consideration for the heart of the district is the future improvements of Sachse Rd, between SH-78 and the roundabout at 5th Street. This unimproved roadway segment lacks sidewalks, a curb, and a gutter. **The city should consider the long-term strategy for this roadway and consider its best ultimate configuration, which may include changing this segment to a one-way street. An outcome of switching this roadway segment to a one-way street is the potential for adding on-street parking along this roadway.**”

-Page 54, Shaping Sachse Comprehensive Plan

A SEQUENCED APPROACH TO IMPLEMENTATION

Implementation in the 5th Street District should follow three distinct phases. Each phase reflects a different role for the City of Sachse, the Sachse Economic Development Corporation, and the private sector.



Phase 1: Enable — No-Regrets Public Investments (Years 1-2)

The first priority is addressing infrastructure needs that must be resolved regardless of how the district ultimately develops. These “no-regrets” investments are foundational and unavoidable—actions that must occur for development to be feasible, or that unlock multiple future paths without committing the City or EDC to a specific project, tenant, or buildout scenario.

In the 5th Street District, no-regrets investments include:

- Reconstruct key streets (Billingsley Street, Boone Street, and Sachse Road), including curb, gutter, sidewalks, and crossings.
 - Creates development-ready infrastructure consistent with TIRZ #3 Project and Finance Plan.
- Implement coordinated drainage solutions, including underground detention, to preserve developable land.
 - Addresses known constraints that limit private development today while maximizing usable site area.
- Strategic parcel acquisition
 - By owning more of the land within and adjacent to the 5th Street District (Old Town), the City of Sachse and the Sachse EDC maintain greater influence and control relative to the future development of the area with regard to land uses, aesthetics, quality of life opportunities, and more.
- Install gateway, wayfinding, and streetscape elements that establish district identity and improve visibility.
 - Signals investment readiness and creates a sense of place before vertical development occurs.

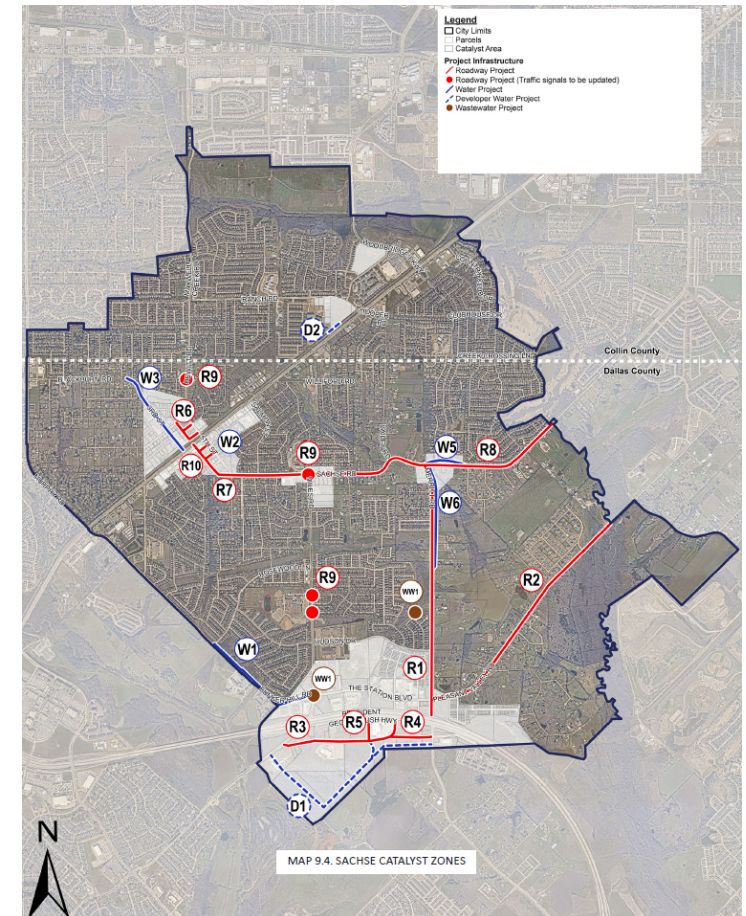
-Page 61, Economic Development Strategic Plan

Overview – Sachse Rd.

STRATEGY	SHAPING SACHSE ACTION ITEMS
4.1 Use streets and public right-of-way as catalysts for private redevelopment	PM 1.3 - Access Management Plan for SH-78
	PM 1.4 - Corridor Master Plan for SH-78 landscaping/hardscaping standards
	PM 1.5 - Key Intersections: Enhance SH-78 & 5th Street and SH-78 & Hooper Road
	PM 3.1 - Catalyst Site Connections: Connect catalyst areas (PGBT/ The Station, Old Town, Heritage Park) through trails and sidewalks
	FLU 4.29 - Streetscape Improvement Plan for Sachse Road from SH-78 to 5th Street roundabout
	FLU 4.37 - Streetscape Enhancements: Widened sidewalks, pedestrian-scale lighting, trees, crosswalks
	FLU 4.5 - Intersection Improvements: Evaluate and improve high-crash intersections
	FLU 4.10 - Streetscape Enhancements: Landscaping and improvements along SH-78
	FLU 4.30 - Capital Improvement Plan: Review CIP against TIRZ #3 plan
	FLU 4.32 - Parking Availability: Upgrade parking and signage, shared parking strategies
	MB 3.2 - Access Management Plan for SH-78
	FLU 4.21 - Pilot Placemaking: Install temporary placemaking features
	ED 3.1 - TIRZ Review: Review and update TIRZ #3 Project and Financing Plan

OLD TOWN CATALYST AREA ROADWAY PROJECTS					
PROJECT NUMBER	MAP REFERENCE NUMBER	PROJECT COST	PROJECT DESCRIPTION	JUSTIFICATION	PRIORITY
R-25-04	R6	\$150,000	Asphalt overlay of 4th Street (Dewitt Street to Floyd Street), Sachse Street (4th Street to 5th Street), and Floyd Street (4th Street to 5th Street).	Staff has identified necessary repairs based on PASER ratings.	2
14	R7	TBD	Improve Sachse Road from Highway 78 to the roundabout near West Creek Lane.	Improve traffic flow and reduce congestion.	2
N/A	R10	TBD	Consider the reconstruction of existing Boone Street and Billingsley Street.	Enhanced safety and improvements for local traffic.	2

-Page 155, Shaping Sachse Comprehensive Plan



Overview - Wayfinding



Overview - Wayfinding

STRATEGY	SHAPING SACHSE ACTION ITEMS
5.1 Develop a marketing platform positioning Sachse as "The Complete Community"	<p>PM 2.1 - Branding Toolkit: Design city-wide branding toolkit with specialty branding for Districts (noted: "Coordinate with EDC strategic plan")</p> <p>FLU 4.34 - Old Town: Establish as recognized cultural and commercial destination through branding</p>
5.2 Create sector-specific marketing materials and tools	<p>ED 2.3 - Retail Revitalization Program: Relevant marketing and demographic information</p> <p>ED 5.1 - Database with parcel info, property status, issues, opportunities</p>
5.3 Launch corridor-based place branding initiatives for 5th Street, PGBT, and Highway 78	<p>PM 1.1 - Wayfinding Master Plan: Standards for City signage and special area signage</p> <p>PM 1.2 - Entry Gateway Signage at SH-78 and PGBT</p> <p>PM 4.1 - Wayfinding Signage for Old Town Sachse</p> <p>FLU 4.11 - Wayfinding Plan: Create SH-78-wide wayfinding plan</p> <p>FLU 4.35 - Wayfinding Signage: Identify Old Town as distinct district</p> <p>FLU 4.16 - Gateway Signage: Install secondary signage at key entry points</p> <p>FLU 4.4 - Wayfinding System for corridor</p>


GOAL/STRATEGY	ACTION	PERFORMANCE METRICS IN DASHBOARD	PRIORITY
STRATEGY 5.3	LAUNCH CORRIDOR-BASED PLACE BRANDING INITIATIVES THAT CREATE DISTINCT IDENTITIES FOR 5TH STREET, PGBT, AND HIGHWAY 78 AS ECONOMIC DESTINATIONS.		
5.3.A	Develop distinct corridor brand identities	<p>Create naming, positioning, and visual systems for 5th Street (innovation/ entrepreneurship), PGBT (professional services/medical), and Highway 78 (local commercial).</p> <p>→Creates clear differentiation and market recognition for each corridor as a distinct economic destination.</p>	<p>Brand Awareness and Engagement</p> <p>Business Attraction Outreach Activity</p> <p>Corridor Brand Recognition</p> <p>High</p>
5.3.B	Create corridor-specific marketing materials	<p>Develop one-pagers, site maps, development opportunity profiles, and vision renderings tailored to each branded corridor.</p> <p>→Provides tools to market corridor opportunities to developers, businesses, and investors with a corridor-specific focus.</p>	High
5.3.C	Design physical branding elements	<p>Include gateway signage, wayfinding, banners, and public art to reinforce corridor identities.</p> <p>→Makes corridor brands tangible and recognizable, signaling investment and differentiation to visitors and potential investors.</p>	High
5.3.D	Launch targeted corridor marketing campaigns	<p>Focus on developers, businesses, and brokers in sectors aligned with each corridor's positioning and opportunity.</p> <p>→Drives targeted business attraction and development interest by connecting corridor brands to specific market audiences.</p>	Medium
5.3.E	Establish corridor brand guidelines	<p>Define appropriate development types, design standards, and programming to maintain brand integrity as corridors develop.</p> <p>→Ensures corridor brands guide development decisions rather than becoming disconnected from actual corridor evolution.</p>	High


Budget and CIP

Existing EDC Transfers to CIP

- R-26-01: Moved \$200,000 in EDC funds to the CIP for the rehabilitation of Sachse Road from Hwy 78 to the roundabout in **FY26**

- Moved \$200,000 in EDC to the CIP for a Sachse Road parking lot detention project to improve drainage for the surrounding area and promote redevelopment of the 5th Street District in **FY25**

Project Name: Sachse Road - Hwy 78 to Fifth St							
Project Number:		R-26-01					
Category:		Roadway					
Description:							
Rehabilitation of the road from State Highway 78 to the Fifth Street roundabout.							
Justification:							
Roadway safety and improving the quality of the street condition.							
							
Financial Information:							
Project Type	Source	Estimated Cost	Budget Thru FY 24-25	25-26 Budget	Budget to Date	Future Estimate	Total Project Cost
Roadway	Economic Development Corporation Funds	\$200,000	\$-	\$200,000	\$200,000	\$-	\$200,000
					\$-	\$-	\$-
					\$-	\$-	\$-
Project Total		\$200,000	\$-	\$200,000	\$200,000	\$-	\$200,000

Project Name: Sachse Road Parking Lot Detention							
Project Number:		D-25-12					
Category:		Drainage					
Description:							
Project to improve the Fifth Street District Area drainage.							
Justification:							
Improve drainage for the surrounding area and promote redevelopment of the Fifth Street District.							
							
Financial Information:							
Project Type	Source	Estimated Cost	Budget Thru FY 23-24	24-25 Budget	Budget to Date	Future Estimate	Total Project Cost
Drainage	Stormwater Drainage Funds	\$800,000		\$200,000	\$200,000	\$600,000	\$800,000
Drainage	Economic Development Corporation Funds	\$200,000		\$200,000	\$200,000	\$-	\$200,000
Drainage	General Fund	\$400,000			\$-	\$400,000	\$400,000
Project Total		\$1,400,000	\$-	\$400,000	\$400,000	\$1,000,000	\$1,400,000

Budget and CIP

- Proposed EDC Transfers to **CIP** in FY27

Project	Existing Funds	Proposed Transfer in FY27	Total (FY27)
Sachse Road	\$200,000	\$400,000	\$600,000
Parking lot / drainage	\$200,000	\$400,000	\$600,000
Wayfinding sign construction (new project)	\$0	\$200,000	\$200,000

- Proposed EDC **Budget** Item in FY27

Project	Proposed Request for FY27	Funding Source	Line Item
Wayfinding design guide and implementation plan	\$200,000	EDC	Professional Services

Next Steps

- Not action necessary
- Seeking early input on these requests
- Possibility for amounts to shift between now and next meeting based on continued internal discussions about these projects
- Budget item will be brought to the EDC Board in May for discussion and June for action
- EDC receives budget authorization by City Council
 - EDC budget approval occurs when City Council adopts FY27 City of Sachse budget

Questions?