



Thursday, May 21, 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, May 21, 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 April 30, 2026, regular meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending March 31, 2026.

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 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.
2. Discuss the Sachse Economic Development Corporation FY 2026-2027 Budget.

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 May 13, 2026, by 5 PM.

Leah K Granger, TRMC, City Secretary

Date removed

Accommodation requests for persons with disabilities should be made at least 48 hours prior to the meeting by contacting Logan Thatcher, ADA Coordinator, via phone at 972-495-1212, via email at lthatcher@cityofsachse.com, or by appointment at 3815 Sachse Road, Building B, Sachse, Texas 75048.

C. Consent Agenda

Subject:	1. Approve the April 30, 2026, regular meeting minutes.
Meeting	May 21, 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 April 30, 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_04.30.2026-unsigned |
|--|

**ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE
APRIL 30, 2026, MEETING MINUTES**

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, April 30, 2026, at 6:00 PM at Sachse City Hall, 3815-B Sachse Road. Those present were: Scott McMurdie, Chinelo Nwanze, Alan Bell, Christopher Decker, Ashley Holley, Krisleigh Hoermann, Jermaine McDaniel.

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:

President McMurdie called the meeting to order at 6:03 PM.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation, and Ms. Howarth led the pledges.

B. Public Comment

The public is invited to address the Board regarding any topic not already on the agenda for action or public hearing. **Comments regarding the Consent Agenda or any discussion-only items on the agenda 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.

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 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.

Ms. Nwanze made a motion to approve the consent agenda as presented. Mr. Bell seconded the motion, and it carried 7 - 0. None voted against.

D. Action Items

Action items are for Board discussion and consideration for action. **The presiding officer will invite comments before the Board votes.** A Public Comment Card 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.

The public hearing opened at 6:07 PM. As no comments were offered from the public, the public hearing was closed at 6:08 PM. No action was taken.

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).

Bradley Ford of Ford Insight LLC presented a proposed 5th Street District Activation Strategy scope of work to the EDC Board. The Board asked questions about the 5th Street District project and the proposed engagement with Ford Insight LLC. Discussion focused on expected ROI, multifamily within the project, land banking, anticipated obstacles and challenges, testing pro formas, and deliverables, among other items.

Sachse resident, Matthew Holboke, addressed the EDC Board regarding the project.

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

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.

Ms. Lewis presented an overview of the Taste of Sachse event, which is designed to encourage residents to dine locally. She highlighted the transition to a digital passport for the 2026 event, as well as increased participation from local businesses, ongoing promotional efforts, and giveaways aimed at increasing community engagement.

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

In anticipation of future budget discussions, Mr. Potts presented an update on redevelopment and placemaking efforts connected to the recently adopted Comprehensive Plan and Economic Development Strategic Plan. The presentation focused on possible improvements to Sachse Road between Highway 78 and the roundabout within the 5th Street District, as well as plans for new wayfinding and signage throughout the City of Sachse.

The Board asked questions regarding community involvement in the wayfinding design process and discussed the timing of implementation. Discussion also included potential project costs and funding through the Capital Improvement Program.

F. Adjournment

President McMurdie adjourned the meeting at 7:43 PM.

Scott McMurdie, President

ATTEST:

Jerod Potts, Economic Development Director



C. Consent Agenda

Subject:	2. Accept the monthly revenue and expenditure report for the period ending March 31, 2026.
Meeting	May 21, 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 March 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 March 2026. Also included is a preliminary line-item report and balance sheet for April 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 March 31, 2026.

File Attachments

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

City of Sachse

Monthly Revenue and Expenditure Report

March 31, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	50% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 116,090	\$ 813,000	52%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	22,956	122,121	42%	B
Total Revenue	\$ 1,850,000	\$ 139,047	\$ 935,121	51%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 65,347	\$ 493,079	23%	C
Total Expenditures	\$ 2,145,704	\$ 65,347	\$ 493,079	23%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 73,699	\$ 442,042		
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 revenue collections
- 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: 04/30/2026

	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	111,544.47	924,544.65	0.00	59.65%	625,455.35
06-000-45000								
Interest Income	260,000.00	274,872.28	290,000.00	0.00	122,121.30	0.00	42.11%	167,878.70
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	111,544.47	1,046,665.95	0.00	56.58%	803,334.05
Revenue Total:	1,880,000.00	1,792,015.74	1,850,000.00	111,544.47	1,046,665.95	0.00	56.58%	803,334.05

Budget to Actual

For Fiscal: 2025-2026 Period Ending: 04/30/2026

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	14,092.02	101,597.35	0.00	51.26%	96,589.65
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	1,045.56	7,809.23	0.00	50.29%	7,717.77
06-019-50060 TMRS Contributions	31,215.00	29,885.21	33,048.00	2,312.50	17,029.98	0.00	51.53%	16,018.02
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	16,704.17	0.00	49.79%	16,847.83
06-019-50080 Dental Insurance	723.00	742.74	723.00	67.92	433.14	0.00	59.91%	289.86
06-019-50090 Life and LTD Insurance	711.00	999.41	954.00	81.34	543.23	0.00	56.94%	410.77
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	4.76	35.11	0.00	0.00%	-35.11
06-019-51030 Utilities - Communications	966.00	965.46	966.00	0.00	444.76	0.00	46.04%	521.24
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	2,045.36	0.00	20.45%	7,954.64
06-019-51500 Uniforms and Accessories	880.00	884.75	1,030.00	89.50	203.30	0.00	19.74%	826.70
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	12,600.00	0.00	24.11%	39,650.00
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	5,321.02	0.00	30.41%	12,178.98
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	5,665.00	0.00	18.88%	24,335.00
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	1,326.84	0.00%	2,500.00
06-019-53220 5th Street District	35,600.00	13,728.34	36,600.00	181.00	18,958.20	0.00	51.80%	17,641.80
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	2,350.00	59,308.98	0.00	97.55%	1,491.02
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	72.00	504.00	360.00	53.33%	441.00
06-019-55050 Transfer Out to Gen Capital Projects Fu...	350,000.00	350,000.00	300,000.00	25,000.00	175,000.00	0.00	58.33%	125,000.00
06-019-55060 Transfer Out to General Fund - Indirect...	141,106.00	141,106.00	157,447.00	13,121.00	91,847.00	0.00	58.34%	65,600.00
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	60,996.80	554,075.89	308.58	25.82%	1,591,628.11
Expense Total:	2,157,747.00	1,955,316.98	2,145,704.00	60,996.80	554,075.89	308.58	25.82%	1,591,628.11
Fund 06 Revenue Over/(Under) Expenses	-277,747.00	-163,301.24	-295,704.00	50,547.67	492,590.06	-308.58	-166.58%	-788,294.06
Total Revenue Over/(Under) Expenses:	-277,747.00	-163,301.24	-295,704.00	50,547.67	492,590.06	-308.58	-166.58%	-788,294.06

Sachse Economic Development Corporation
Balance Sheet
4/30/2026

Assets:

Cash	\$120,223.42
Investments	6,484,427.68
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 **\$8,517,480.94**

Liabilities:

Payables	<u>\$34,458.21</u>
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Total Liabilities **\$34,458.21**

Equity:

Fund Balance 9/30/2025	\$6,364,176.27
Net Position (full accrual)	\$1,626,256.40
FY 2026 YTD Surplus	<u>492,590.06</u>

Total Equity **\$8,483,022.73**

Total Liabilities and Equity **\$8,517,480.94**

D. Discussion Items

Subject: 2. Discuss the Sachse Economic Development Corporation FY 2026-2027 Budget.

Meeting May 21, 2026 - Economic Development Corporation Board Meeting

Access Public

Type Discussion, Information

Fiscal Impact None

Recommended Action Discuss the Sachse Economic Development Corporation FY 2026-2027 Budget.

Goals Be a model of financial stewardship through growth management; responsible investment; and financial transparency.

BACKGROUND

Each year, the Economic Development Corporation (EDC) Board must approve an annual budget for the following fiscal year. Staff has prepared the FY 2026-2027 EDC budget to be consistent with the strategic goals and objectives of the Board.

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Discuss the Sachse Economic Development Corporation FY 2026-2027 Budget.

File Attachments 1. Presentation_Budget Discussion

FY 2026-2027 EDC Budget

D.2 – Discuss the Sachse Economic Development Corporation FY 2026-2027 Budget.

Presentation Outline

- Selected Recent Accomplishments
- Sales Tax Collections
- Budget Overview
- Next Steps
- Draft Budget Calendar
- Questions / Discussion

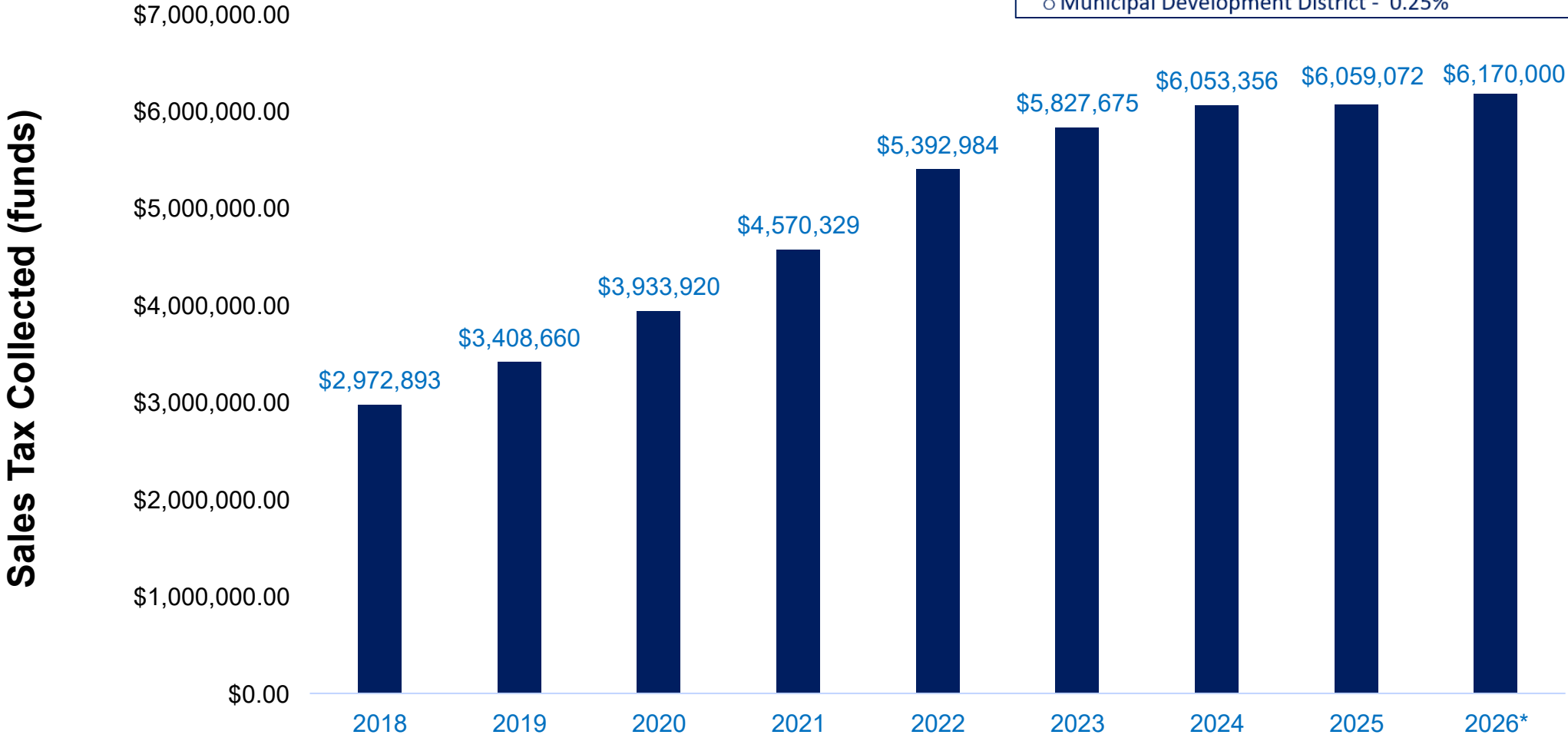
Selected Recent Accomplishments

- Adoption of Economic Development Strategic Plan
- Local Business Grant program administration
- Completion of 2024 annual report; 2025 in progress
- Infrastructure reimbursements
- Taste of Sachse
- Farmers market
- ICSC@ Red River
- Creation of community logo
- Economic Excellence recognition (TEDC)
- Professional development
- Participation in the Sachse development process
- Welcomed new businesses to Sachse
- Advertising, marketing, and sponsorships to promote the City and support community partners



Sales Tax Collections

- The local sales and use tax for Sachse is 8.25% and is divided as follows:
 - Texas State Tax - 6.25%
 - City of Sachse Tax - 1.0%
 - **Sachse Economic Development - 0.5%**
 - Street Maintenance Sales and Use Tax - 0.25%
 - Municipal Development District - 0.25%



Source: City of Sachse Finance Department

*2026 column reflects FY26 budget



EDC Revenues / Expenditures

	FY 2024 (actual)	FY 2025 (actual)	FY 2026* (thru 5-12-26)***	FY 2027 (projection)
Revenues	\$1,819,745	\$1,793,158	\$1,046,665	\$1,910,000**
Expenditures	\$896,574	\$1,956,584	\$602,599	\$3,458,130
Revenues less expenditures	\$923,170	(\$163,426)	\$444,066	(\$1,548,130)

*FY 2026 ends September 30, 2026

**Revenues FY 2027:
Sales tax - \$1,660,000
GISD grant - \$10,000
Interest income - \$240,000

*FY 2026 sales tax budget: \$1,550,000

Sachse Economic Development Corporation Balance Sheet 4/30/2026

Assets:	
Cash	\$120,223.42
Investments	6,484,427.68
Accts Receivable-Sales Tax	261,328.21
Travel Advances	119.00
Assets Held-Land	1,649,892.68
Intangible Assets	1,489.95
Total Assets	\$8,517,480.94
Liabilities:	
Payables	\$34,458.21
Total Liabilities	\$34,458.21
Equity:	
Fund Balance 9/30/2025	\$6,364,176.27
Net Position (full accrual)	\$1,626,256.40
FY 2026 YTD Surplus	492,590.06
Total Equity	\$8,483,022.73
Total Liabilities and Equity	\$8,517,480.94

The EDC's balance of cash and investments represents highly liquid assets totaling **\$6,604,651**

Revenues and Expenditures

- Notable base budget increases from FY26 to FY27
 - Personnel
 - Business Retention and Expansion
 - Small Tools and Equipment
 - Employee Training and Travel
 - Advertising and Legal Publications
 - Community Relations
 - Software Licensing
 - Legal Fees
 - Professional Services
 - Transfer Out – set aside funding for future Capital Improvement Projects:
 - Wayfinding design guide implementation
 - 5th Street drainage and street reconstruction
 - 5th Street District
 - Infrastructure Grants / Sales Tax Reimbursements

Next steps

- Receive EDC Board input and make necessary edits
- Continued refinement of EDC budget
- Bring budget to EDC Board for approval in June

Draft Budget Calendar

- May 21 – EDC Board budget discussion
- June 1 – Early citizen input on budget (City Council)
- June TBD – Budget town hall meeting
- June TBD – Budget engagement event
- June 15 – Budget workshop
- June 25 – EDC Board approval of budget
- August 3 – Presentation of budget to City Council
- August 17 – City Council public hearing on budget
- September 8 – City Council adoption of budget

No EDC Board meeting in July

Questions / Discussion