



Thursday, August 20, 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, August 20, 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 June 25, 2026, regular meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending May 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. Receive a briefing on the 5th Street District Activation and Action Plan.

E. Executive Session

1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial

or other incentive relating to the development of a project within the Old Town District of Sachse.

F. 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 shall 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 a project within the Old Town District of Sachse.

G. 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 August 14, 2026, by 11 AM.

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 June 25, 2026, regular meeting minutes.

Meeting August 20, 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 June 25, 2026, Economic Development Corporation Board regular meeting are presented for approval.

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_006.25.2026-unsigned

ECONOMIC DEVELOPMENT CORPORATION BOARD OF THE CITY OF SACHSE JUNE 25, 2026, MEETING MINUTES

The Economic Development Corporation Board of the City of Sachse held a regular meeting on Thursday, June 25, 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, June 25, 2026, at 6:00 PM to consider the following items of business:

President McMurdie called the meeting to order at 6:02 PM.

2. Invocation and Pledges of Allegiance.

Mr. McMurdie offered the invocation and 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 May 21, 2026, regular meeting minutes.
2. Accept the monthly revenue and expenditure report for the period ending April 30, 2026.
3. Accept the Quarterly Investment Report for the quarter ending March 31, 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. Consider the Sachse Economic Development Corporation FY 2026-2027 Budget.

Mr. Potts presented the proposed EDC budget for FY 2026-2027. He noted minor changes from the previous presentation in the sales tax revenue projection and some expenditures. He specified that capital projects, such as infrastructure improvements on the 5th Street District project, are included to draw down the Fund balance.

Sachse resident, Matthew Holboke, addressed the Board regarding line items in the budget.

Mr. Potts provided clarification to questions and comments.

Mr. McDaniel made a motion to approve the FY 26-27 budget as presented. Ms. Hoermann 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 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 announced some upcoming events, such as the Red, White, and Blue Blast, the Farmers Market, and the Summer Nights Concert Series.

F. Executive Session

1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087 Economic Development Deliberations: Deliberate the offer of a financial or other incentive relating to the development of a project within the Old Town District of Sachse.

Mr. McMurdie adjourned the Board to Executive Session at 6:27 PM.
The Board returned to Regular Session at 7:51 PM.

G. Adjournment

President McMurdie adjourned the meeting at 7:52 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 May 31, 2026.

Meeting	August 20, 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 May 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 May 2026. Also included is a preliminary line-item report and balance sheet for June 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 May 31, 2026.

File Attachments

1. EDC Fund May 2026
2. EDC Budget Report June 2026 Preliminary
3. EDC Balance Sheet June 2026

City of Sachse

Monthly Revenue and Expenditure Report

May 31, 2026 (Unaudited)

SACHSE ECONOMIC DEVELOPMENT CORPORATION

	67% of Year Completed				Note
	Annual Budget	Current Month Actual	YTD Actuals	YTD Actuals % of Budget	
Revenue Summary					
Sales Tax	\$ 1,550,000	\$ 164,001	\$ 1,088,545	70%	
Other Income	10,000	-	-	0%	A
Interest Income	290,000	18,599	161,173	56%	B
Total Revenue	\$ 1,850,000	\$ 182,600	\$ 1,249,719	68%	
Expenditure Summary					
Expenditures	\$ 2,145,704	\$ 99,033	\$ 668,464	31%	C
Total Expenditures	\$ 2,145,704	\$ 99,033	\$ 668,464	31%	
Revenue Over/(Under) Expenses	\$ (295,704)	\$ 83,567	\$ 581,254		
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: 06/30/2026

		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	0.00	1,088,545.45	0.00	70.23%	461,454.55
06-000-45000	Interest Income	260,000.00	274,872.28	290,000.00	0.00	161,173.20	0.00	55.58%	128,826.80
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	0.00	1,249,718.65	0.00	67.55%	600,281.35
Revenue Total:		1,880,000.00	1,792,015.74	1,850,000.00	0.00	1,249,718.65	0.00	67.55%	600,281.35

Budget to Actual

For Fiscal: 2025-2026 Period Ending: 06/30/2026

		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	10,418.84	127,187.22	0.00	64.18%	70,999.78
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	778.50	9,715.85	0.00	62.57%	5,811.15
06-019-50060	TMRS Contributions	31,215.00	29,885.21	33,048.00	1,709.74	21,229.29	0.00	64.24%	11,818.71
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	20,572.97	0.00	61.32%	12,979.03
06-019-50080	Dental Insurance	723.00	742.74	723.00	33.96	535.02	0.00	74.00%	187.98
06-019-50090	Life and LTD Insurance	711.00	999.41	954.00	53.79	678.36	0.00	71.11%	275.64
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	342.01	0.00	146.16%	-108.01
06-019-50130	Employee Assistance Program	0.00	68.97	0.00	2.38	42.25	0.00	0.00%	-42.25
06-019-51030	Utilities - Communications	966.00	965.46	966.00	74.40	667.96	0.00	69.15%	298.04
06-019-51050	Office Supplies	3,000.00	25.24	1,000.00	0.00	197.30	0.00	19.73%	802.70
06-019-51070	Postage	1,000.00	1,599.52	2,000.00	31.00	1,502.04	0.00	75.10%	497.96
06-019-51230	Business Retention and Expansion	10,000.00	9,141.91	10,000.00	286.59	5,994.55	0.00	59.95%	4,005.45
06-019-51500	Uniforms and Accessories	880.00	884.75	1,030.00	325.07	925.48	0.00	89.85%	104.52
06-019-51510	Small Tools and Equipment (under \$10...	1,000.00	98.71	1,000.00	1,450.00	3,486.30	0.00	348.63%	-2,486.30
06-019-51550	Fuel and Lubricants	473.00	332.14	473.00	36.33	242.81	0.00	51.33%	230.19
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	3,449.60	0.00	57.12%	2,589.40
06-019-51810	Employee Training and Travel	18,200.00	7,521.44	17,500.00	3,842.57	9,455.45	0.00	54.03%	8,044.55
06-019-51820	Mileage/Tolls/Parking Reimbursement	0.00	438.25	0.00	0.00	246.43	0.00	0.00%	-246.43
06-019-52000	Vehicle Repairs and Maintenance	1,000.00	860.34	1,000.00	0.00	137.67	0.00	13.77%	862.33
06-019-52040	Software Licensing, Support and Maint...	50,850.00	62,030.69	58,780.00	16,134.31	47,260.57	-1,378.26	80.40%	11,519.43
06-019-53000	Legal/Consulting Fees	30,000.00	21,870.75	30,000.00	110.00	6,490.00	0.00	21.63%	23,510.00
06-019-53002	Professional Services (53003)	80,000.00	11,567.00	80,000.00	21,000.00	48,550.01	0.00	60.69%	31,449.99
06-019-53060	Printing Services	2,500.00	3,306.76	2,500.00	0.00	4,315.29	0.00	172.61%	-1,815.29
06-019-53220	5th Street District	35,600.00	13,728.34	36,600.00	12,888.20	36,125.69	0.00	98.70%	474.31
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	3,076.20	70,707.93	0.00	116.30%	-9,907.93
06-019-53500	Web Page Services	2,520.00	473.68	3,020.00	0.00	13.19	0.00	0.44%	3,006.81
06-019-53600	Copier Rental & Maintenance	945.00	192.00	945.00	72.00	648.00	216.00	68.57%	297.00
06-019-55050	Transfer Out to Gen Capital Projects Fu...	350,000.00	350,000.00	300,000.00	25,000.00	225,000.00	0.00	75.00%	75,000.00
06-019-55060	Transfer Out to General Fund - Indirect...	141,106.00	141,106.00	157,447.00	13,121.00	118,089.00	0.00	75.00%	39,358.00
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	111,734.48	780,198.94	-1,162.26	36.36%	1,365,505.06
Expense Total:		2,157,747.00	1,955,316.98	2,145,704.00	111,734.48	780,198.94	-1,162.26	36.36%	1,365,505.06
Fund 06 Revenue Over/(Under) Expenses		-277,747.00	-163,301.24	-295,704.00	-111,734.48	469,519.71	1,162.26	-158.78%	-765,223.71
Total Revenue Over/(Under) Expenses:		-277,747.00	-163,301.24	-295,704.00	-111,734.48	469,519.71	1,162.26	-158.78%	-765,223.71

Sachse Economic Development Corporation
Balance Sheet
6/30/2026

Assets:

Cash	\$35,520.67
Investments	6,706,791.59
Accts Receivable-Sales Tax	261,328.21
Travel Advances	0.00
Assets Held-Land	1,649,892.68
Intangible Assets	<u>1,489.95</u>

Total Assets	<u>\$8,655,023.10</u>
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Liabilities:

Payables	<u>\$67,065.95</u>
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Total Liabilities	\$67,065.95
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Equity:

Fund Balance 9/30/2025	\$6,364,176.27
Net Position (full accrual)	\$1,626,256.40
FY 2026 YTD Surplus	<u>597,524.48</u>

Total Equity	<u>\$8,587,957.15</u>
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Total Liabilities and Equity	<u>\$8,655,023.10</u>
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D. Discussion Items

Subject: 2. Receive a briefing on the 5th Street District Activation and Action Plan.

Meeting August 20, 2026 - Economic Development Corporation Board Meeting

Access Public

Type Discussion, Information

Fiscal Impact None

Recommended Action Receive a briefing on the 5th Street District Activation and Action Plan.

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

BACKGROUND

On April 30, 2026, the EDC Board authorized the Executive Director of the Sachse Economic Development Corporation 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. The professional services agreement between Sachse and Ford Insight LLC has been executed, and work on this project has started.

The purpose of this item is for the EDC Board to receive an update on this initiative.

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

POLICY CONSIDERATIONS

There are no policy considerations affiliated with this item.

RECOMMENDATION

Receive a briefing on the 5th Street District Activation and Action Plan.

File Attachments None

F. Action Resulting from Executive Session

Subject: 1. Take any action as a result of Executive Session - Deliberate the offer of a financial or other incentive relating to the development of a project within the Old Town District of Sachse.

Meeting August 20, 2026 - Economic Development Corporation Board Meeting

Access Public

Type Discussion, Action

Recommended Action Take any action as a result of Executive Session - Deliberate the offer of a financial or other incentive relating to the development of a project within the Old Town District of Sachse.

Goals

BACKGROUND

POLICY CONSIDERATIONS

RECOMMENDATION

Take any action as a result of Executive Session - Deliberate the offer of a financial or other incentive relating to the development of a project within the Old Town District of Sachse.

File Attachments None
