



MINUTES OF THE REGULAR SCHEDULED MEETING OF THE BOARD OF DIRECTORS
OF THE SACHSE ECONOMIC DEVELOPMENT CORPORATION

October 25, 2017

STATE OF TEXAS

COUNTIES OF DALLAS AND COLLIN

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 6:30 p.m. on Wednesday, October 25, 2017, notice of the meeting having been posted as prescribed at the Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas as required by Chapter 551, Local Texas Government Code. The role of duly constituted members of the Board of Directors was called, which members are as followed, to-wit:

Spencer Hauenstein, Mike VanBuskirk, Jeff Bickerstaff, Marcia Harris-Daniel, Lyndsey Monahan, Karlos McGhee, Niloufer Watkins, Leslyn Blake-ex-officio, Gina Nash-ex-officio

Those Absent: Karlos McGhee, Niloufer Watkins, Gina Nash ex-officio

1. Meeting called to order at 6:31 PM by Mr. Hauenstein. Invocation offered by Mr. Bickerstaff and he also led in the Pledges to United States and Texas flags.

2. Consent Agenda

- 17-4041 Consider and take action on the minutes of the Sachse Economic Development Corporation regular meeting of September 21, 2017.
- 17-4031 Accept the monthly revenue and expenditure report for the period ending August 31, 2017 and preliminary summary budget report for September 2017.
- 17-4049 Receive the City of Sachse Investment Policy for FY 2017-2018, as amended by the City Council on October 16, 2017.

Mr. VanBuskirk made motion to accept the Consent Agenda as presented and motion seconded by Ms. Harris-Daniel. Motion was passed unanimously.

3. Regular Agenda Item:

- 17-4050 Gateway Planning will provide a presentation on the proposed draft of the PGBT zoning in order to generate discussion and receive feedback.

Kelsey Berry with Gateway Planning gave presentation on the PGBT zoning to be taken to City Council for approval. Comprehensive Plan adopted in March 2017 and identified the PGBT area as significant area of investment. Vision is for a walkable, mixed use destination. Stakeholder feedback and drafting of plan was done between June and September 2017. Planning and Zoning Commission unanimous vote for recommendation was made October 23, 2017.

Now slated to go to City Council for final approval and adoption on November 6, 2017. Current Turnpike overlay does not allow for a mixed-use destination center and requires compliance with overlay standards and base zoning. Proposed PGBT Zoning allows for a mixed-use destination center with high quality design standards and easy process (market driven).

Mr. Bickerstaff asked to clarify the PGBT Regulating Plan map regarding transition zone being residential only (200 ft. to 300 ft.). Dusty discussed positive meeting with stakeholders and those outside the PGBT have been included upon request. One individual was indecisive in being included in PGBT zoning and has been removed from map along with one other property due to lack of input.

Mr. VanBuskirk asked about quality control for buildings and Kelsey pointed out the building codes were in place to guarantee structural high quality and design.

- 17-4043 Consider and take action on reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and staff regarding items of community interest, special events, announcements and activities, office, industrial, commercial retail, business retention and marketing projects.

- 49 applications for new EDC staff position with 12 applicants making first cut.
- New Comprehensive Plan now on Sachse EDC website. Can be viewed as a flip book by accessing button on website.
- Woodbridge Café is under construction in Sachse Plaza. Interior finish out may include Sachse historical pictures.
- Sachse Ad featured in D Magazine.
- Sachse EDC is Game Zone sponsor again this year for the Sachse Chamber's Fallfest event.
- Bobby Tillman (SpecialWebs.com) has been hired to prepare and execute Sachse EDC Facebook ads to reach out to commercial brokers/developers attending ICSC event.
- 5th Street Developer Testing meeting held on October 10th

- Ms. Blake completed BRE Course with IEDC. Three down and three to go to complete certification
- Ms. Blake volunteered for Garland ISD Biztown experience where 6th graders will work in business storefront facades to learn how business is conducted
- ICSC Texas Conference & Deal Making meeting in two weeks on November 9th and 10th. Gina and Leslyn will be meeting with restaurant/developer representatives.

17-4042 Discuss possible future agenda items

At 7:04 p.m. Mr. Hauenstein made motion to convene to Executive Session.

4. Executive Session:

17-4047 The Economic Development Corporation Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072: Deliberation of the purchase, sale and license of real property generally located in mid-west part of the City of Sachse.

17-4046 The Economic Development Corporation Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.087: Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate or expand within the City of Sachse.

Open Meeting reconvened at 8:24 p.m.

5. Regular Agenda Items.

17-4048 Recognize and thank outgoing SEDC Board Member Lyndsey Monahan for her service on the SEDC Board of Directors.

Lyndsey Monahan was given a gift thanking her for her participation on the SEDC Board of Directors from 2015-2017.

6. Adjournment:

At 8:26 p.m. Mr. Hauenstein adjourned meeting.



Spencer Hauenstein, President



Leslyn Blake, CEO