

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

April 13, 2011
STATE OF TEXAS§
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 7:00 p.m. on Wednesday, April 13, 2011, notice of the meeting having been posted as prescribed at Sachse City Hall, 3815 Sachse Road, Building B, Sachse, Texas as required by Chapter 551, Local Texas Government Code. The roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:

Todd Ronnau	Kenneth Thomas
Darrell Lensch	Mark Caldwell
Mark Timm	Brian Poff
Jared Patterson	Carlos Vigil, Executive Director

1. **Call the meeting to order:** At 7:14 p.m. President Mark Timm called the meeting to order.

2. **Roll Call:** Mr. Todd Ronnau was not in attendance.

Mr. Patterson led the group in the Pledge of Allegiance to the United States of America and Texas flags.

3. **Minutes of the Sachse Economic Development Corporation Meetings for the following dates:**

March 9, 2011

Mr. Patterson made a motion to accept the minutes as presented. Mr. Caldwell seconded and the motion carried unanimously.

4. The Executive Session was not held.

5. There was not any action necessary.

6. **Reports:**

- a. President – Mr. Timm stated McDonald’s SUP permit was approved. Mr. Timm congratulated the successful campaign of Mr. Ronnau for City Council Member.
- b. Board Members – Mr. Patterson reported that he and Mr. Vigil will be attending the ICSC conference in Las Vegas and that all efforts were made to keep cost to a minimum.
- c. Executive Director – Mr. Vigil made reference to the printed report in the agenda packet.
- d. Financial Report – Mr. Vigil reviewed the financial report.

7. **Presentation by Kat Donnell of Omni Visual for destination video.**

Kat Donnell talked about the services of Omni Visual. She presented several videos that were developed for other cities. There was a short discussion about the items to include in the video for Sachse, timelines, quality of life issues and business development.

There was not any action on this item.

8. **Consideration and action regarding a funding request by Dr. James and Holly Kieser for improvements to building located at 7218 Highway 78, Sachse, Texas 75048.**

Dr. James Kieser made a presentation about the improvements he is proposing to make to the existing building. He talked about two alternates and the costs associated with each. He provided the Board with photographs and a sample of the rock that will be used for the façade.

9. Consideration and action regarding a funding request by Serena Kong for improvements to Sachse Plaza located at 7320 Highway 78, Sachse, Texas 75048.

Serena Kong talked about why she was requesting grant funds for the finish-out of the shopping center. She talked about the prospective tenant, lease terms and cost associated with the tenant. She discussed the requirements the tenant has placed on the owners of the shopping center and mentioned that she is not able to afford the entire amount of capital needed to make the improvements with the low rent lease the tenant is proposing.

At 8:19pm Mr. Patterson made a motion to convene executive session. Mr. Thomas seconded and the motion carried unanimously.

10. Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087:

Deliberation Regarding Economic Development Negotiations;

- a) To discuss or deliberate the offer of a financial or other incentive to Dr. James and Holly Kieser.
- b) To discuss or deliberate the offer of a financial or other incentive to Serena Kong.

11. Consider any action necessary as a result of executive session.

At 9.10pm Mr. Patterson mad a motion to convene into open session.

Mr. Thomas made a motion to participate in the proposed project for Dr. James Kieser with a grant to pay for 50% of masonry cost at \$8,100 and 100% of landscaping cost of \$1000, total not to exceed \$9,100. Mr. Lensch seconded and the motion carried unanimously.

Mr. Patterson made a motion not to fund any amount for incentives to the project proposed by Serena Kong. The Board directs Serena Kong to meet with Mr. Vigil and review other possible incentives by the City for Tax Abatements or Sec. 380 agreements. Mr. Lensch seconded and the motion carried unanimously.

12. To discuss or deliberate funding of feasibility study and master plan for a multi-event/entertainment complex.

Mr. Vigil reviewed the revised contract submitted by LARC for inclusion of the feasibility of the entertainment complex. A discussion was held about the wording of the contract. The pros and cons of such a study were discussed. After a lengthy discussion, Mr. Lensch made a motion to accept the proposed contract with a stipulation that LARC clarify the deliverables if the contract is deemed unfeasible. There was not a second on the motion and the motion died.

Mr. Patterson made a motion to enter an agreement with LARC with two stipulations: 1. With 50% payment up-front and 50% payment upon completion. 2. Clarify receivables if contract is deemed unfeasible. Mr. Poff seconded and the motion carried unanimously.

13. Consideration and action regarding developer/real estate agents hosting event.

Mr. Vigil gave an update of Sachse Day. He showed the group the post card invitation for mailing and reviewed the outline for the schedule of events. The Board members stated they would mark their calendar for being at the event.

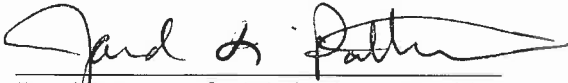
14. Future Agenda Items

- Approve moving library business library from Caboose to Library.
- Invite someone to discuss incentives
- ICSC update

15. Adjourn

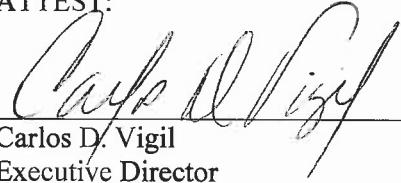
At 10:14pm Mr. Patterson made a motion to adjourn. Mr. Lensch seconded and the motion carried unanimously.

APPROVED:



Jared Patterson for Mark Timm, President
Sachse Economic Development Corporation

ATTEST:



Carlos D. Vigil
Executive Director