

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

September 14, 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, September 14, 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:

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

**Call the meeting to order:** At 7:01 p.m. Mark Timm, President of the Board called the meeting to order.

**1. Invocation and Pledge of Allegiance to the U.S. and Texas Flags.**

Mr. Patterson gave the invocation and Mr. Lensch led the group in the Pledge of Allegiance to the United States of America and Texas Flags.

**2. Regular Agenda Items:**

**11-0389** Minutes of the Sachse Economic Development Corporation meetings for the following dates:  
August 10, 2011.

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

**11-0391** Reports and presentations:

President – Mr. Timm reported that the City Council approved the 2011-2012 budget.

Board Members – No reports.

Executive Director – Reported on Steak Kountry, Williams Contracting, Sanitary Sewer Project, Sachse Chiropractic, Baby Steps Learning Center, ICSC Conference in November, Economic Development Strategic Planning Session for October 22, Hooley’s restaurant space replacement, LARC kick-off meeting, NTTA meeting

**11-0390** Financial Report – Budget Summary. Mr. Vigil made reference to expenditures for the year was under the approved budget.

**11-0392** Consideration and action on request by Woodbridge Properties, LLC to substitute property for economic development grant secured by second lien.

Mr. Don Herzog made a presentation on the request to effectuate the change in collateral in accordance with the existing Economic Development Agreement between the SEDC and Woodbridge Properties, LLC dated June 19, 2009. These documents will be executed only if the property sells to Wal-Mart. The Release of Lien, Deed of Trust and First Amendment to Subordination and Intercreditor Agreement will be placed in escrow with the title company along with the other closing documents. The title company will record the documents in the appropriate order to effectuate the closing.

Mr. Vigil read the e-mails from legal counsel that the documents were acceptable and if the Board approved the action that the City Council did not need to act on this item since this was covered in the Economic Development Agreement.

Mr. Poff made a motion to approve the request subject to approval of the any further issues by the city attorney. Mr. Lensch seconded and the motion carried unanimously.

**11-0394** Presentation on sanitary sewer study by Billy George, City Engineer.

Mr. George made a presentation to the group with an update on the sewer study project that the SEDC Board funded in October 2010 in an amount of \$55,000. There was no action on this item.

**11-0395** Presentation of focused economic development initiatives by Terry Haines, The Haines Company.

Mr. Haines made a presentation to the group on land development opportunities in Sachse in comparison with Murphy/Wylie and Garland. Mr. Haines talked about the retail competition with the other communities however the advantage for Sachse is that the area has more available land for development than the others. Mr. Haines suggested that the Board consider an incentive policy that will put Sachse above the others in recruiting retail and commercial development.

**11-0396** Consideration and action on economic development planning session proposals.

Mr. Vigil presented the three proposals for selecting a facilitator for an economic development strategic planning session. The tentative date is proposed for Saturday, October 22, 2011 at the Senior Citizen Center from 8:00 a.m. to 3:00 p.m. The Board members discussed the objectives of the session and the need to hold such a session. The Board agreed that it is necessary for the SEDC to align their vision with that of the City Council.

Mr. Patterson made a motion to select the proposal by Donna Lawrence in an amount not to exceed \$700. Mr. Thomas seconded and the motion carried 5-1 with Mr. Lensch voting against it.

**11-0397** Consideration and action on Chamber of Commerce Fallfest sponsorship.

Mr. Vigil presented the options for Fallfest sponsorship. The discussion of the SEDC budget reduction was a reason for considering an alternate sponsorship level instead of the title sponsor. It was discussed that the Board wants to continue to support the Chamber of Commerce in other endeavors.

Mr. Poff made a motion to contribute to the Chamber of Commerce Fallfest with a Platinum Sponsorship of \$750. Mr. Lensch seconded and the motion carried unanimously.


**11-0398** Future Agenda Items

Incentive Policy  
Franchise Program  
Williams Contracting Public Hearing  
Grant for restaurant to replace Hooley's  
Taking Debt  
TIF District

### 3. Adjournment

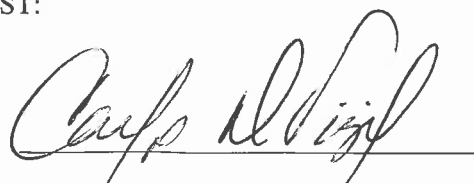
At 9:31 p.m. Mr. Patterson made a motion to adjourn. Mr. Lensch seconded and the motion carried unanimously.

APPROVED:



Mark Timm, President  
Sachse Economic Development Corporation

ATTEST:



Carlos D. Vigil  
Executive Director