

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

Wednesday, September 12, 2012  
STATE OF TEXAS§  
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 7:00pm on Wednesday, September 12, 2012, 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:

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

Call the meeting to order: At 7:01pm Mr. Thomas called the meeting to order and noted Mr. Dumois was absent due to business travel.

- 1) Invocation and Pledge of Allegiance to the U.S. and Texas Flags. Mr. Patterson led the group in an invocation. Mr. Caldwell led the group in the Pledge of Allegiance.
- 2) Regular agenda items:

**12-1065** - Consider and take action on minutes of the Sachse Economic Development Corporation meeting for the following date:

- a) August 8, 2012

Mr. Poff made a motion to approve the minutes of August 8, 2012 as presented. Mr. Caldwell seconded and the motion carried with six votes.

**12-1066** - Reports and presentations by SEDC President, Board Members, and Executive Director regarding special events, announcements and activities.

- b) President – Mr. Thomas announced the 2012-2013 SEDC and City budgets have been approved by the City Council; Chamber of Commerce Fallfest on October 13, 2012; Support of the upcoming events of the Sachse Public Library; McDonald's opening on September 25, 2012.
- c) Board Members – None.
- d) Executive Director – Mr. Vigil provided a written report in the agenda packet of on-going activities and projects for July. He reviewed the report with the Board and added that the city engineering department is reviewing plans for a 7-11 Store at Blackburn and Murphy Road; a memory care center at Ben Davis and Bunker Hill Road; North Place Church at PGBT. Mr. Vigil introduced Jeri Rainey as the Treasurer of the Sachse Economic Development Corporation stating that according to the By-Laws of the corporation, the city manager appoints the Treasurer and that Ms. Rainey has been performing all the treasurer duties and will now be attending the meetings as a non-voting member of the Board.

**12-1067** - Consider and take action on Financial Reports – Budget Summary for August 2012.

Ms. Rainey reviewed the financial report with the Board highlighting that revenues are above expenses. Mr. Caldwell made a motion to approve the financial report as presented. Mr. Lensch seconded and the motion carried with six votes.

**12-1042** - Consider receiving the Investment Reports for the Quarters ending March 31, 2012 and June 30, 2012.

Ms. Rainey presented the March and June 2012 Investment Reports and explained the financial investments of the SEDC.

Mr. Patterson made a motion to receive the Investment Reports as presented. Mrs. Politz seconded and the motion carried with six votes.

- 12-1068** – Consider and take action regarding a funding request for a project for Robert Frealy, dba, ATR Floors, Décor & More, for sign improvements at 5848 Highway 78, Sachse, Texas, in an amount not to exceed \$6,000.

Mr. Frealy made a short presentation on the new business venture to be located in Sachse. He estimated that 50% of the sales will be sales tax for Sachse and explained that the retail operation is mostly for home remodeling and not contractors. Mr. Frealy is requesting financial incentives for three signs for the business.

- 12-1070** – Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations to discuss or deliberate the offer of a financial or other incentive to ATR Floors, Décor & More (Robert Frealy).

At 7:37pm Mr. Caldwell made a motion to convene executive session. Mr. Poff seconded and the motion carried with six votes.

- 12-1071** – Convene Open Session and consider any action necessary as a result of Executive Session.

At 7:57pm Mr. Patterson made a motion to return to executive session. Mrs. Politz seconded and the motion carried with six votes.

Mr. Caldwell started to make a motion to consider... Mr. Caldwell withdrew the motion and restated the motion with a motion to deny the request by Robert Frealy for a grant for a sign project. Mr. Lensch seconded and motion carried unanimously. Afterwards members of the Board suggested to Mr. Frealy to talk with the property owner and Mr. Vigil to discuss the installation of a monument sign for all five businesses at the shopping center.

- 12-1072** - Consider and take action on revisions to tax abatement application form.

Mr. Vigil presented the revised application form and noted that Mr. Pete Smith added a statement as required by state law, about not hiring undocumented workers. He also stated that the revised tax abatement form is an administrative procedure and there is not any requirement for a formal approval by the city council. There were a few minor revisions suggested to be made.

Mr. Poff made a motion to approve the revised tax abatement form with the noted revisions. Mr. Caldwell seconded and the motion carried with six votes.

- 12-1073** – Consider and take action regarding Sachse Economic Development Corporation vehicle.

A discussion about the SEDC vehicle was held regarding use, condition, expense, parking and purpose. The discussion was in favor of keeping the vehicle for use by the Executive Director. Mr. Vigil suggested that this item be revisited in a year. No action was taken.

- 12-1074** - Consider and take action regarding Chamber of Commerce Fallfest.

A short discussion was held by the Board members about funding for Fallfest and other sponsorships for the Chamber of Commerce. It was suggested the Chamber submit an annual budget of request for sponsorships.

Mr. Patterson made a motion to sponsor at the Bronze level for \$325 for the 27<sup>th</sup> Annual Sachse Fallfest. Mr. Caldwell seconded and motion carried with six votes.

**12-1075** - Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations for an entertainment and recreation venue.

- a) To discuss or deliberate economic development negotiations for an entertainment and recreation venue.

An Executive Session was not called.

**12-1076** - Convene open session and consider any action necessary as a result of Executive Session.

**12-1077** - Future agenda items.

- Sewer Study Master Plan
- Entry Sign
- Branding Strategy
- Highway 78 redevelopment

### **3. Adjourn**

At 8:46pm Mr. Lensch made a motion to adjourn. Mrs. Politz seconded and the motion carried with six votes.

APPROVED:

ATTEST:

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Kenneth Thomas, President  
Sachse Economic Development Corporation

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Carlos D. Vigil, Executive Director