

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

Wednesday, October 10, 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, October 10, 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 7:03pm Mr. Thomas called the meeting to order and noted Mr. Poff and Mr. Caldwell were absent.

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

12-1146 - Consider and take action on minutes of the Sachse Economic Development Corporation meeting for the following date:

- a) Regular scheduled meeting of September 12, 2012.
- b) Special called meeting of September 26, 2012.

Mr. Patterson made a motion to approve the two sets of minutes as presented. Mr. Darrell seconded and the motion carried with five votes.

12-1147 - Reports and presentations by the Sachse Economic Development Corporation President, Board Members, and Executive Director regarding special events, announcements and activities.

- a) Mr. Thomas announced the Annual Sachse Fallfest for October 13, 2012; 8th Annual Pumpkin Prowl for October 27, 2012; Reminder to vote on November 6, 2012; McDonald's is open for business, please support our local businesses; Children's reading program at Sachse Public Library from October 6 to November 17, 2012.
- b) Board Members – Mr. Patterson asked about the 7-11 Store development. Mr. Vigil responded that they are developing the civil plans to be submitted to the city for approval. Mr. Dumois asked about the space vacated by Monkey Pub. Mr. Vigil stated the space will be considered as part of a fitness center tenant.
- c) Executive Director – Mr. Vigil provided a written report in the agenda packet of on-going activities and projects for September 2012. He reviewed the report and added there was an emergency expense of \$2,000. The trees on the SEDC property along Ben Davis have overgrown over the street and have become a safety hazard for buses traveling to the school. Mr. Vigil has contracted with a tree removal contractor to trim the trees back to the property line.

12-1148 - Consider and take action on Financial Reports – Budget Summary for September 2012.

Teresa Savage was present in place of Ms. Rainey. She reviewed the financial report with the Board highlighting that revenues collected were above projections. She stated that 45% of

expenses have been credited but that the adjustment phase will not be a major impact on any line items. Mr. Patterson made a motion to approve the financial report as presented. Mrs. Politz seconded and the motion carried with five votes.

- 12-1149** - Consider and take action regarding Sachse Economic Development implementation action items regarding beautification and redevelopment efforts of Highway 78 corridor.

Mr. Dumois presented the Highway 78 corridor proposal for beautification and redevelopment. A lengthy discussion followed about what, where, when, and how to be involved with such a project. Several suggestions were made by Board members and discussed. Mr. Mark Kurbansade, City Planner was present to talk about a strategic approach for redevelopment and suggested identifying the stake holders and getting feedback from them on what they wanted in the corridor. He emphasized that whatever approach is taken, a vision and road map is required with an ultimate goal in mind and develop a product that can be measured. After several opinions and ideas, the Board settled on getting additional facts for existing conditions before moving forward. Mr. Vigil stated the real estate inventory which will include information about each property will be started by the end of December.

- 12-1150** – Consider and take action regarding a feasibility study and master plan for entertainment and recreation venue.

A discussion was held about what the next step with the feasibility study and master plan for the entertainment and recreation venue. It was suggested to go back to the original sites selected by LARC and identify the property owners. It would be a good idea to present the plans to them and find out who may be interested. The preferences for development of the venue are; 1) let a developer take the plan and run with it. 2) The SEDC partner with a developer in the way of an infrastructure incentive, or 3) buy the land for development. The Board suggested that all these options are on the table until something more definite is presented. The Board recommended that Mr. Vigil start talking with developers to find one that may be interested.

- 12-1151** – Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding real property for an entertainment and recreation venue.
No action was taken.

- 12-1152** – Convene Open Session and consider any action necessary as a result of Executive Session.
No action was taken.

- 12-1153** - Future agenda items.
SEDC land
LARC update
Entry Sign
Sanitary Sewer Study.

3. Adjourn

At 8:04pm Mr. Lensch made a motion to adjourn. Mrs. Politz seconded and the motion carried with five votes.

APPROVED:

ATTEST:

Kenneth Thomas, President
Sachse Economic Development Corporation

Carlos D. Vigil, Executive Director