



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

Wednesday, August 14, 2013 – 6:30 P.M.
STATE OF TEXAS§
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 6:30pm on Wednesday, August 14, 2013, 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 roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:

Eric Dumois	Spencer Hauenstein	Carlos Vigil, Executive Director
Mark Caldwell	Suzanne Politz	
Kenneth Thomas	Jeff Bickerstaff	

Call meeting to order at 6:30pm. In the absence of Mr. Dumois, President, Mr. Hauenstein, Vice President called the meeting to order and conducted the meeting.

1) Invocation and Pledge of Allegiance to the U.S. and Texas Flags. Mr. Bickerstaff led the group in the invocation. Mrs. Politz led the group in the Pledge of Allegiance.

2) Regular agenda items:

13-1701 - Consider and take action on minutes of the Sachse Economic Development Corporation meeting for the following date: a) July 10, 2013

Mr. Bickerstaff made a motion to approve the minutes as written. Mr. Thomas seconded and the motion was approved by the five board members present.

13-1702 - Reports and presentations by SEDC President, Board Members, and Executive Director regarding special events, announcements and activities.

- a) Vice President – Mr. Hauenstein welcomed Mr. Bickerstaff as the new Board member appointed by the City Council; he read Mr. Poff’s letter of resignation; announced that the City Council has chosen Marcia Harris Daniels; invited everyone to the City Council meeting for recognition of Mr. Patterson and Mr. Poff; and highlighted the Parks and Recreation Fall/Winter guide.
- b) Board Members – None.
- c) Executive Director – Mr. Vigil referred to the written monthly report in the agenda packet and reviewed the ongoing projects with the updates and status of each.

13-1703 - Consider receiving the Monthly Revenue Expenditure Report for the period ending June 2013 and the summary Budget Report for July 2013.

Teresa Savage presented, reviewed and explained all the financial reports in the agenda packet. There were not any questions or discussions. Mr. Caldwell made a motion to receive both financial reports as presented. Mrs. Politz seconded and the motion was approved by the five board members present.

13-1704 – Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.072: Deliberation regarding the purchase, exchange, lease or value of real property for an entertainment and recreation venue.

At 6:42pm Mr. Thomas made a motion to Convene Executive Session. Mr. Bickerstaff seconded and the motion carried by the five board members present.

13-1705 – Convene Open Session and consider any action necessary as a result of Executive Session.

At 7:14pm Mr. Thomas made a motion to Convene Open Session. Mr. Bickerstaff seconded and the motion carried by the five board members present. No action was taken.

- 13-1706** - Consider and take action regarding a funding request for a project for Praveen Sethi owner of Sambina Brookview Shopping Center, replacing four tenant business signs located at 5634 Highway 78, in an amount not to exceed \$4,500.00.

Mr. Stephen Stanley, representing Praveen Sethi, owner of Brookview Shopping Center talked about the grant request by pointing out the history of the shopping center and a time line of improvements that have been made. He also talked about how the improvements will help attract more customers to the various businesses located at the center. Mr. Stanley stated there are three new businesses that will be located in the center in the next month. Mr. Stanley noted that in order to avoid four different sign grant request from each business owner, Mr. Sethi wanted to combine the request into one so that he could use the same contractor for all four and obtain a reduced cost.

- 13-1707** - Convene Executive Session pursuant to the provisions of Texas Government Code Section 551.087: Deliberation regarding economic development negotiations of a financial or other incentive to Praveen Sethi owner of Sambina Brookview Shopping Center.

At 7:28pm Mr. Caldwell made a motion to Convene Executive Session. Mr. Thomas seconded and the motion carried by the five board members present.

- 13-1708** - Convene Open Session to consider and take action as a result of Executive Session.

At 7:54pm Mr. Bickerstaff made a motion to Convene Open Session. Mr. Thomas seconded and the motion carried by the five board members present.

At this time, Mr. Caldwell made a motion to approve Agenda Item 13-1706 under the beautification grant program with \$1,000 allocated for each of the four businesses located at 5634 Highway 78, those being the Donut Palace, Sachse Chiropractic, ATS and the Dentist. His motion included a contingency that the signs be installed within 90 days and the reimbursement be released with proof of paid invoices. Mr. Thomas seconded and the motion carried by the five board members present.

- 13-1709** - Consider and take action regarding Resolution 081413 approving and adopting the budget for the fiscal year beginning October 1, 2013, and ending September 30, 2014 as presented.

Mr. Thomas made a motion to approve the budget as presented. Mr. Bickerstaff seconded and the motion carried by the five board members present.

- 13-1710** - Consider and take action regarding Sachse Economic Development implementation action items regarding beautification and redevelopment efforts of Highway 78 corridor.

Mr. Vigil presented the ten items on the “wish list” for redevelopment priorities of Highway 78. He asked for feedback from the board to prioritize the wish list. A discussion followed about the challenges in redevelopment efforts and that the wish list approach was a band-aid approach instead of an overall area plan to accomplish a complete redevelopment effort. It was stated that we needed professional help to accomplish a comprehensive approach to an economic development strategy. It was suggested that for now, we ask the City about any urgent projects that the SEDC can help with to get those accomplished. No action was taken.

- 13-1711** - Discuss future development opportunities identified by the Comprehensive Plan for commercial property along President George Bush Tollroad.

Mr. Hauenstein stated he asked to find out about development plans for the adjoining communities along the PGBT. Mr. Vigil noted that the Economic Development sections of the Realize Rowlett 20/20 plan, and Garland’s 2030 Comprehensive Plan included a vision of development along the PGBT with action items towards accomplishing the vision. The discussion centered on how to create a better vision for the future development of the PGBT and how to move forward to create the vision. No action was taken.

- 13-1719** - Consider and take action regarding a proposal by Ricker/Cunningham for development of a positioning strategy and property assessment to understand the demands of the marketplace; barriers to and incentives for investment and necessary elements of a healthy community portfolio for Highway 78.

The discussion about creating a vision from the previous two agenda items continued with the consideration of a proposal from Ricker/Cunningham. The Board discussed the proposal favorably to start the process and get the ball rolling. They discussed the importance of informing the City Council ahead of undertaking the

visioning process. They talked about an area plan for Highway 78 and PGBT and that it would be best not to skimp and determine how deep we can go with this process. It was recommended that Mr. Vigil inform the City Council and get their feedback. There was not any action taken.

13-1720 - Future agenda items.

Consolidate the September regular meeting with the Public Hearing on September 18, 2013.

Ricker/Cunningham proposal costs.

Public Hearing on Lizzie Bee's Flower shop.

3) Adjourn

At 9:03pm Mr. Thomas made a motion to adjourn. Mrs. Politz seconded and the motion was approved by the five members present.

Spencer Hauenstein, Vice President

Carlos D. Vigil, Executive Director