



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

Thursday, September 10, 2015

STATE OF TEXAS

COUNTIES OF DALLAS AND COLLIN

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 5:30 p.m. on Thursday, September 10, 2015, 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 role of duly constituted members of the Board of Directors was called, which members are as followed, to-wit:

Spencer Hauenstein, Ken Thomas, Jeff Bickerstaff, Marcia Harris-Daniel, Karlos McGhee, Suzanne Politz, Mike VanBuskirk, Leslyn Blake – ex-officio, Gina Nash – ex-officio

Mr. Bickerstaff was not in attendance.

Meeting called to order at 5:30 PM by Spencer Hauenstein, President of the Board. Invocation offered by Pastor David Keuss and Ken Thomas led in the Pledges to United States and Texas flags.

1. Consent Agenda

- 15-2998 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of August 12, 2015
- 15-3010 Consider receiving the Monthly Revenue and Expenditure Report for the period ending July 31, 2015 and the preliminary summary Budget Report for August 2015.
- 15-3011 Consider approval of Sachse Economic Development Corporation Travel Policy.
- Mr. VanBuskirk made a motion requesting Consent Agenda Item 15-3011 be removed from the Consent Agenda and Ms. Suzanne Politz seconded. Vote was passed.

Mr. VanBuskirk made a motion to approve agenda items 15-2998 and 15-3010. Ms. Politz seconded. Motion passed unanimously.

## 2. Regular Agenda Items:

15-3011 Consider approval of Sachse Economic Development Corporation Travel Policy.

In Teresa Savage's absence, Ms. Blake recommended approval of the proposed Sachse EDC Travel Policy for overnight and day travel related to business trips taken on behalf of Sachse EDC.

Ms. Politz made a motion to approve the SEDC Travel Policy and Mr. VanBuskirk seconded. Vote was unanimously passed.

15-2999 Reports and presentations by the Sachse Economic Development Corporation President, Board Members, CEO and Staff regarding items of Community interest, special events, announcements and activities, office, industrial, commercial, retail, and business retention project and marketing activities.

Ms. Blake recapped activity of the past month. She has been heavily involved with prospecting. Ms. Blake has three site tours scheduled next week as result of prospecting and has been preparing prospect presentations.

City Manager has asked that Hwy 78 Beautification project activity be postponed until the new Community Development Director is on board. Dusty McAfee will start on October 5<sup>th</sup> as new Community Development Director.

Third sewer connection with City of Garland will be advertised for bid in October. Still working under contract approved by Sachse EDC about one year ago which needs to be finalized.

Staff will be attending Customer Service Training event on September 24<sup>th</sup>.

Staff will be attending TEDC Annual Event October 14-16 in Dallas. Conference includes numerous sessions on key economic topics and trends.

Ms. Blake will be attending City Staff Retreat on October 22<sup>nd</sup>.

Sachse EDC will be sponsoring Fallfest gaming booth on October 24<sup>th</sup> in Heritage Park again this year.

Staff is preparing for ICSC November 4-6 and designing a new brochure for the show.

15-3000 Discuss and consider action regarding a Highest and Best Use Feasibility Study for land located at the southwest corner of Ranch Road and State Hwy 78 and receive a final report from consultant.

Mr. Tom Hester with Parsons Brinckerhoff delivered the final highest and best use study results. The board asked Mr. Hester several clarifying questions regarding the findings and thanked Mr. Hester and his team for the work.

15-3001 Conduct Public Hearing regarding a funding request for a project for Park Lake Baptist Church located at 3702 Sachse Road, Sachse, TX for an amount not to exceed \$6,000.

There being no input from the Public, Mr. Thomas made a motion to close public hearing and Mr. Politz seconded. Vote passed unanimously.

15-3002 Conduct Public Hearing regarding a funding request for a project for North Pointe Church of Christ located at 7030 Hwy 78, Sachse, TX for an amount not to exceed \$6,000.

There being no input from the Public, Ms. Politz made a motion to table item 15-3002 and Ms. Harris-Daniel seconded motion. Motion passed.

15-3003 Consider and take action regarding a funding request for a project for Sachse Rod Shop to expand their space at 3904 Miles Road, in an amount not to exceed \$140,435.

Ms. Blake stated that Mr. Frank Millsap had made a request which was brought to Sachse EDC by Jeff Bickerstaff approximately one year ago related to need for expansion of Sachse Rod Shop and additional parking space. Mr. Millsap presented his need to increase work space and parking due to increased business. Sachse Rod Shop was incorporated in 1982 and has been in business for 34 years. Sachse Rod Shop has built an international reputation for superior restoration and building of custom rods and also for manufacturing needed parts that other custom rod builders cannot readily purchase elsewhere.

**At 6:56 p.m. Mr. Hauenstein made a motion to convene to Executive Session.**

15-3004 The Sachse EDC convened Executive Session pursuant to Texas Government Code Section 551.087 Deliberation of Economic Development Negotiations:

A. Discussion of economic development incentive for project for Sachse Rod Shop to expand their space at 3904 Miles Road.

B. Discussion of economic development incentive for Integral Woodbridge LLC to offset impact fees and reimbursement for infrastructure costs for project located at NWC of Hwy 78 and Woodbridge Parkway.

C. Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate within the City of Sachse.

Executive Session pursuant to the provisions of Texas Government Code Section 551.072: Real Property: to discuss potential purchase, exchange, lease or value of real property.

**Open Meeting reconvened at 8:06 p.m.**

- Consider any action necessary as a result of executive session:

Ms. Harris-Daniel made motion to authorize Ms. Blake to negotiate and execute a contract with Integral Woodbridge LLC. Mr. VanBuskirk seconded motion and it passed unanimously.

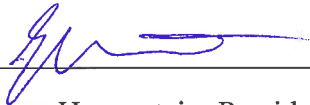
15-3005 Future agenda items.

-Inventory Sachse Commercial Land for Sale

-Review Sewer Contract

Adjournment

- At 8:12 p.m. Ms. Politz made a motion to adjourn. Mr. Thomas seconded and the motion passed unanimously.



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Spencer Hauenstein, President



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Leslyn Blake, CEO