



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

Thursday, October 8, 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, October 8, 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

Meeting called to order at 5:31 PM by Spencer Hauenstein, President of the Board. Invocation offered by Jeff Bickerstaff and Suzanne Politz led in the Pledges to United States and Texas flags.

1. Consent Agenda

- 15-3043 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of September 10, 2015.
- 15-3059 Consider receiving the Monthly Revenue and Expenditure Report for the period ending August 31, 2015 and the preliminary summary Budget Report for September 2015.
- 15-3046 Consider approval of terms and conditions of an agreement for professional service by and between the Sachse Economic Development Corporation and Novus Realty Advisors, LLC.

Mr. Bickerstaff made motion to approve Consent Agenda Items 15-3043, 15-3059 and 15-3046 and Mr. Thomas seconded. Vote was unanimously passed.

## 2. Regular Agenda Items:

- 15-3050      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 projects and marketing activities.
- Ms. Blake updated the Board on several activities including:
- Preparing for ICSC Texas Conference and Deal Making event 11/4-6. The SEDC will sponsor the event this year. A new brochure that features three new maps is under production.
- Attended North Texas Commission Annual Luncheon event with Mark Cuban as keynote.
- Met with Sachse Chamber regarding purchase of old Chamber building to be used as an incubator for start-up business owners. Sachse Chamber needs home office location and this would be an exciting concept but they need to make certain that location is right and building costs are not prohibitive. More research is needed before the concept could be presented to the Board.
- Ms. Blake invited the Sachse EDC to Save the Date for Board and Staff 2<sup>nd</sup> Annual Holiday Party to be held on Thursday, December 3<sup>rd</sup> at The Mansions Clubhouse from 6:30 – 8:30 p.m.
- The SEDC will be sponsoring BISNOW's Retail event Tuesday October 13<sup>th</sup>
- City Manager requested delay of action on Hwy 78 Beautification project until new Community Development Director is on board. Dusty McAfee from Little Elm started on October 5<sup>th</sup> as new Community Development Director. Once he settles into his new position, Ms. Blake plans to meet with him to discuss Hwy 78 Beautification project.
- Staff will attend TEDC Annual Meeting in Dallas Wednesday, October 14<sup>th</sup> through Friday, October 16<sup>th</sup>.
- Bids for I-190 3<sup>rd</sup> Sewer Connection will be advertised beginning October 22<sup>nd</sup>. Contract has been requested from staff attorney and hope to have contract for Board's review in November.
- Sachse EDC will be sponsoring Fallfest gaming booth on Saturday, October 24<sup>th</sup> in Heritage Park again this year. This is a Sachse Chamber event.
- Purchased full page ad in Sachse News' Fallfest edition on 10/21/15.
- 15-3052      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.

Mr. Bickerstaff made motion to close public hearing and Mr. McGhee seconded motion. Motion passed.

15-3054 Review and consider action on Sachse Economic Development Corporation's General Beautification and Signage Grant Programs.

Staff provided a history of the program and grants awarded under the program over the past five years. The Board discussed the merits of the program and the program's utility moving forward.

Ms. Blake recommended a thorough review of the SEDC incentive program by staff followed by a draft revised program for board review.

Ms. Politz made a motion to remove the current signage and beautification grant programs and that staff reword/revamp the incentive page informing potential and current businesses about available incentives from the Sachse EDC. Seconded by Ken Thomas and motion passed.

Mr. Butch Kemper was introduced as a new resident in Sachse. Business Improvement and sign grant program suggestions were made by Mr. Kemper.

15-3055 Discuss and consider action on SEDC Strategic Plan.

The SEDC Strategic Plan is reviewed on a quarterly basis. Ms. Blake gave update on activity throughout the past quarter.

15-3056 Future Agenda Items

-Inventory commercial property for sale in Sachse

-Review incentive language on sachseedc.com

**At 6:52 p.m. Mr. Hauenstein made a motion to convene to Executive Session.**

15-3053 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 on Ranch Road in Sachse.

**Open Meeting reconvened at 8:30 p.m.**

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

Mr. Bickerstaff made a motion to approve Item 15- 3053A regarding Sachse Rod Shop's request for incentive to expand their space at 3904 Miles Rd. in an amount not to exceed \$50,000. Sachse EDC incentive to be awarded contingent upon the project getting a certificate of occupancy. The incentive applies to infrastructure costs only as outlined in proposal. Mr. Thomas seconded. Vote passed.

Adjournment

- At 8:35 p.m. Ms. Politz made a motion to adjourn. Mr. Thomas seconded and the motion passed unanimously.



Spencer Hauenstein, President



Leslyn Blake, CEO