



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

Wednesday, December 9, 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 6:30 p.m. on Wednesday, December 9, 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, Mike VanBuskirk, Leslyn Blake, Jeff Bickerstaff, Lyndsey Rhode, Niloufer Watkins

Those Absent: Karlos McGhee, Marcia Harris-Daniel

Meeting called to order at 6:33 PM by Leslyn Blake. Mike VanBuskirk volunteered to act as President until Spencer Hauenstein arrives. Invocation offered by Jeff Bickerstaff. Jeff also led in the Pledges to United States and Texas flags.

1. Consent Agenda

15-3150 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of November 11, 2015.

15-3158 Consider receiving the Monthly Revenue and Expenditure Report for the period ending October 31, 2015 and the preliminary summary Budget Report for November 2015.

Mr. Bickerstaff made motion to approve Consent Agenda Items 15-3150 and 15-3158 and Lyndsey Rhode seconded. Vote was passed with one abstaining

2. Regular Agenda Items:

- 15-3151 Consider and take action on 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.
- Leslyn introduced new Sachse EDC board member Niloufer Watkins, wife of City Councilman Paul Watkins, who currently serves on the Sachse City Council.
- Marketing Activity: Looking at social media marketing with the Dallas Morning News media outlet. There will be a lead project manager working with both Leslyn and Marcia to identify content as well as design calendar which should be ready for Board review in January 2016.
- Will be hand delivering and/or mailing Christmas gifts to local businesses for BRE and have already mailed out Christmas cards to local businesses to show appreciation. We will also gift some prospects we are currently working with.
- Project Hwy 78 Beautification meeting with Dusty McAfee held and will consider further in Joint Council Meeting in February 2016. Council approved a basic outline of plan and Jeff says that date of completion of comprehensive plan should be formalized by late 2016 or early 2017. Consultants will be submitting proposals once this plan has been approved. Once consultant on board, we should be able to move forward on Hwy 78.
- Leslyn reported that Sachse Plaza shopping center is ready to add pads out front and Walmart has been contacted for additional pad sites in their parking lot. Kroger does not currently want to put a pad site in front of their site line. Leslyn has been contacted by a Software Company needing storefront on Hwy 78. Walmart Woodbridge reported doing over and above expectations and is interested in adding pad sites.
- Sharon attended Dallas Fort Worth Regional Chamber meeting on December 2nd and made some good business incubator contacts.
- LA Fitness ahead of schedule and plans to have soft opening in January with Grand Opening scheduled for March 2016.
- Will be meeting with Sachse Chamber regarding new Business Incubator this Friday to discuss idea further. Leslyn has been invited to speak at the Sachse Chamber Luncheon on January 12th.
- 15-3152 Presentation of Plaque of Appreciation to Ms. Suanne Politz for her Service on the Sachse Economic Development Corporation Board of Directors. Ms. Politz was absent so Ms. Blake will deliver her plaque at a later date.

- 15-3153 Presentation of Plaque of Appreciation to Mr. Ken Thomas for his Service on the Sachse Economic Development Corporation Board of Directors. Mr. Thomas served five years on Sachse EDC as Vice President and Ms. Blake, Mr. VanBuskirk and Mr. Bickerstaff all expressed appreciation for his years of service. Mr. Ken Thomas responded with appreciation.
- 15-3154 Consider and take action regarding Sachse Economic Development Corporation Board elections for President and Vice-President. Mt. Bickerstaff made motion this item be tabled until after Executive Session. Ms. Watkins seconded and motion carried.
- 15-3155 Discuss and consider action regarding commercial land for sale in Sachse. Ms. Blake has been compiling list of commercial properties for sale in Sachse. We have added this tool to the Sachse EDC website under Find Properties. More detail on each property should be available to both Sachse EDC and outside website visitors. Big Box retailers look at land gifts, infrastructure, tax abatements, etc. Redevelopment strategy might be to purchase land for offering as incentive for Big Box prospects. We could also control change of zoning if needed. Sachse EDC offered to fund sewer connection on I-190 in order to development along the Bush Tollway; however, Garland connection is now approved by City of Sachse. EDC can vote to purchase land; however the City Council has ultimate right to approve or veto.
- Butch Kemper of 7101 Longmeadow, Sachse, TX was recognized as a visitor and expressed his appreciation for Find Property Map now available on the Sachse EDC website. Mr. Kemper was concerned that Sales Taxes generated by local Sachse businesses could be used to bring in competitors. Ms. Blake stated this has not been a problem so far in Sachse EDC as we are trying to attract diverse businesses.
- Lyndsey Rhode asked that we further discuss 15-3155 in Executive Session in January.
- 15-3157 Future Agenda items.

At 7:12 p.m. Mr. VanBuskirk made a motion to convene to Executive Session.

- 15-3156 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. Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate within the City of Sachse.

- C. Discussion regarding economic development incentives offered by the Sachse Economic Development Corporation

Open Meeting reconvened at 8:30 p.m.


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

15-3154 Consider and take action regarding Sachse Economic Development Corporation Board elections for President and Vice-President.

Mr. Bickerstaff nominated Spencer Hauenstein to serve as President and Mike Van Buskirk second motion. Vote passed unanimously. Ms. Rhode nominated Mike VanBuskirk to serve as Vice-President. Mr. Bickerstaff seconded nomination and vote passed unanimously.

Adjournment

- At 8:33 p.m. Meeting was adjournment.



Spencer Hauenstein, President



Leslyn Blake, CEO