



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

Thursday, January 19, 2017

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 Thursday, January 19, 2017, 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, Jeff Bickerstaff, Marcia Harris-Daniel, Karlos McGhee, Lyndsey Rhode, Niloufer Watkins, Leslyn Blake-ex-officio, Gina Nash-ex-officio

1. Meeting called to order at 6:34 PM by Mr. Hauenstein. Invocation offered by Mr. Jeff Bickerstaff and Mr. Mike VanBuskirk led in the Pledges to United States and Texas flags.

2. Consent Agenda

17-3652 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of December 15, 2016.

17-3663 Accept the Monthly Revenue and Expenditure Report for the period ending November 30, 2016 and the preliminary Summary Budget Report for December 2016.

Mr. Bickerstaff made motion to accept the Consent Agenda as presented and motion seconded by Mr. McGhee. Motion was passed unanimously.

3. Regular Agenda Items.

Ms. Watkins made motion to move Item 17-3660 to the end of Regular Agenda Items. Motion seconded by Ms. Rhode. Motion passed unanimously.

17-3654 Presentation by City of Sachse Parks and Recreation/Library Director, Lance Whitworth, to update SEDC Board regarding departmental projects and priorities.

Total annual budget for Parks Division is \$600,000 which includes Special Events such as Pumpkin Prowl and Red White and Blue Blast which will have new fireworks management. Also involved in concrete work, improvements to parks, tree maintenance, etc. Goals for 2017 include restroom at Firefighters Park open by spring, landscaping around Sachse Caboose and The Moving Wall for Memorial Day. Recreation Department will continue to work with Water Expo on Spring Cleanup event. Now have registration for classes online. Event brochure expanding to 16 pages. Mignon Morse is over Library which has \$450,000 annual budget and has expanded personnel support, story times, book exchange with other libraries, etc. Dixie Dickerson is over the Senior Center which has \$150,000 annual budget. Senior Center needs new carpet and has goal to increase membership and programs offered. Senior Center has programs daily and has part time bus driver. Shawn Bridgeman is over the Facility Maintenance with annual budget of \$500,000. Working on landscaping and updates for Sachse Caboose as well as Firefighter Park. Feedback from residents received by survey, through face to face contact at events, people calling and emailing, and through social media is used to improve and develop recreational programs.

17-3661 Consider and take action regarding a funding request for a project for event costs associated with hosting “The Moving Wall” in Sachse, in an amount not to exceed \$10,000.

The Sachse Historical Society applied for Vietnam Veterans Moving Wall display last year and has raised \$2,600 towards this project. Hoping to draw 10,000 people to attend this event and anticipate TV coverage. Plan to purchase \$5,000 in advertising in DFW. All local, county and state representatives will be invited to attend. The Sachse Historical Society plans to continue raising funds and if they get more funds than they need for this project, any overage would come back to Sachse EDC. Must create path and foundation work to support the Moving Wall and hope to get some donations from Home Depot and Lowes. This event would be funded from Sachse EDC advertising budget.

Ms. Watkins made motion to approve grant request for up to \$10,000. Ms. Rhode seconded motion. Motion passed unanimously.

17-3650 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 and marketing projects.

Report by Ms. Blake:

- Met with Molly Hall, Sachse Chamber President, in December. Planning a quarterly luncheon much like the Pete Sessions luncheon held last year.
- Narrowed down marketing agency to perform social media audit. May bring a contract to next month's meeting.
- Invited Sachse EDC Board to attend Sachse Chamber Banquet on February 1<sup>st</sup>.

17-3648 Discuss possible future agenda items.

17-3660 Receive presentation and discuss the Comprehensive Plan.

Kelsey Berry and Jason Claunch presented Comprehensive Plan which was previously presented to City Council. Community engagement with focus groups, special town hall meetings, online surveys, etc. all indicate that residents want to develop PGBT to impact future tax revenues. Property owners were encouraged to give input and helped craft comprehensive plans. 1) Retail Plan, 2) Office Plan, and 3) Medical/Big Box Plans were crafted. Focus on matching neighborhoods already in existence and also adding residential and/or multi-family structures were included in all three plans.

The Retail plan included restaurants, hotel, pharmacy, entertainment as well apartments over retail. Catalyst used Cityline as an example for office plan with neighborhoods worked into the scenario. The Medical/Big Box scenario includes very little open space. High quality was emphasized in all three plans. All three models used City budget to create constraints and are based on market analysis. By 2035, residential tax revenues will be eroded should the City continue to depend upon infill and do nothing. Raising tax rates would not solve the tax revenues long term.

Time Line for all three plans are as follows:

- Zero to three years would be needed for zoning
- 2-5 years for tenant due diligence/entitlements
- 5-6 years for infrastructure site work
- 6-10 years development stabilization/begin paying for itself
- 10-20 years development completion

**At 8:02 p.m. Mr. Hauenstein made motion to convene to Executive Session.**

4. Executive Session:

17-3649 The Economic Development Corporation Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.072: Deliberation

of the purchase, sale, and license of real property generally located in mid-west part of the City of Sachse.

17-3664 The Economic Development Corporation Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.087: Deliberation of Economic Development Negotiations: Discussion of economic development incentive for a project for Sachse Rod Shop to expand their space at 3904 Milles Road.

17-3651 The Economic Development Corporation Board shall convene into Executive Session pursuant to the Texas Government Code, Section 551.087: Deliberation of Economic Development Negotiations: Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate or expand within the City of Sachse.

Consider any action necessary as a result of Executive Session.


**Open Meeting reconvened at 9:02 p.m.**

Motion made by Mr. McGhee to decline additional \$16,577 grant requested by Sachse Rod Shop. Seconded by Mr. VanBuskirk. Motion carried with four in favor and three opposed.

Additional motion by Mr. McGhee to set time line of 180 days for completion of project or on the 181<sup>st</sup> day the \$50,000 grant already approved by Sachse EDC would be returned. Motion seconded by Ms. Harris-Daniel. Question on the motion as to when Frank Millsap would receive the \$50,000 grant was called. Ms. Blake stated that Frank would receive the \$50,000 grant 30 days after commencement of project. Mr. McGhee decided to withdraw his motion and asked Ms. Blake to bring the original grant information to next Sachse EDC Board meeting before vote is taken.

Adjournment

- At 9:05 p.m. Mr. Hauenstein adjourned meeting.

  
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Spencer Hauenstein, President

  
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Leslyn Blake, CEO