

City of Sachse, Texas
President George Bush Turnpike
Tax Increment Financing (TIF Zone)
Board of Directors

Members Present:

Edward Brown, Chairman
Jeff Dowdle
Frank Millsap
Troy Riner
Bobby Tillman

Members Absent:

None

Staff Present:

Jeri Rainey, Finance Director
Billy George, City Manager
Shawn Poe, City Engineer
Michael Spencer, Interim Community Development
Director
Carlos Vigil, SEDC Executive Director

Others Present:

Whitt Wyatt, City Attorney

The President George Bush Turnpike Tax Increment Financing (TIF Zone) Board of Directors met on Tuesday 17, 2011 at 7:00 p.m. at the **Sachse Municipal Building, 3815-B Sachse Road, Sachse, Texas** to consider the following items of business:

1. Call to Order: Chairman Ed Brown called the meeting to order at 7:00 p.m.
2. Invocation and Pledge of Allegiance to the U.S. and Texas Flags: The pledges were led by Chairman Brown.
3. Consider approval of the minutes of the January 11, 2011 regular meeting: Bobby Tillman made a motion to approve the minutes of the January 11, 2011 regular TIF Board meeting. Frank Millsap seconded the motion and with all voting in favor the motion was passed unanimously.
4. Discuss duties and responsibilities of TIF Board Members: City Attorney Whitt Wyatt discussed the purpose of a TIF and gave an overview of the roles and responsibilities of the Board. No formal action was taken.
5. Discuss development activity within the Tax Increment Finance District: Michael G. Spencer, Interim Director of Community Development, briefed the Board on the progress of development activities within the Tax Increment Finance District. He discussed the zoning changes that have been approved by City Council. He also explained that various

preliminary plats have been approved. There are no pending commercial projects at this time. Following discussion no action was taken.

6. Update on the status of the President George Bush Turnpike: City Engineer, Shawn Poe presented an update on the PGBT. He stated that the eastern extension from Firewheel to I-30 was opened on December 11, 2011 and includes the Miles Road/Merritt Road interchange. Traffic signals at Miles Road and Merritt Road are operational. There are public concerns regarding noise, traffic, etc. that NTTA is addressing as well as ongoing construction at the I-30 interchange and other areas. The project should be complete sometime between April and June. There was no action on this item.
7. Update and report on the status of the President George Bush TIF Infrastructure: Mr. Poe presented an update on the status of the infrastructure in the TIF. He stated that the EDC has funded a Sanitary Sewer Study for the area. The study is 90% complete and the City is reviewing the 90% submittal. The study identifies required infrastructure to provide sewer service to the area. He expressed the need to develop an infrastructure funding plan for the future. He stated that the items that need to be addressed are long and short term sewer, access to water and Merritt Road reconstruction. There was no action on this item.
8. Update and report on 2011 SEDC activities and 2011 Goals and Objectives: Carlos Vigil, Executive Director for the Sachse Economic Development Corporation gave a verbal report on SEDC 2011 highlights. He talked about the accomplishments to date and the preparations for moving forward to continue marketing the Sachse community. He reviewed the 2012 Objectives of the Board and stated that an action plan has been developed in order to meet these objectives. A short discussion followed with questions from the TIF Board about infrastructure improvements and time lines for development. Shawn Poe, City Engineer and Billy George, City Manager were present to answer questions and review sewer infrastructure development options. There was no action on this item.
9. Consider approval of a resolution establishing a revised policy governing the investment of TIF funds: The Public Funds Investment act requires that the Investment Policy be reviewed annually. The revised policy was presented to the Board by City Finance Director Jeri Rainey. Ms. Rainey explained that the policy was previously reviewed and approved by the Sachse City Council. There was a legislative change made to Section 9.B in order to clarify Authorized and Suitable Investments allowed. This pertains to certain programs that are allowed but have not been specifically addressed in policy. Authorized and Suitable Investments in regard to Repurchase Agreements is amended to include cash. It clarifies that securities will be held in the City account for safekeeping. Another legislative change is to remove redundant language in Section 19. The SEC is changing the regulations for mutual funds and 90 days will no longer apply. Also collateralization language is clarified to specifically address which party has possession upon default. This states that the City is to be the primary owner. A few changes include minor procedural, formatting and grammatical changes. Frank Millsap made a motion and Bobby Tillman seconded the

motion establishing a revised policy governing the investment of TIF Zone funds. The motion passed with all voting in favor.

10. Consider approval of a resolution approving the President George Bush Turnpike Tax Reinvestment Zone Tax Increment Fund Broker/Dealers; providing a repealing clause; providing a severability clause; and providing for an effective date. City Finance Director Jeri Rainey explained that the Public Funds Investment Act and the Investment policy requires that a list of authorized broker/dealers be approved annually and provided a list that had been approved by the Sachse City Council. She explained that the companies on the list have complied with the requirements as set out in the Investment Policy. There are no changes from prior year. Frank Millsap made a motion that the TIF Zone Broker/Dealer's authorized to provide investment services be approved and Bobby Tillman seconded. The motion passed with all voting in favor.

11. Consider receipt of the TIF District Incremental Values and Annual Report: Ms. Rainey presented the annual report which shows that the additional tax revenues that have resulted from increases in property values due to new development within the redevelopment area since inception totals \$25,954.96. This is being used to repay the City for construction of a waterline in the TIF Zone as previously approved by the Board. The taxable value of the property (or the taxable value increment) of this property at the date of the report is \$606,058. This is the amount that property has appreciated since the TIF was created. Frank Millsap motioned that the values and the report be accepted. Jeff Dowdle seconded and the motion passed with all in favor.

There being no further business Bobby Tillman moved to adjourn. The motion was seconded by Frank Millsap and passed unanimously. The meeting adjourned at 9:30 p.m.

Secretary

Chairman