



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

Wednesday, July 10, 2013 - 6:30 P.M.
STATE OF TEXAS§
COUNTIES OF DALLAS AND COLLIN§

The Board of Directors of the Sachse Economic Development Corporation convened in a public meeting at 6:30pm on Wednesday, July 10, 2013, 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 roll of the duly constituted members of the Board of Directors was called, which members are as follows, to-wit:

Eric Dumois	Spencer Hauenstein	Carlos Vigil, Executive Director
Mark Caldwell	Suzanne Politz	
Kenneth Thomas	Brian Poff	

Call meeting to order at 6:30pm. Mr. Dumois called the meeting to order. Mr. Thomas was absent.

1) Invocation and Pledge of Allegiance to the U.S. and Texas Flags. Mr. Hauenstein led the group in the invocation. Mrs. Politz led the group in the Pledge of Allegiance.

2) Regular agenda items:

13-1629 - Consider and take action on minutes of the Sachse Economic Development Corporation meeting for the following date:

a) June 12, 2013

Mr. Hauenstein made a motion to approve the minutes as written. Mrs. Politz seconded and the motion was approved unanimously.

13-1630 - Reports and presentations by SEDC President, Board Members, and Executive Director regarding special events, announcements and activities.

a) President – Mr. Dumois announced Mr. Patterson’s resignation from the Board; summer reading program; Budget Workshop; request for volunteers for Fallfest; Cars Under the Stars event.

b) Board Members – Mr. Poff announced he will be submitting a Letter of Resignation from the Board due to moving outside of the Sachse city limits.

b) Executive Director – Mr. Vigil reviewed the written report in the agenda packet.

13-1631 - Consider receiving the Monthly Revenue Expenditure Report for the period ending May 2013 and the summary Budget Report for June 2013.

Teresa Savage was present to review all the financial reports in the agenda packet. There were not any questions or discussions held. Mr. Poff made a motion to receive both financial reports as presented. Mr. Hauenstein seconded and the motion was approved unanimously.

13-1632 - A presentation by Anne B. Ricker on real estate market analysis, urban development and vision building.

Anne Ricker made a presentation on strategies used for redevelopment based on economic development factors that assist decision makers for making informed decisions for business recruitment, redevelopment, zoning and incentives. She presented some case studies that outlined how partnerships with developers can leverage everyone’s investments for obtaining the balanced mix of retail and housing.

The presentation was for information purposes only and there was no action taken.

13-1634 – Consider and take action regarding a funding request for a monument sign for Lizzie Bee’s Flower Shop in an amount not to exceed \$17,120.00 to be located at 6302 Highway 78.

Elizabeth Blandford was present to request the funding for Lizzie Bee's Flower Shop. She talked about the growth of the business which is one of the reasons for relocating. Currently, the business is operating under a general partnership but transitioning into a Limited Liability Corporation. The new location will have more room and better visibility of the business. She presented several bids on the sign and stated she would like to install an LED sign into the monument sign. The monument sign will be eliminating an existing pole sign.

There was no action on this item.

- 13-1635** – Convene Executive Session pursuant to the provisions of Texas Government Code Section 551:087: Deliberation regarding economic development negotiations to:

Discuss or deliberate the offer of a financial or other incentive for Lizzie Bee's Flower Shop.

At 7:32pm Mr. Caldwell made a motion to Convene Executive Session. Mr. Hauenstein seconded and the motion carried unanimously.

- 13-1636** - Convene Open Session and consider any action necessary as a result of Executive Session.

At 8:03pm Mr. Hauenstein made a motion to Convene Open Session. Mr. Poff seconded and the motion carried unanimously.

Mr. Caldwell made a motion to approve an amount up to but not to exceed \$17,200.00 provided that the sign to be installed be the one marked as "Exhibit A" and include the LED, subject to approval by the City Council and the 60 day public hearing notice. Mr. Hauenstein seconded and the motion carried unanimously.

- 13-1637** - Consider and take action regarding the Sachse Economic Development Corporation real estate at 2 Ben Davis Road.

Mr. Tom Grunnah of Henry S. Miller Realtors was present to talk about listing the property for sale with his firm. He talked about the possibilities for development and the possible values. He presented the benefits of the site and also mentioned that the site may have some challenges for retail development due to the location. He reviewed the listing agreement with the Board and stated the agreement will be for one year but flexible enough to terminate the agreement at any time. He estimated the listing value of the land to be between four and five dollars.

Mr. Hauenstein made a motion to approve of the Chairman signing the listing agreement pending a review by the attorney. Mrs. Politz seconded and the motion carried unanimously.

- 13-1583** - Future agenda items.

Options and costs for market analysis.
Report on Highway 78 wish list.

3) Adjourn

At 8:33pm Mr. Caldwell made a motion to adjourn. Mr. Poff seconded and the motion was approved unanimously.

Eric Dumois, President

Carlos D. Vigil, Executive Director