



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

Wednesday, December 11, 2013
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 11, 2013, notice of the meeting having been posted as prescribed at 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	Billy George, Executive Director
Mark Caldwell	Suzanne Politz	
Kenneth Thomas	Jeff Bickerstaff	
Marcia Harris-Daniel		

Call the meeting to order: At 6:35 p.m. Mr. Dumois called the meeting to order. Mr. Caldwell and Mr. Thomas were not in attendance.

- 1) Invocation and Pledge of Allegiance to the U.S. and Texas Flags. Mr. Hauenstein led the group in an invocation. Mr. Bickerstaff led the group in the Pledge of Allegiance.
- 2) Regular agenda items:

13-1945– Consider and take action on the minutes of the Sachse Economic Development Corporation Meeting of November 13, 2013.

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

13-1944– Reports and presentations by the Sachse Economic Development Corporation President, Board Members and Executive Director regarding special events, announcements and activities.

- a) Mr. George announced that International Council of Shopping Centers annual Global Retail Real Estate Convention is scheduled for May 18-20, 2014.
- b) Mr. George stated that a real estate broker, Mr. Westy Young contacted Mr. George inquiring about the availability of approximately 5 acres of land for a potential Skilled Nursing Facility development in Sachse.

- c) Mr. George stated that he had been contacted by a prospective industrial site developer who was inquiring about approximately 7-13 acres of available land for an industrial development.
- d) Mr. George stated that he met with a representative of Conway Data, the publisher of *Texas Wide Open for Business* which is used by the Texas Governor's Office of Economic Development & Tourism in recruiting businesses to Texas.
- e) Mr. George stated that the Sachse Public Library hosted a kick-off event for E-Books which are now available for checkout in the Library.

13-1934- Consider acceptance of the Quarterly Investment Report for the Quarter ending September 30, 2013.

Teresa Savage presented the Quarterly Investment Report. Mr. Hauenstein made a motion to accept the report as presented. Mrs. Harris-Daniel seconded and the motion carried unanimously.

13-1936- Consider receiving the Monthly Revenue and Expenditure Report for the period ending October 31, 2013 and the summary Budget Report for November 2013.

Mrs. Teresa Savage presented the Monthly Revenue and Expenditure Reports. Mr. Hauenstein made a motion to accept the report as presented. Mrs. Harris-Daniel seconded and the motion carried unanimously.

Mr. Bickerstaff made a motion to move Item 13-1948 for consideration after Item 13-1936. Mrs. Politz seconded and the motion carried unanimously.

13-1948- The Economic Development Corporation Board shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, Section § 551.087 (Economic Development) to deliberate on economic development incentives with the Wal-Mart Real Estate Business Trust for property located northeast of the intersection of Murphy Road and Blackburn Road.

At 6:45 p.m. Mr. Hauenstein made a motion to Convene Executive Session. Mrs. Politz seconded and the motion carried unanimously.

At 7:43 p.m. Mr. Bickerstaff made a motion to Convene Open Session. Mrs. Harris-Daniel seconded and the motion carried unanimously.

Consider any action necessary as a result of executive session.

Mr. Bickerstaff made a motion that the City Manager be authorized to negotiate and execute on behalf of the Sachse Economic Development Corporation an incentive agreement with Wal-Mart Real Estate Business Trust or related entity to provide reimbursement for infrastructure costs related to Blackburn Road not to exceed \$282,712.00 subject to City Council Approval. Mr. Hauenstein seconded and the motion carried unanimously.

13-1941- Discuss and consider action regarding a funding request for signage for Casa Morelos Restaurant in an amount not to exceed \$5,691.06 to be located at 6310 Highway 78, Suite 110, Sachse, Texas.

Mr. George presented the signage grant application. After discussion, Mr. Dumois stated that no action was necessary.

13-1942- Consider The Economic Development Corporation Board shall convene into Executive Session pursuant to the TEXAS GOVERNMENT CODE, Section § 551.087 (Economic Development) to deliberate on economic development incentives with the proprietor of Casa Morelos, Mr. Scott McKinney, for the property located at 6310 Highway 78, Suite 110, Sachse, Texas.

At 7:50 p.m. Mr. Hauenstein made a motion to Convene Executive Session. Mrs. Politz seconded and the motion carried unanimously.

At 7:55 p.m. Mr. Hauenstein made a motion to Convene Open Session. Mr. Bickerstaff seconded and the motion carried unanimously.

Consider any action necessary as a result of executive session.

Mrs. Politz made a motion to decline the application. Mr. Hauenstein seconded and the motion carried unanimously.

13-1949- Discuss and consider the executive recruitment brochure for the recruitment of a new Executive Director of the Sachse Economic Development Corporation.

Mr. Chuck Rohre from the Waters Consulting Group presented the executive recruitment brochure. Board members provided input on the including content, qualifications and compensation components of the brochure.

13-1951- Discuss and consider the Position Description for the Executive Director of the Sachse Economic Development Corporation.

Ms. Laura Morrow provided a Position Description mark-up for review. Mr. Bickerstaff stated that the candidate should be required to reside in the City within six months of being hired. Mr. Hauenstein stated that the sixth and eighth bulleted points under the “Essential Job Functions” were the most important. After further discussion, Mr. Bickerstaff made a motion to accept the revised Position Description amended by relocating to the top of the “Essential Job Functions” list the bulleted points including “Develop and maintain cooperative relationships with business and commercial contacts, developers, commercial real estate brokers and banking sources which can promote growth and quality development within Sachse, ensuring the highest possible use of the limited land available for development” and “Work to position Sachse to be at the forefront of area development and growth” to the top of the bulleted list and to add the requirement that the candidate be a resident of Sachse within six months of hiring. Mr. Hauenstein seconded and the motion carried unanimously.

13-1947- Discuss the State Highway 78 Plan and Advisory Committee roles in the process.

Marc Kurbansade presented the State Highway 78 Plan and Advisory Committee roles and process and discussed them with the Board.

13-1935- Consider approval of a Resolution of the Board of Directors of the Sachse Economic Development Corporation ("SEDC"), adopting the City of Sachse Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date.

Mrs. Teresa Savage presented an overview of the changes included in the City of Sachse Investment Policy. After discussion, Mr. Hauenstein made a motion to approve a resolution of the Board of Directors of the Sachse Economic Development Corporation, adopting the City of Sachse Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date. Mrs. Harris-Daniel seconded and the motion carried unanimously.

13-1953- Consider a resolution of the Board of Directors of the Sachse Economic Development Corporation ("SEDC"), approving the terms and conditions of an agreement, by and between the Sachse Economic Development Corporation ("SEDC"), and the Garland Independent School District ("GISD") to support authorized projects for the purpose of retaining, expanding and attracting business.

Mr. George presented the terms of the proposed agreement to the Board. After discussion, Mr. Bickerstaff made a motion to approve a resolution of the Board of Directors of the Sachse Economic Development Corporation, approving the terms and conditions of an agreement, by and between the Sachse Economic Development Corporation, and the Garland Independent School District to support authorized projects for the purpose of retaining, expanding and attracting business. Mr. Hauenstein seconded and the motion carried unanimously.

13-1943- Consider and take action regarding Sachse Economic Development Corporation Board elections for President and Vice-President.

After discussion, Mr. Dumois made a motion to nominate Mr. Hauenstein to be the President of the Sachse Economic Development Corporation. Mr. Bickerstaff seconded and the motion carried unanimously.

After discussion, Mr. Dumois made a motion to nominate Mr. Caldwell to be the Vice President of the Sachse Economic Development Corporation. Mr. Bickerstaff seconded and the motion carried unanimously.

13-1946- Discuss possible future agenda items.

Consideration and action on possible compensation for the Interim Executive Director

Update on recruitment activities

Update on the Sachse Sports Station

Update on the Sachse Regional Medical Center

Update of other prospective developments

3) Adjourn

At 9:32 p.m. Mrs. Politz made a motion to adjourn. Mr. Bickerstaff seconded and the motion carried unanimously.

Eric Dumois, President

William K. George, Executive Director