



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

Tuesday, June 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 5:30 p.m. on Tuesday, June 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, Jeff Bickerstaff, Ken Thomas, Mike VanBuskirk, Suzanne Politz, Marcia Harris-Daniel, Karlos McGhee, Leslyn Blake

Mr. Bickerstaff was not in attendance.

Call meeting to order at 5:30 PM by Spencer Hauenstein, President of the Board.

1. Invocation and Pledge of Allegiance to the United States and Texas flags. Mr. Thomas and Mrs. Politz, respectively, led the group in invocation and the group in the Pledge of Allegiance.

2. Consent Agenda:

15-2839 Consider and take action on minutes of the Sachse Economic Development Corporation regular meeting of May 13, 2015

15-2858 Consider receiving the Monthly Revenue and Expenditure Report for the period ending April 30, 2015 and the summary Budget Report for May 2015

15-2852 Consider receiving the preliminary 2015-2016 Sachse Economic Development Corporation Annual Budget

Mr. VanBuskirk made motion to approve the Consent Agenda, Mrs. Politz seconded and the motion was passed unanimously.

3. Regular Agenda Items:

- 15-2843 Introduction and Welcome new City of Sachse City Manager-Gina Nash
Gina Nash shared her list of priorities as new City Manager for City of Sachse.
- 15-2840 Introduction and Welcome new SEDC Staff Member-Sharon Petchkurow
The CEO introduced the new part time Economic Development Coordinator position, filled by Ms. Sharon Petchkurow.
Motion made by Mrs. Politz to move Item 15-2853 until after Item 15-2846 in the agenda, seconded by Ms. Harris-Daniel and passed unanimously.
- 15-2850 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.
Ms. Blake gave a report including:
Sachse EDC to be Fireworks Sponsor at upcoming Red, White and Blue Blast on Friday, July 3rd.
LA Fitness construction underway.
Staff will be presenting corporation accomplishments to the Sachse City Council during their meeting on Monday, June 15, 2015.
As part of the summer marketing campaign push, there will be 81 radio spots running at various times of the day/night from June 15-July 5 on KVIL radio.
- 15-2846 Consider and take action regarding a funding request for a project for Integral Woodbridge LLC to offset impact fees and reimbursement for infrastructure costs for project located at NEC of Hwy 78 and Woodbridge Parkway, in an amount not to exceed \$750,000.
Mr. Joe Gampper and Mr. Walker Hairston presented the request. They will be building a 10,000 sq. ft. retail strip and have room for another 10,000 sq. ft. building. Ultimately the full build out will provide 180 new jobs based on national shopping center averages. Sales growth over 15 year period projected to be \$3,000,000 which does not take into account personal property taxes on fixtures and inventories. Plan to have first building permit in four weeks and will be ready to go forward. Presently have seven preleased tenants.
- 15-2853 Discuss Hwy 78 Visioning project and receive a report regarding project progress on contract deliverables.

Mr. Jason Claunch with Catalyst Commercial gave a brief overview on market analysis, constraints, private sector engagement as well as feedback from interviews. They have conducted 16 interviews/conference calls with stakeholders with 80% being face to face. Preliminary recommendation is to create a quality design by partnering with developers that understand City of Sachse vision for downtown.

15-2845 Executive Session pursuant to Texas Government Code Section 551.087
Deliberation of Economic Development Negotiations:

- A. Discussion of economic development incentive for Integral Woodbridge LLC to offset impact fees and reimbursement for infrastructure costs for project located at NEC of Hwy 78 and Woodbridge Parkway.
- B. Deliberation regarding economic development incentive for retail or commercial business projects seeking to locate within the City of Sachse.

Executive Session pursuant to the provisions of the Texas Government Code Section 551.74:

To discuss the annual evaluation of CEO.

- At 6:59 p.m. Mr. Hauenstein made a motion to convene to Executive Session, Mr. Thomas seconded and the motion passed unanimously.
- At 9:33 p.m. Ms. Politz made a motion to convene to open session, Ms. Harris-Daniel seconded and the motion passed unanimously.

Consider any action necessary as a result of executive session:

Mr. Thomas moved that the CEO salary be increased by 7.25% based on her evaluation. Ms. Harris-Daniel seconded and the motion passed unanimously.

15-2851 Future agenda items.

- Entrepreneur and Franchise Workshop
- Inventory Sachse Commercial Land for Sale
- Hwy. 78 Promotional Video

4. Adjournment

- At 9:38 p.m. Ms. Politz made a motion to adjourn. Mr. Thomas seconded and the motion passed unanimously.



Spencer Hauenstein, President



Leslyn Blake, CEO