



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
SACHSE ECONOMIC DEVELOPMENT CORPORATION  
January 21, 2021  
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 Thursday, January 21, 2021, 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 follows, to-wit:

Spencer Hauenstein, Tim Shivers, Marcia Harris-Daniel, Angela Keeton, Teddy Kinzer, Tricia Lindsey, Niloufer Watkins, Jeff Bickerstaff-Council Liaison, Leslyn Blake-ex-officio, Gina Nash-ex-officio

**A Regular Meeting Opening**

- 1 - Call to Order
  - President Hauenstein called the meeting to order at 5:34 pm
- 2 - Invocation and Pledge of Allegiance to the U.S. and Texas Flags.
  - Mr. Bickerstaff led the group in Invocation and Pledge of Allegiance to the U.S. and Texas Flags.

**B. Consent Agenda**

- 1 - Approve the minutes of the November 19, 2020 regular meeting.
- 2 - Accept the monthly financial reports for the period ending November 30, 2020.
- 3 - Accept the quarterly investment report for the quarter ending September 30, 2020
- 4 - Receive the City of Sachse investment policy for fiscal year 2020-2021, as adopted by the City Council on December 7, 2020

***Mr. Shivers made a motion to approve consent agenda items. Ms. Lindsey seconded. Motion was passed by unanimous vote.***

**C. Regular Agenda**

- President Hauenstein began the meeting by welcoming the two new SEDC Board members, Ms. Keeton and Mr. Kinzer.
- 1 - Discuss and take action of the sale of a portable building on SEDC owned property 5804 Billingsley Street Sachse, Texas.

- Mr. Bobby Tillman, a Sachse resident, has claimed ownership of the portable building located at 5804 Billingsley St. Because there is no written confirmation of his ownership, the building is officially owned by the SEDC. Mr. Tillman has requested the ability to attempt to sell the building if he can find a buyer. Staff prepared an agreement and reviewed the key components of the agreement with Mr. Tillman, which he accepted. If the building does not sell, it will be demolished at the time the other structures in the 5<sup>th</sup> St. District are demolished.

***Motion made by Mr. Shivers to execute the sale of the portable building on SEDC property at 5804 Billingsley Street, Sachse TX to Mr. Bobby Tillman under the provisions of the contract that have been drawn up by the SEDC attorney. Seconded by Ms. Keeton. Motion passed unanimously.***

- 2 - Consider and take action on demolition of structures on SEDC owned property.
  - In an effort to make the 5<sup>th</sup> St. District visually appealing to potential businesses and developers, Staff recommended demolishing the five existing structures and any ancillary structures, not to include any Backyard on 5<sup>th</sup> property/structures. Once the structures were demolished, the properties would be cleaned and landscaping and trails would be added to “activate” the properties in an informal way. Signage would be incorporated to indicate “Coming Soon” for the development. The Board expressed the following concerns:
    - Should we wait until we’re negotiating with a developer and share the expense at the time of development?
    - Abandoned and uninhabited structures, what is the liability now?
    - From which budget line item would the demolition be paid?

***Mr. Shivers made a motion to delay this item until after the Executive Session. Seconded by Ms. Harris-Daniel. Motion passed unanimously.***

- 3 - 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, business retention and marketing projects.
  - President Hauenstein reminded the Board that Council is discussing changes to the SEDC By-Laws and encouraged the Board to keep up to date with any developments with that initiative.
- 4 - Receive a quarterly update on the SEDC 2020-2022 Strategic Plan.
  - Staff reviewed the Strategic Plan, highlighting the status on items due during the first quarter. Mr. Shivers requested that quarterly items due be reviewed at each board meeting instead of on a quarterly basis only.

**At 6:30 p.m., President Hauenstein convened from regular meeting into Executive Session.**

#### **D. Executive Session**

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

**Open Meeting reconvened at 7:42 p.m.**

- Consider any action necessary as a result of executive session.

**E. Regular Agenda**

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

***Ms. Watkins made a motion to elect Mr. Hauenstein as President of the SEDC. Seconded by Ms. Harris-Daniel. Motion passed unanimously.***

***Ms. Harris Daniel made a motion to elect Mr. Shivers as Vice President of the SEDC. Seconded by Ms. Lindsey. Motion passed unanimously.***

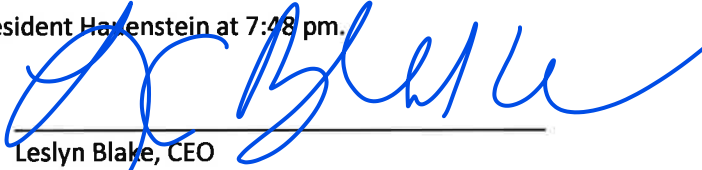
- C – 2 Postponed from first Regular Session:
- Consider and take action on demolition of structures on SEDC owned property.

***Mr. Shivers made a motion to postpone this item until the next Board meeting. Seconded by Ms. Harris-Daniel. Motion passed unanimously.***

**Adjournment**

- Meeting was adjourned by President Hauenstein at 7:48 pm.

  
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Spencer Hauenstein, President

  
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Leslyn Blake, CEO