



MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
SACHSE ECONOMIC DEVELOPMENT CORPORATION  
THURSDAY, JULY 15, 2021  
STATE OF TEXAS  
COUNTIES OF DALLAS AND COLLIN

The Board of Directors of the Sachse Economic Development Corporation (SEDC) convened virtually via Zoom in a public meeting at 6:00 p.m. on Thursday, July 15, 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.

**Members present:** SEDC President Spencer Hauenstein, Niloufer Watkins, Marcia Harris-Daniel, Tim Shivers, Teddy Kinzer, Cedric Alford, Mayor Pro Tem Jeff Bickerstaff, City Manager Gina Nash, Assistant to the City Manager – EDC Jerod Potts, Executive Assistant to the City Manager Leah Granger, and Director of Finance Teresa Savage.

**Members absent:** Angela Keeton

President Hauenstein called the meeting to order at 6:10 p.m.

**Invocation and Pledge of Allegiance to the U.S. and Texas Flags.**

Ms. Harris-Daniel gave the invocation and led the board in the Pledge of Allegiance to the U.S. and Texas flags.

**Consent Agenda**

- 1. Approve the minutes of the June 17, 2021, joint meeting.**
- 2. Approve the minutes of the June 17, 2021, regular meeting.**
- 3. Accept the monthly financial reports for the period ending June 30, 2021.**
- 4. Approve the Consent Agenda as presented.**

Mr. Shivers made a motion to approve the Consent Agenda as presented. Ms. Harris-Daniel seconded the motion and it passed unanimously.

## **Regular Agenda Items**

### **1. Discuss and consider adopting the goals and objectives set forth by the Sachse Economic Development Corporation.**

Ms. Nash presented the goals and objectives as prioritized in previous meetings and workshops. The action items were also presented in a timeline waterfall. Ms. Nash noted that staff may not be able to complete all action items of the top 15 priorities by the end of the 2022 fiscal year, but most of the work should be done or underway by then.

Mr. Shivers made a motion to adopt the goals and objectives as presented. Dr. Alford seconded the motion and it passed unanimously.

### **2. Discuss and consider action on the 2021-2022 fiscal year Sachse Economic Development Corporation annual budget.**

Ms. Nash presented the budget that staff prepared for FY 2021-2022 to reflect the values, goals and objectives, and action items for the SEDC. Each line item was discussed individually by expenditure. Board members asked questions and got clarification where necessary.

Ms. Nash explained that the Grant Programs line item was taken out until policy determined that it is a priority and fits into the SEDC goals and objectives. Mr. Shivers agreed that he would rather not budget an item that we do not really know how we want to use it. The Board still has the ability to decide as a group to fund a grant program through the EDC General Fund. Council is not interested in budgeting an item that does not have a particular intention to be used.

Dr. Alford made a motion to approve 2021-2022 Fiscal Year SEDC annual budget as presented. Ms. Watkins seconded the motion and it passed unanimously.

### **3. Discuss and consider action on the asbestos abatement plan moving forward for the EDC-owned properties in the 5th St. District.**

Ms. Nash explained the state of the Back Yard on 5th properties and the process for demolition. Mr. Potts detailed more specific information related to the asbestos situation in those properties. Ms. Nash indicated that staff needs direction to move forward with this process. The Board discussed the circumstances.

Ms. Harris-Daniel made a motion to approve the asbestos abatement plan moving forward for the EDC owned properties in the 5<sup>th</sup> street district. Specifically approving the expenditures for the asbestos surveys and abatement plan, as well as the air quality monitoring and other related costs. Mr. Shivers seconded the motion and it passed unanimously.

President Hauenstein adjourned the meeting to Executive Session at 9:12 p.m.

## **Executive Session**

President Hauenstein called the Executive Session to order at 9:15 p.m.

- 1. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code Section §551.087: Deliberation regarding Economic Development Negotiations: Discussion of Economic Development incentive for retail or commercial business projects seeking to locate within the City of Sachse.**
- 2. The Sachse Economic Development Corporation shall convene into Executive Session pursuant to Texas Government Code, Section §551.087 Economic Development Deliberations: to deliberate the offer or other financial incentive to a business prospect generally located along the President George Bush Turnpike.**

## **Regular Agenda Items**

The SEDC reconvened back into Regular Session at 10:49 p.m.

- 1. Take action as result of executive session including authorizing the City Manager as the Executive Director of SEDC to negotiate and execute an economic development agreement on behalf of the SEDC with Avalon Sachse I LLC, and any amendments and instruments related thereto.**

Mr. Shivers made a motion to authorize the City Manager as the Executive Director of SEDC to negotiate and execute an economic development agreement on behalf of the SEDC with Avalon Sachse I LLC, and any amendments and instruments related thereto. Ms. Watkins seconded the motion and it passed unanimously.

- 2. Request for future agenda items.**

No items requested at this time.

## **Regular Meeting Closing**

- 1. Adjournment.**

President Hauenstein adjourned the meeting at 10:51 p.m.

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Spencer Hauenstein, President

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Gina Nash, Executive Director