

**CITY COUNCIL AND ECONOMIC DEVELOPMENT CORPORATION
JOINT MEETING MINUTES
JANUARY 12, 2023**

The City Council and Economic Development Corporation (EDC) of the City of Sachse held a joint meeting on Thursday, January 12, 2023, at 6 00 p m at Sachse City Hall, 3815-B Sachse Road Those present were Mayor Jeff Bickerstaff, Mayor Pro Tem Brett Franks, Councilmembers Michelle Howarth, Frank Millsap, Chance Lindsey, and Lindsay Buhler, Sachse Economic Development Corporation President Marcia Harris-Daniel, Vice President Scott McMurdie, Board members Jim Mason, Chinelo Nwanze, Teddy Kinzer, Mark Potter, and Richard Chandler, City Manager Gina Nash, Assistant City Manager Lauren Rose, Economic Development Manager Jerod Potts, City Attorney Pete Smith, IT Manager Mike Pastor, and Development Services Coordinator Megan Jay

Members absent Councilmember Prestenberg

Mayor Bickerstaff called the joint meeting to order at 6 p m
President Harris-Daniel called the joint meeting to order at 6 p m

AGENDA ITEMS

Discuss goals and objectives, target industries, priorities, and expectations as it relates to the Type B Corporation

Mr Potts presented an overview of EDC accomplishments and progress since January 2022 He noted the areas of focus have included the 5th Street District, the business visitation program, identifying targeting industries, and working to be more visible in the community The intention is to revisit the goals previously established and realign as necessary Focus has been on business attraction, but once an additional staff member is hired, business retention may be easier to accomplish

Council and Board members discussed the progress of the 5th Street District as well as the potential of spending EDC Fund money on infrastructure improvements to move projects forward The group discussed the priorities that were established in 2021 There was a group consensus that priorities have changed since that time and the group would like to re-visit the order This will be an EDC homework item and will be discussed at a future meeting The benefit of the “Business Spotlight” was discussed by the group, debating the value-add it provides to the meetings as well as to the public Implementing the Business Ambassador Program has been put on hold waiting for the addition of an Economic Development Business Analyst

The target industries associated with business attraction has focused on unique opportunities with retail and restaurants that are not as common in the area Mr Potts commented on the influence of the telecom/industrial corridor relative to Sachse He noted the differences between the PGBT and the State Highway 78 corridor in relation to Sachse’s Comprehensive Plan The plan has been helpful to guide developers toward businesses that residents, EDC, and Council would prefer to see With this in mind, the EDC and Development Services work closely together to look at a

project from all aspects. The group continued to discuss business attraction, incentives, and Sachse's image and ability to accommodate businesses of different types and sizes.

Mr. Potts reviewed the EDC Fund balance and encouraged discussion in relation to how to draw down on that balance. Mayor Pro Tem Franks is interested in utilizing the funds for utilities, drainage, and infrastructure at the 5th Street District. Councilmember Howarth suggested that property acquisition to assist with packaging development opportunities within the 5th Street District may be ideal. Mr. Chandler asked if there is a list of properties available in Sachse that could be provided so the EDC understands where the potential is. Mr. Kinzer recommended some of the balance go toward beautification of the State Highway 78 corridor in order to attract businesses. Ms. Nash noted that the Council will be discussing an updated Comprehensive Plan that will include beautification of that specific corridor at its upcoming City Council Strategic Planning Retreat. Council and Board members provided additional input on priorities and ideas for the future.

EXECUTIVE SESSION

Mayor Bickerstaff adjourned the Council to Executive Session at 8:08 p.m.
President Harris-Daniel adjourned the EDC to Executive Session at 8:08 p.m.

Executive Session Pursuant to Texas Government Code Section 551.087 Economic Development Deliberation and Texas Government Code Section 551.072 Deliberation of Real Property. Consider the Sale of Lots 1 through 6, Block 44, Original Town of Sachse, by EDC to the City, economic development incentives for Sherpa Brewery Inc. or affiliated entities, and Sexy Tamale, LLC, DBA Frankie's Mexican Cuisine.

Mayor Bickerstaff reconvened the meeting at 8:53 p.m.
President Harris-Daniel reconvened the meeting at 8:53 p.m.

REGULAR AGENDA ITEMS

Take action as a result of executive session. Authorize the City Manager to negotiate and execute a purchase and sale agreement on behalf of the EDC with the City, and any amendments and instruments related thereto for the sale of Lots 1 through 6, Block 44, Original Town of Sachse, to the City and to authorize the City Manager to negotiate and execute an economic development incentive agreement on behalf of the EDC, including any amendments and instruments related thereto, with Sherpa Brewery Inc. or affiliated entities, and with Sexy Tamale, LLC, DBA Frankie's Mexican Cuisine.

Ms. Harris-Daniel made a motion to approve the item as stated. Mr. McMurdie seconded the motion.

- Matthew Holboke, 5511 Oak Ridge Circle, commented that there was confusion about what was going on and wanted to know the details of the sale.
- Butch Kemper, 7107 Longmeadow Drive, wanted to know the details of the sale and thinks the public should be aware of the amount of sale.

Mr Smith clarified that the sale price is still being negotiated and will, therefore, be disclosed in the contract documents after the sale is complete. No sale price is available to disclose at this point in time because it has not yet been negotiated.

The EDC voted on the motion and it carried unanimously.

Take action as a result of executive session. Authorize the City Manager to negotiate and execute a purchase and sale agreement on behalf of the City with EDC, and any amendments and instruments related thereto for the purchase of Lots 1 through 6, Block 44, Original Town of Sachse, from the EDC and to authorize the City Manager to negotiate and execute an economic development incentive agreement on behalf of the City, including any amendments and instruments related thereto, with Sherpa Brewery Inc or affiliated entities, and with Sexy Tamale, LLC, DBA Frankie's Mexican Cuisine including related purchase and sale and restriction agreements.

Mayor Bickerstaff made a motion to approve the item as stated. Mayor Pro Tem Franks seconded the motion. The motion carried unanimously.

Adjournment

President Harris-Daniel adjourned the joint meeting at 9:01 p.m.
Mayor Bickerstaff adjourned the joint meeting at 9:01 p.m.

ATTEST



Jerod Potts, Economic Development Manager



Marena Harris-Daniel, President

SCOTT MCMURDIE, VICE PRESIDENT