



**MINUTES  
SUNNYVALE TYPE B DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
TUESDAY, MARCH 19, 2019  
TOWN HALL – 127 N. COLLINS RD.  
6:30 P.M.**

	<b>PRESIDENT</b>	<b>MICHAEL GIORDANO</b>
	<b>VICE-PRESIDENT</b>	<b>JAVIER TORRES</b>
	<b>TREASURER</b>	<b>SARAH BRADFORD</b>
	<b>SECRETARY</b>	<b>ERIK WYSE</b>
<b>ABSENT</b>	<b>MEMBER</b>	<b>MARK VAN VESSEM</b>
	<b>MEMBER</b>	<b>MARK ELDRIDGE</b>
	<b>MEMBER</b>	<b>NIKI ANTHONY</b>

**CALL MEETING TO ORDER**

President Giordano called the meeting to order at 6:35 PM. All members present except Member Van Vessem. Quorum declared.

**PUBLIC FORUM**

Citizens may speak on any matter other than personnel matter or matters under litigation. No actions or discussion will be taken until such matter is placed on the agenda and posted in accordance with law. Please observe the time limit of three (3) minutes.

Deric Salser, 345 New Hope Road gave a Sunnyvale Park Square update. They have spent \$1.2 million to date on utility work, which is all in, along with the underground detention. They will begin to go vertical.

**PRESENTATION**

- 1. DISCUSS AND CONSIDER PRESENTATION FROM *HDP1 HOSPITALITY, LLC.* (HOPE COFFEE SUNNYVALE).**

Brian Masters gave a presentation to show the new concept of adding a full breakfast restaurant to the coffee shop and what costs are associated with the project.

**DISCUSSION / ACTION ITEMS**

- 2. DISCUSS AND CONSIDER APPROVAL OF THE REGULAR MEETING MINUTES FOR FEBRUARY 12, 2019.**

Secretary Wyse motioned to approve the Regular Meeting Minutes for February 12, 2019. Seconded by Member Anthony. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

- 3. DISCUSS AND CONSIDER THE UPDATED JANUARY 2019 FINANCIAL REPORTING, AND RELATED FINANCIAL ITEMS.**

The updated January 2019 Financial Reports were presented by Treasurer Bradford. Finance Assistant Phyllis Moore stated this was being brought back as there was a \$10,000 error made and the financials for 4B now have a decrease in sales tax receipts by \$2,500. Secretary Wyse motioned to approve the financials

as presented. Seconded by Member Eldridge. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

**4. DISCUSS AND CONSIDER THE FEBRUARY 2019 FINANCIAL REPORTING, AND RELATED FINANCIAL ITEMS.**

The February 2019 Financial Reports were presented by Treasurer Bradford. Member Anthony motioned to approve the financials as presented. Seconded by Vice-President Torres. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

**5. DISCUSS AND CONSIDER THE 2018-2019 MID-YEAR BUDGET.**

The 2018-2019 Mid-Year Budget was presented by Treasurer Bradford. Items that were changed were a 15% increase in sales tax, adding a misc item of \$2,000, increase membership by \$500 for Main Street America; increase incentives by \$350,000 for anticipated incentive requests. Finance Assistant Moore spoke about no longer assigning funds for incentives and just having them come out of the incentive account and keep a separate ledger. This will make the accounting side easier and the new accountant has asked to have them done this way. Vice-President Torres motioned to approve the 2018-2019 mid-year budget as presented. Seconded by Treasurer Anthony. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

*President Giordano stated that due to a board member having to leave and needing to be a part of the executive session discussion, the 4B Economic Development Corporation would recess into Executive Session at 6:58 p.m.*

**EXECUTIVE SESSION**

Recess into executive session pursuant to Chapter 551, Subchapter D of the Texas Government Code:

**EXECUTIVE SESSION AGENDA:**

**A. SECTION 551.087 – ECONOMIC DEVELOPMENT**

To deliberate the offer of a financial or other incentive to a business prospect.

**PROJECT TENANT**

**PROJECT PIG**

**PROJECT LANDSCAPE**

**PROJECT PC**

**B. SECTION 551.072. DELIBERATIONS ABOUT REAL PROPERTY**

To deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

**THE LAKE RAY HUBBARD SES RAIL SPUR**

**PROPERTY WITHIN THE TOWN CENTER DISTRICT IN THE FUTURE LAND USE PLAN**

**END OF EXECUTIVE SESSION**

Reconvene into open session and take any action necessary as a result of the Executive Session.

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*Member Wyse left at 7:15 p.m.*

*President Giordano reconvened into open session at 8:37 p.m. No action taken.*

**6. DISCUSS AND CONSIDER 2018-2023 ECONOMIC DEVELOPMENT STRATEGIC PLAN.**

The board discussed the strategic plan. Member Eldridge motioned to approve the 2018-2023 Economic Development Strategic Plan. Seconded by Vice-President Torres. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

**7. DISCUSS AND CONSIDER DISCUSSION ITEMS FOR THE JOINT MEETING WITH TOWN COUNCIL ON APRIL 29, 2019.**

The board would like to speak about Rails to Trails, the Glazer property, Downtown, a sports complex, and Sunnyvale Centre.

**8. DISCUSS AND CONSIDER ECONOMIC INCENTIVE GUIDELINES.**

Economic Development Director passed out a rough draft of the incentive guidelines and stated this was still in progress and would bring back at the next meeting.

**9. DISCUSS AND CONSIDER ECONOMIC DEVELOPMENT DIRECTOR UPDATE:**

- a. **GLAZER COMMITTEE** – The committee has been meeting and a public participation event will occur on April 25.
- b. **DOWNTOWN COMMITTEE** - The committee has been meeting and the stakeholders are invited to attend an upcoming meeting to provide their input and what their plans are with their properties.

- c. **VINEYARD PARK LIGHTING** - A survey of this property was never done, so this has been delayed due to having to find a surveyor to determine setbacks.
- d. **PRIMARY INDUSTRY ROUNDTABLE** – The EDC held a primary industry roundtable to discuss workforce issues. Workforce Solutions of Greater Dallas presented workforce issues the State was seeing and how the industries could partner with their office to assist with attracting talent.

**10. DISCUSS FUTURE EVENTS:**

- a. **SUNNYVALE DAY AT THE CAPITOL – APRIL 11 – MUST RSVP TO ATTEND**
- b. **NEXT MEETING IS APRIL 16, 2019 AT 6:30 PM. (THIS IS A WEEK LATER THAN NORMAL)**
- c. **REGULAR TOWN COUNCIL MEETINGS – MARCH 25 AND APRIL 8 & 22.**
- d. **MAIN STREET AMERICA CONFERENCE – MARCH 24-27**
- e. **TOWN COUNCIL AND ED BOARD JOINT MEETING – APRIL 29**
- f. **ECONOMIC DEVELOPMENT 101 FOR TOWN COUNCIL AND BOARDS – JUNE 19**

Director Anderson went over the above items with the Board. The Board added that they would not like to have a staggered joint meeting and rather just have from 6-9 p.m.

**11. DISCUSS FUTURE AGENDA ITEMS:**

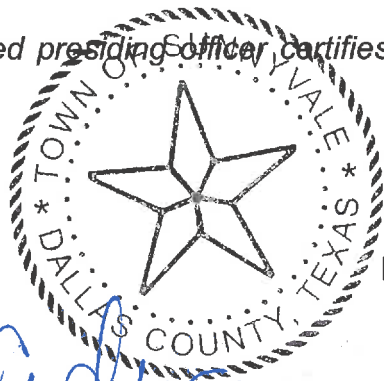
- a. **PURCHASING POLICY**
- b. **UPDATE IPADS**
- c. **HOTEL FEASIBILITY STUDY**
- d. **PARKS AND TRAILS MASTER PLAN**
- e. **CHRISTMAS DECOR**

Director Anderson went over the above items with the Board and added Parks and Trails Master Plan and the Incentive Policy.

**ADJOURN**

President Giordano adjourned the meeting at 9:27 p.m.

*The undersigned presiding officer certifies that this is a true and correct record of the proceedings.*



*Michael J. Giordano*  
 Michael Giordano, President

Attest:

*Traci Anderson*

Traci Anderson, Economic Development Director