



**SUNNYVALE 4B DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
TUESDAY, AUGUST 13, 2019
TOWNHALL-127N.COLLINSRD
6:30 PM**

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

CALL MEETING TO ORDER

President Giordano called the meeting to order at 6:33 p.m. All members present. Quorum was declared.

PUBLIC FORUM

Citizens may speak on any matter other than personnel matters 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.

No action taken.

PUBLIC HEARING

Open or continue public hearing, consider testimony and other information provided, close public hearing, and take necessary action with respect to the following:

- 1. HOLD A PUBLIC HEARING, DISCUSS, CONSIDER AND ACT UPON THE ACQUISITION OF REAL PROPERTY - APPROXIMATELY 73 ACRES OF LAND, KNOWN AS "RAILS TO TRAILS".**

President Giordano opened the public forum

David McCaskill presented more information on Rails to Trails. He mentioned there would be lights for safe crossing. He also mentioned there may be an alternate route while we wait for Hwy 80 to be rebuilt. The trail will run behind all of the schools for safe travel for the children.

Stoney Creek Resident Monica Hearne, 281 Talbot Lane, mentioned her concern with keeping the community's privacy while allowing public access via trail.

Resident Tammy Miller, gated community, mentioned her concern with the trail running behind her house. She feels it will open up to crime, teenagers throwing things over her fence, aggravating her dog. As of now she is comfortable with leaving amazon packages on her front door, but that will change once they have the trail right behind her house. She questioned alternative routes. She likes the

idea of the trail itself, just not the trail going through the neighborhood.

Resident John Tower, Talbot Lane, mentioned his concern with paying extra fees to live in a gated community. He stated that it will be a waste of money to pay fees for a gated community if it will be open to the public.

Resident James Goldberg, gated community, mentioned his concern with the trail going through the gated community. He stated you could dissolve the gated community or could fence off the trail but then had concerns about what to do at Rockshire.

ED Director Anderson mentioned that there is a trail system that is currently outside of the gated area that could possibly be connected into.

Resident Jackie Fuentes, 286 Duxberry Court, this does back up to her property. This will cause a split for her and her neighborhood. She questioned what kind of traffic that would create for residents.

Resident Matt Caldwin, 442 East Tripp, mentioned that he is in favor of purchasing the land.

Resident Ted Mays, 236 Mallard Drive, mentioned he is in favor of purchasing the land.

Resident Paul Van Meter, 540 Nance Road, mentioned that he was in favor of purchasing the land. He mentioned that this would create a path for his daughter to get to various places within the town. He also mentioned that he has some equipment and he doesn't mind donating time and his equipment to help maintain the land.

Resident Roy Fuentes, 286 Duxberry Court, mentioned that he is not in favor of purchasing the land because this will cause the trail to run through the gated community.

Secretary Wyse and ED Director Anderson addressed questions and concerns that residents submitted. With no one else coming forward, President Giordano closed the public hearing.

DISCUSSION / ACTION ITEMS

2. DISCUSS, CONSIDER AND ACT UPON THE REGULAR MEETING MINUTES FOR JULY 9, 2019.

Secretary Wyse motioned to approve the Regular Meeting Minutes for July 9, 2019. Seconded by Member Van Vessem. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

3. DISCUSS, CONSIDER AND ACT UPON THE JULY 2019 FINANCIAL REPORTING AND RELATED ITEMS.

Treasurer Bradford presented the July 2019 Financial Report. Member Van Vessem motioned to approve the July 2019 Financial Report. Seconded by Vice-President Torres. President Giordano asked for a vote on the motion and with all members

voting, the motion passed unanimously.

4. **DISCUSS AND CONSIDER THE 2019-2020 BUDGET, INCLUDING DISCUSSION OF POSSIBLE ADDITIONAL EXPENSES DUE TO ANY DISSOLUTION OF THE 4A CORPORATION.**

No action taken.

5. **DISCUSS, CONSIDER AND ACT UPON A PRESENTATION FROM PARKS DIRECTOR BURTON BARR REGARDING IRRIGATION AND LANDSCAPING ISSUES AT THE FOUR CORNERS OF COLLINS AND US HIGHWAY 80.**

Parks Director Burton Barr mentioned there were issue with semi-trucks running over the flowers and plants. He mentioned gathering a few quotes to see if there are alternative flowers that are cheaper and require less water. Barr stated that drip is not going to adequately water these plants. Treasurer Bradford questioned the ability to utilize other alternatives.

6. **DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN SUNNYVALE HOSPITALITY, LLC AND THE SUNNYVALE 4B DEVELOPMENT CORPORATION.**

ED Director mentioned the only change would be moving the certificate of occupancy date within the agreement from August 31, 2019 to December 31, 2019 due to weather delays. Secretary Wyse made a motion to approve the amendment to the economic agreement between Sunnyvale Hospitality, LLC. and 4B.

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

7. **DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN HOPE DEVELOPMENT PARTNERS 1, LLC AND THE SUNNYVALE 4B DEVELOPMENT CORPORATION.**

ED Director mentioned the only change would be moving the certificate of occupancy date within the agreement from July 31, 2019 to December 31, 2019 due to weather delays. Secretary Wyse made a motion to approve the amendment to the economic agreement between Hope Development Partners 1, LLC. and 4B.

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

8. **DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN HOPE COFFEE, INC. AND THE SUNNYVALE 4B DEVELOPMENT CORPORATION.**

ED Director mentioned the only change would be moving the certificate of occupancy date within the agreement from September 30, 2019 to December 31, 2019 due to weather delays. Secretary Wyse made a motion to approve the amendment to the economic agreement between Hope Coffee, Inc. and 4B. Seconded by Member Eldridge. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

9. **DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN BAKER'S RIBS, INC. AND THE SUNNYVALE 4B DEVELOPMENT CORPORATION.**

ED Director mentioned the only change would be moving the certificate of occupancy date within the agreement from July 31, 2019 to December 31, 2019 due to weather delays.

Secretary Wyse made a motion to approve the amendment to the economic agreement between Baker's Ribs, Inc. and 4B. Seconded by Member Eldridge. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

10. DISCUSS AND CONSIDER ECONOMIC DEVELOPMENT DIRECTOR UPDATE:

- A. DOWNTOWN**
- B. GLAZER MASTER PLAN**
- C. QT OPENING**
- D. TOWN CENTER PARK MAP**

ED Director Anderson went over the above items with the board.

11. DISCUSS FUTURE AGENDA ITEMS AND EVENTS

No items discussed.

EXECUTIVE SESSION

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

EXECUTIVE SESSION AGENDA:

A. 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

B. SECTION 551.087. ECONOMIC DEVELOPMENT

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

PROJECT ITALIAN

PROJECT PC

President Giordano recessed the 4B Economic Development Corporation into Executive Session at 8:16 p.m.

END OF EXECUTIVE SESSION

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

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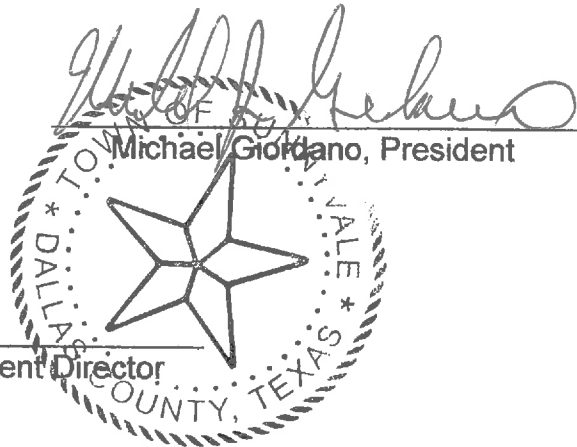
President Giordano reconvened into open session at 9:26 p.m.

Treasurer Bradford motioned to approve the Performance Agreement between Etalia Cucina, LLC and the Sunnyvale 4B Development Corporation. Seconded by Member Eldridge. President Giordano asked for a vote on the motion and with all members voting, the motion passed unanimously.

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.



Attest:

Traci Anderson

Traci Anderson, Economic Development Director

