



**AGENDA**  
**SUNNYVALE TYPE A DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS**  
**WEDNESDAY, MARCH 20, 2019**  
**TOWN HALL – 127 N. COLLINS RD.**  
**5:00 P.M.**

**PRESIDENT**  
**VICE PRESIDENT**  
**SECRETARY**  
**TREASURER**  
**MEMBER**

**TERRI SHATTER**  
**FRANKLIN WEEKS**  
**K.PAUL CASH**  
**PAUL BOCHNIAK**  
**JAMES KORAH**

**CALL MEETING TO ORDER**

President Shatter called the meeting to order at 5:03 p.m. A quorum was declared with all members present.

**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.  
*No public comment.*

**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 13, 2019.**

Secretary Cash made a motion to approve the February 13, 2019 Regular Meeting Minutes. Seconded by Treasurer Bochniak. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

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

Finance Assistant Phyliss Moore presented the updated January 2019 financials. Moore stated this was being brought back as there was a \$10,000 error made and the financials for 4A now have a decrease in sales tax receipts by \$1,250. Treasurer Bochniak made a motion to approve the updated January 2019 financials as reported. Seconded by Member Korah. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

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

Finance Assistant Phylliss Moore presented the February 2019 financials. Treasurer Bochniak made a motion to approve the February 2019 financials as reported. Seconded by Member Korah. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

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

The 2018-2019 Mid-Year Budget was presented by Phylliss Moore. Items that were changed were a 15% increase in sales tax, adding \$3,000 to misc expense for Sunnyvale Day at the Capitol, increase membership by \$500 for Main Street America; increase incentives by \$375,000 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. Treasurer Bochniak motioned to approve the 2018-2019 mid-year budget as presented. Seconded by Secretary Cash. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

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

The board discussed the strategic plan. Member Korah motioned to approve the 2018-2023 Economic Development Strategic Plan. Seconded by Vice-President Weeks. President Shatter called for a vote. All voted in favor. 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, Sunnyvale Centre, Provident, vision of 55+ community, the golf course property or Town East Blvd/Beltline corridor, and Beltline and Tripp area.

**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. **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 17, 2019 AT 5:00 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 they would like the joint meeting to be productive for both boards and not dominated by parks.

**11. DISCUSS FUTURE AGENDA ITEMS:**

- a. **PURCHASING POLICY**
- b. **UPDATE IPADS**
- c. **ROAD IMPROVEMENTS TO ASTON ROAD.**

Director Anderson went over the above items with the Board and the board added incentives and update on Beltline corridor. The board wondered why Aston Road would be discussed for 4A funds as ¼ cent went from 4A to streets.

**EXECUTIVE SESSION**

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

*President Shatter recessed the 4A Economic Development Corporation into Executive Session at 6:53 p.m.*

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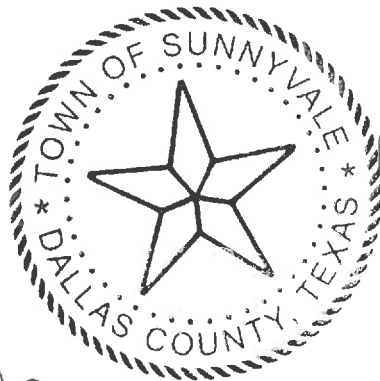
**PROPERTY WITHIN THE TOWN CENTER DISTRICT IN THE FUTURE LAND USE PLAN**

*President Shatter reconvened into open session at 8:13 p.m. No action taken.*

**ADJOURN**

President Shatter adjourned the meeting at 8:13 p.m.

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



*Terrl Shatter*  
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Terrl Shatter, President

Attest:

*Traci Anderson*

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Traci Anderson, Economic Development Director