



**SUNNYVALE 4A DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING MINUTES
WEDNESDAY, AUGUST 14, 2019
TOWN HALL – 127 N. COLLINS RD
5:00 PM**

	PRESIDENT	TERRI SHATTER
	VICE PRESIDENT	FRANKLIN WEEKS
	SECRETARY	K.PAUL CASH
	TREASURER	PAUL BOCHNIAK
RESIGNED	MEMBER	JAMES KORAH

CALL MEETING TO ORDER

President Shatter called the meeting to order at 5:04 p.m. A quorum was declared with all members present. Member Korah put in his resignation which will be effective beginning August 15, 2019.

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 comments.

DISCUSSION / ACTION ITEMS

1. DISCUSS, CONSIDER AND ACT UPON THE REGULAR MEETING MINUTES FOR JULY 10, 2019.

Vice-President Weeks made a motion to approve the July 10, 2019 Regular Meeting Minutes. Seconded by Treasurer Bochniak. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

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

Treasurer Bochniak mentioned that there was a change in the revenue budget number made in July for the balance of the year to reflect the over quarter percent. Expenses were normal. Treasurer Bochniak made a motion to approve the July 2019 Financial Report and Related Items. Seconded by Vice-President Weeks. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

3. DISCUSS, CONSIDER, AND ACT UPON AWARDED SOUTH ASTON RECONSTRUCTION BID TO B&B CONCRETE SAWING, INC.

ED Director Anderson mentioned that Public Works has gathered three quotes and the recommendation is to go with B&B Concrete Sawing, Inc. for \$211,676.00. They have done work for the town previously and Public Works feel comfortable with them. This falls under the \$250,000.00 budget that was previously approved. Secretary Cash made a motion to approve the awarding bid

with B&B Concrete Sawing, Inc. Seconded by Treasurer Bochniak. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

4. DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN HOPE DEVELOPMENT PARTNERS 1, LLC AND THE SUNNYVALE 4A 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. Treasurer Bochniak made a motion to approve the amended agreement between Hope Development Partners 1, LLC and 4A from July 31, 2019 to December 31, 2019. Seconded by Secretary Cash. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

5. DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN SUNNYVALE HOSPITALITY, LLC AND THE SUNNYVALE 4A 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. Vice-President Weeks made a motion to approve the amendment to the economic agreement between Sunnyvale Hospitality, LLC. and 4A. Seconded by Secretary Cash. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

6. DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN HOPE COFFEE, INC. AND THE SUNNYVALE 4A 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 Cash made a motion to approve the amendment to the economic incentive agreement between Hope Coffee, Inc. and 4A. Seconded by Vice-President Weeks. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

7. DISCUSS, CONSIDER AND ACT UPON AN AMENDMENT TO THE ECONOMIC INCENTIVE AGREEMENT BETWEEN BAKER'S RIBS, INC. AND THE SUNNYVALE 4A 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. Treasurer Bochniak made a motion to approve the amendment to the economic incentive agreement between Baker's Ribs, Inc. and 4A. Seconded by Vice-President Weeks. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

8. DISCUSS AND CONSIDER FUTURE ACTION OF DISSOLUTION OF THE SUNNYVALE 4A DEVELOPMENT CORPORATION.

ED Director mentioned the dissolution will not happen until all debts are paid off. 4A does have all of the funds to pay off all current debts. Once they have that, they are asking that the board stay on through November to see what happens at that point, possibly longer.

9. DISCUSS AND CONSIDER ECONOMIC DEVELOPMENT DIRECTOR UPDATE:

- a. **DOWNTOWN** - the downtown committee met to go over preliminary master plan. Still in early stages. This is an ongoing work in progress.
- b. **GLAZER MASTER PLAN** - Glazer committee met with consultant as well as a couple of people that rent the stalls and the couple that is leasing the property. Made some updates and changes to the preliminary master plan which will be brought back to the 4B Board and Town Council.
- c. **RAILS TO TRAILS** - 4B and Luminant has signed letter of intent to purchase property. Purchase and sales agreement will be brought before the board next month.
- d. **QT OPENING** - QT grand opening was August 1 and they were pleased with the turnout for their first week of being open.

10. DISCUSS FUTURE AGENDA ITEMS AND EVENTS

At the request of the board, the following items need to be added: an update on Collins Rd., SH 352, SE Corner, Sunnyvale Centre, and the NW Corner. Future events will include SISD Intermediate School Dedication at 10 a.m. this Saturday, the Chamber quarterly breakfast at Baylor Scott & White Hospital is on Tuesday, August 20, and the Chamber quarterly luncheon is on September 11.

11. EXECUTIVE SESSION

Recess into executive session at 5:37 p.m. 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 ITALIAN

PROJECT PC

END OF EXECUTIVE SESSION

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

President Shatter reconvened into open session at 6:12 p.m.

A. SECTION 551.087. ECONOMIC DEVELOPMENT

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

PROJECT ITALIAN

PROJECT PC

No action taken on Project PC.

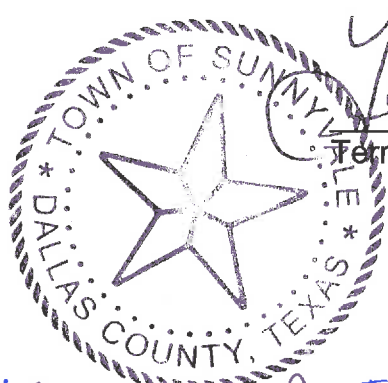
Vice-President Weeks motioned to approve the Performance Agreement between Etalia Cucina, LLC. and the Sunnyvale 4A Development Corporation. Seconded by

Treasurer Bochniak. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

ADJOURN

President Shatter adjourned the meeting at 6:13 p.m.

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


Terri Shatter

Terri Shatter, President

Attest:

Rachel Lounsbury for Traci Anderson

Traci Anderson, Economic Development Director