



**SUNNYVALE 4A DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING MINUTES  
WEDNESDAY, SEPTEMBER 11, 2019  
TOWNHALL-127 N COLLINS RD  
5:00 PM**

	<b>PRESIDENT</b>	<b>TERRI SHATTER</b>
	<b>VICE PRESIDENT</b>	<b>FRANKLIN WEEKS</b>
	<b>SECRETARY</b>	<b>K.PAUL CASH</b>
<b>ABSENT</b>	<b>TREASURER</b>	<b>PAUL BOCHNIAK</b>
	<b>MEMBER</b>	<b>VACANT</b>

**CALL MEETING TO ORDER**

President Shatter called the meeting to order at 5:06 p.m. A quorum was declared with all members present except Treasurer Bochniak.

**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 FEBRUARY 21, 2018.**

Economic Development Director Traci Anderson stated that as going back to ensure all minutes are signed, stamped and put on the website, this one was missed for approval. Secretary Cash made a motion to approve the February 21, 2018 regular meeting minutes. Seconded by Vice-President Weeks. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

**2. DISCUSS, CONSIDER AND ACT UPON THE REGULAR MEETING MINUTES FOR AUGUST 14, 2019.**

Secretary Cash made a motion to approve the August 14, 2019 regular meeting minutes, with the change of removing that he was not present in the call meeting to order section. 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 THE AUGUST 2019 FINANCIAL REPORTING AND RELATED ITEMS.**

Finance Assistant Phyllis Moore presented the financials and stated that Town Council officially adopted the EDC and Town Council 2019-2020 budgets Monday night; reviewed the current incentive spreadsheet.

Vice-President Weeks made a motion to approve the August 2019 Financial Report and Related Items. Seconded by Secretary Cash. President Shatter called for a vote. All voted in favor. The motion passed unanimously.

**4. DISCUSS, CONSIDER AND ACT UPON A NEW SUNNYVALE ECONOMIC DEVELOPMENT WEBSITE.**

EDC Director Anderson stated she felt the EDC website needed to be updated and revised. The back end of the current website is html based which makes it hard to

make changes on our own. The Board reviewed potential quotes. This item was tabled for further discussion.

**5. DISCUSS AND CONSIDER AN UPDATE ON SOUTH ASTON ROAD.**

Director Anderson stated that B&B knows they have been awarded the project and they will start mid-October. Have let Morley Moss and Southern Plumbing know of the project and they are excited and express their gratitude. Should only take a couple weeks for the total project.

**6. DISCUSS AND CONSIDER AN UPDATE ON THE SOUTHEAST CORNER OF COLLINS AND US HWY 80.**

Director Anderson stated Provident hopes Chick-fil-a will close on the land soon; Panda Express has closed on the land and their coming soon sign is up, hope to be open in next three to four months; starting on Monday for piers for the screening wall; MedCore building is ready to received CO's for the individual businesses; Stone Canyon has been a great partner in this project and have been patient with the construction and no screening wall.

**7. DISCUSS AND CONSIDER AN UPDATE ON SUNNYVALE CENTRE.**

Director Anderson stated QT has commented and stated best first month opening they have had in a long time, they actually ran out of gas; looking an anchor tenant that Sunnyvale Centre is in negotiations with and will move quickly once negotiations get finalized; have a couple other retailers on the hook, like Cane's, a retail strip with Retail Connection, working on getting Whataburger back.

**8. DISCUSS AND CONSIDER AN UPDATE ON THE NORTHWEST AND NORTHEAST CORNER OF COLLINS AND US HWY 80.**

Director Anderson stated that the broker was working with Brookshires, but they have determined they would not come due to lack of residential density and slow growth; have asked to see a copy of their study, but have not had luck yet; are working on other retail prospects; brokers stated strong desire for Class A multi-family; with Uber going in the Deep Ellum District, trying to see what angles we can work to attract these workers.

**9. DISCUSS FUTURE AGENDA ITEMS AND EVENTS.**

- September 23 - Town Council meeting
- September 24 - Traci and Burton attending the TPWD new scoring criteria workshop
- September 24 - Chamber ribbon cutting for Cheyenne Medical Lodge, 750 Hwy 352, Sunnyvale, 8 a.m.
- October 1 - New Police Chief, Andrew Hawkes starts
- October 1 - National Night Out, Town Center Park, 6-8 p.m.
- October 3-4 - Sunnyvale, Mesquite, Eastfield College Partnership for Manufacturing Day
- October 9 - 4A Board meeting

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

President Shatter stated should would not be at the next board meeting.

**EXECUTIVE SESSION**

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

**EXECUTIVE SESSION AGENDA:**

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

**10. Section 551.087. Economic Development**

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

**Project Tech**

*President Shatter stated the 4A Economic Development Corporation would not adjourn into Executive Session.*

**END OF EXECUTIVE SESSION**

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

**11. Section 551.087. Economic Development**

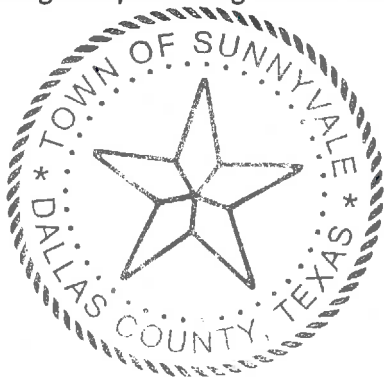
To deliberate the offer of a financial or other incentive to a business prospect.

**Project Tech**

**ADJOURN**

President Shatter adjourned the meeting at 5:52 p.m.

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



*Terri Shatter*  
Terri Shatter, President

Attest:

*Nickel Landry for Traci Anderson*  
Traci Anderson, Economic Development Director

