



MEETING MINUTES  
**SUNNYVALE 4A DEVELOPMENT  
CORPORATION  
BOARD OF DIRECTORS  
REGULAR MEETING  
Thursday August 4, 2011  
7:00 P.M. Board Meeting**

The Sunnyvale 4A Development Corporation Board MET at 7:00 P.M. ON THURSDAY AUGUST 4, 2011 IN THE COUNCIL CHAMBERS OF THE SUNNYVALE TOWN HALL; 127 N. COLLINS ROAD, SUNNYVALE, TEXAS under V.T.C.A., Government Code Section .041.

ATTENDING: *Vice President Rachel Doyle, Secretary Terri Shatter, Treasurer David Carlile, Directors Hari Pillai and Bill Metzger.*

ABSENT: *There were no directors absent.*

1. **CALL TO ORDER.** *Vice President Rachel Doyle called the meeting to order at 7:05 p.m. and welcomed Bill Metzger as a new Director for the Sunnyvale 4A Development Corporation.*
2. **CONVENE INTO EXECUTIVE SESSION PURSUANT TO V.T.C.A. GOVERNMENT CODE SECTION 551.071- CONSULTATION WITH ATTORNEY AND 551.072 – DELIVERATIONS ABOUT REAL PROPERTY.**

*EXECUTIVE SESSION AGENDA: Vice President Rachel Doyle announced that the Board Is to Enter into Executive Session at 7:07p.m.*

- 1) **551.071 – DISCUSS AND DELIBERATE COMMERCIAL OR FINANCIAL INFORMATION FROM POTENTIAL BUSINESS PROSPECTS SEEKING TO LOCATE OR EXPAND IN THE TOWN OF SUNNYVALE. SESSION WILL BE HELD TO DELIBERATE AN OFFER OF FINANCIAL OR OTHER INCENTIVE FOR A LOCATION IN THE VICINTY OF S. COLLINS AND ALSO AT EAST FORK ROAD AND U.S. HWY 80.**
- 2) **551.072 DELIBERATEION REGARDING REAL PROPERTY**
3. **RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY AS A RESULT OF THE EXECUTIVE SESSION.** The Board of Directors ended their Executive Session at 7:43 p.m. and reconvened into open session. No action was taken as a result of the Executive Session.
4. **PUBLIC FORUM-**  
(CITIZENS MAY SPEAK ON ANY MATTER OTHER THAN PERSONNEL MATTER OR MATTERS UNDERLITIGATION. NO ACTION OR DISCUSSION WILL BE TAKEN UNTIL SUCH MATTER IS PLACED ON THE AGENDA AND OSTED IN ACCORDANCE WITH LAW. PLEASE OBSERVE THE TIME LIMIT OR THREE (3) MINUTES.) *There were no public comments.*

**5. PRESENTATION TO BE GIVEN BY TOMMY SATTERFIELD**

**COMMERCIAL DEVELOPMENT PLANS UPDATE ON OCAMPO BROTHERS AT OR ABOUT EAST FORK ROAD AND US HIGHWAY 80 E.** *Tommy Satterfield representing the OCAMPO Brothers described the property at East Fork Road and plans for a retail strip, pad site including convenience store and gas station, possible hotel and conference center and a performance arena. The developer is planning on proposing a PUD to the Town in the near future. No action was taken by the Board of Directors*

**6. APPROVAL OF MINUTES – REGULAR MEETING-JULY 7, 2011.**

*With Bill Metzger abstaining and through a motion of David Carlile and a second of Hari Pillai the Board of Directors unanimously approved the meeting minutes of July 7, 2011.*

**7. APPROVAL OF FINANCIAL REPORTS- JULY 2011.**

*Through a motion of David Carlile and a second of Hari Pillai the financial reports for May 2011 were approved unanimously.*

**8. DISCUSSION /ACTION ITEMS**

**1) CONSIDER RECOMMENDATION FOR AN APPOINTMENT OF A DIRECTOR TO THE SH 190 COMMITTEE** *Through a motion of Bill Metzger and a second of Terri Shatter the Board unanimously agreed to appoint Rachel Doyle to the SH 190 Committee by a vote of 4 with one abstention. Through a motion of Terri Shatter and a second of Hari Pillai the Board of Directors unanimously agreed to appoint Bill Metzger as alternate to the SH 190 Committee.*

**2) DEVELOPMENT OF 2011-2012 BUDGET AFTER REVIEW OF TREASURERS REPORT.** *Treasurer David Carlile presented the draft budget and comments were made. No action was taken and further discussion will be held at the September meeting.*

**3) DISCUSSION OF 2011-2012 STRATEGIC PLAN.** *Economic Development Consultant Pam Mundo presented the proposed strategic plan and the board had further discussion on strategic action items and plans for next year. No action was taken and further discussion will be held at the September meeting.*

**4) TOWN MANAGER UPDATE PENDING ZONING ORDINANCE AMENDMENTS AND CIP PROGRAM** *Town Manager Scott Campbell presented an update on Planters Road indicating that the Town Engineer is identifying the repairs for the \$100,000 budget and these repairs would be included with the Stoney Creek Road Repairs to be done in the next 45 days. Scott Campbell has given a directive to the Town Staff to prepare a plan for the street lighting on Clay Road and should have this plan available in mid-September. The sewer project has some easement issues which the Town Engineer is working on. The proposed zoning is an effort to identify areas where the industrial zoning uses need to be further clarified and such work is to be completed within 120 days.*

**9 ECONOMIC DEVELOPMENT CONSULTANT REPORT**

**1) Update on the Sunnyvale TIRZ District #1** *Pam Mundo presented an update on the Project Plan and list of public development projects. The Board discussed items and recommendations. Pam Mundo reported that the documents have been sent to Insight Research for preparation of the financial projections.*

**2) Update on the Film Friendly photo taking and next steps on authorizations**

*Pam Mundo presented an update on the progress toward Film Friendly certification noting that the photos have been taken and she has begun the process of*

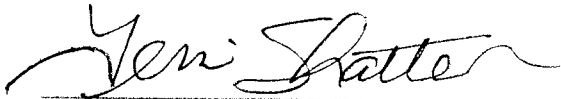
*obtaining property owner written approval to display the photos on the Film Friendly web site.*

**3) Update on Shopping Sunnyvale and Board discussion & consideration for announcing and advertising the program.** *Pam Mundo provided an update on the New Shopping Sunnyvale web site and the seven businesses who have signed up on the site. When 10 Sunnyvale Businesses sign up, the Board may want to start to advertize the site and attract shoppers to the site. It was recommended that a flyer in the water bill announce the Shopping Sunnyvale web site. The Board recommended that the flyer be placed in the next water bill.*

**4) Sampling of Results from Retail Research with CoStar.** *Pam Mundo provided examples of Demographic materials obtained from the CoStar program. The Board recommended that this information be provided to the Council at the Workshop.*

**10. ADJOURN** *The meeting was adjourned at 9:40 p.m. by Vice President Rachel Doyle.*

*Approved by the Board of Directors on September 1, 2011.*



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*Terri Shatter, Secretary*