



MINUTES February 22, 2021

The DeSoto Economic Development Corporation (DEDC) Board met at **9:00 a.m. on Monday, February 22, 2021** by videoconference at www.zoom.com and was live streamed on the City of DeSoto's website at www.desototexas.gov.

Present: Curtis Krohn, Board President
Dr. Delva King, Board Vice President
Michelle Jordan, Board Secretary/Treasurer
Bobby Waddle, Board Director

Staff Present: Joe Newman — Chief Executive Officer

Also Present:

Mayor Rachael Proctor
Melissa Adams — Accounting II, City of DeSoto
Brandon Wright — City Manager, City of DeSoto
Andre' Byrd, Sr. — Council member, City Council Liaison, City of DeSoto
Pete Smith — Attorney, Nichols, Jackson, Dillard, Hager & Smith, LLP
Terry Toomey — Executive Director, The Industry HUB
Tom Figert — Director of Information Technology, City of DeSoto
Tracy Cormier, Director of Finance Department, City of DeSoto
Kristoff Bauer, Deputy City Manager, City of DeSoto

Absent: Paul Griffin, Jr., Board Director
Chief Maurice Jones, Chamber Board Chairman
Kenneth Govan — Former Board Chairman, DeSoto Chamber of Commerce
Monte Anderson — Owner, Options Real Estate

At 9:08 a.m., Board President Curtis Krohn called the meeting to order and acknowledged the presence of a quorum.

A. REGULAR SESSION – CALL TO ORDER

1. Invocation was given by Council member Andre Byrd.

B. CONSENT AGENDA

- a. Consideration and approval of the January 22 joint meeting with Parks Board and January 25, 2021 regular Board Meeting Minutes.

- b. Consideration and approval of the November 30 and December 31, 2020 income and expenses.

Board member Dr. Delva King motioned to approve the consent agenda items as presented. Seconded by President Curt Krohn. Passed unanimously. Director Paul Griffin was not present for the motion.

C. REGULAR AGENDA – NEW BUSINESS – Items for discussion and/or possible action:

1. Grow DeSoto Market Place Incubator Financial Status Report. Presentation by Monte Anderson, Options Real Estate. NO REPORT. Mr. Anderson was out of town.
2. Financial Status Report for January 31 and year to date. Presentation by Melissa Adams, Accountant II, City of DeSoto. Ms. Adams reviewed the financial report for January 31 and year to date for the board.
3. City Council Liaison update regarding City events, meetings, etc. by Councilmember Andre` Byrd, Sr., City of DeSoto. He said that Councilmember Diana Marks said the iCSI Customer Service Excellence Workshop will be rescheduled because of the recent bad weather. Councilman Byrd said that he was proud to report that the city was recently designated as TREE CITY USA! He went on to report that the Tree Mitigation issue was declined by P&Z but may be considered later by the city council. He said that the city is also looking into Impact Fees.
4. DeSoto Chamber of Commerce update by former Board Chairman Kenneth Govan. NO REPORT. Mr. Govan and Board Chairman Chief Maurice Jones were not in attendance.
5. The Industry HUB's Grow DeSoto Market Place Activity Summary Report for January 4 to February 22 by Terry Toomey, Executive Director, The Industry HUB. Ms. Toomey said online Facebook webinars are going very well with over 1,400 seeing the latest one. She said that all merchants at GDMP are required to wear face masks. Mayor Proctor had a question about the possibility of expanding the restaurant area since we have a couple of potential restaurants wanting a space. Mr. Newman said that it would be possible, but very expensive.
6. Discussion and Possible Action for Assignment of Right and Obligations of Existing Economic Incentive Agreements with: CTC Chiropractic, Dallas College, Eagle Hotel Group, GlasFloss, Global Industrial Distribution, Global Prime Health, Perla Caballero (El Nuevo Sabor), RPG Capital, SEW-Eurodrive, Shannon Anderson Future Event Center, Square Cabinetry, and Ryland Tax and Financial, to the DeSoto Development Corporation. On a Motion by President Curt Krohn and second by Director Michelle Jordan, it was decided that the DEDC CEO and/or Board President be authorized to take such action as may be reasonable and necessary to assign all rights and obligations under the terms of the DEDC Agreements for the above mentioned firms to the DeSoto Development Corporation, effective upon the adoption of the Articles of Incorporation of the DeSoto Development Corporation by the DeSoto City Council. Passed unanimously.
7. Discussion and Possible Action for the Consideration of Economic Incentive Agreement Amendments to the existing agreements with Geekletes, Sheila Henderson (Sweet & Chic), and Sustaita Ent., to Assign those Agreements to the DeSoto Development Corporation. On a Motion by President Curt Krohn and seconded by Director Bobby Waddle, the motion passed unanimously.
8. Discussion and Possible Action regarding Authorization to Transfer all Property and Assets of the DeSoto Economic Development Corporation to the City of DeSoto Pursuant to TSGS § 504.353. On a Motion by President Curt Krohn and second by Secretary-Treasurer Michelle Jordon, the motion passed unanimously.

D. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE:

Texas Government Code, Section 551.087: Economic Development Deliberation:

1. Deliberation and Discussion regarding the Economic Development negotiations for Project Big Box.
2. Deliberation and Discussion regarding the Economic Development negotiations for Project Spec Building.

After reading the above items into the record, President Krohn called the board into Executive Session at 10:06am.

- E. **RECONVENE INTO OPEN SESSION** – President Krohn reconvened the board into Regular Open Session at 10:46am

F. **ACTION AS RESULT OF EXECUTIVE SESSION**

President Krohn said the board had no action to take at this time.

G. **BRIEFING BY CHIEF EXECUTIVE OFFICER – Joe D. Newman**

1. Mr. Newman said that industrial inquiries were starting to pick up at the office and additional temp worker might be needed soon. He will continue to follow-up with potential industrial and retail clients who had indicated they would expand after Covid-19 restrictions trend down.

H. **BOARD ANNOUNCEMENTS**

1. Director Bobby Waddle said that this would be his last meeting with DEDC because of the six year term limits established by city council. He wanted to thank everyone for all they are doing for DeSoto.
Other board members joined-in and expressed their appreciation and gratitude to former Mayor Waddle and wished him well.

- I. **ADJOURNMENT** – President Krohn adjourned the meeting at 10:56am

Curtis Krohn, Board President

Dr. Delva King, Board Vice President