



# MINUTES

March 22, 2021

The Board of Directors of the DeSoto Development Corporation (DDC) met on **Monday, March 22, 2021 at 9:00 a.m.** This meeting was a closed meeting to in person attendance by the public. A temporary suspension of the Open Meetings Act to allow for telephonic or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code. Telephonic and videoconferencing capabilities will be utilized to allow individuals to view the meeting on the City of DeSoto's website at [www.desototexas.gov](http://www.desototexas.gov).

The DeSoto Development Corporation Board Meeting was broadcasted live in its entirety on the City of DeSoto's website at [www.desototexas.gov](http://www.desototexas.gov) which is Government Access Channel 16 available to Spectrum subscribers and Government Access Channel 99 available to AT&T U-verse subscribers. Once on this site, select first the tab labeled <**Government**>, and then select the tab labeled <**Cable TV**>. The Board Meeting will be a videoconference on a [www.zoom.com](http://www.zoom.com) platform and live streamed on the City of DeSoto's website listed above for the public to view. Questions regarding the broadcast schedules should be directed to Kathy Jones, Community Relations Manager, at 972-230-9648.

**Present:** Curtis Krohn, Board President  
Dr. Delva King, Board Vice President  
Wendy Johnson, Secretary-Treasurer  
Author Anderson, Director  
Rodney Brown, Director

**Staff Present:** Joe Newman — Chief Executive Officer

**Also Present:**

Bobby Waddle, retiring board member  
Melissa Adams — Accounting II, City of DeSoto  
Brandon Wright — City Manager, City of DeSoto  
Kristoff Bauer, Deputy City Manager  
Andre' Byrd, Sr. — Council member, City Council Liaison, City of DeSoto  
Kenneth Govan — Former Board Chairman, DeSoto Chamber of Commerce  
Joe Gorfida — Attorney, Nichols, Jackson, Dillard, Hager & Smith, LLP  
Terry Toomey — Executive Director, The Industry HUB  
Monte Anderson — Owner, Options Real Estate  
Tom Figert — Director of Information Technology, City of DeSoto  
Kathy Jones, DeSoto Community Relations Manager

**Absent:** Paul Griffin, Jr., Board Director  
Michelle Jordan, Board Secretary/Treasurer

**At 9:04 a.m., Board President Curtis Krohn called the meeting to order and acknowledged the presence of a quorum.**

**First order of business was the Swearing-in of the all-new DDC Board by Attorney Joe Gorfida. Five of the seven board members were present. See above.**

**A. REGULAR SESSION – CALL TO ORDER**

1. Invocation was given by Curt Krohn

**B. CONSENT AGENDA**

None this month.

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

1. Welcome Newest Board Members: Wendy Johnson, Rodney Brown and Author Anderson. All directors were urged to give a brief summary of their time in DeSoto and other items of interest.
2. Recognition of retiring Board Member Bobby Waddle. CEO Joe Newman read the inscription on the trophy that will be delivered soon. It read: “Presented to BOBBY WADDLE for your Outstanding Service, Devotion and Leadership as Board Member 2014-2021, DeSoto Economic Development Corporation”. Director Waddle has only missed three meetings in the past six years.
3. Election of 2021 DDC President, Vice President and Secretary-Treasurer. On a motion by Delva King, Curt Krohn was elected President. On a motion by Curt Krohn, Delva King was elected Vice President. Curt Krohn then nominated Wendy Johnson and she was elected Secretary-Treasurer.
4. Training regarding the new Type B Corporation to include roles and responsibility of directors; authorized projects and other requirements under Chapter 504 of the Texas Local Government Code. City Attorney Joe Gorfida.
5. Consider the amended and restated Certificate of Formation and amended bylaws for the Corporation. After discussion, a motion by Curt Krohn and seconded by Rodney Brown the Certificate of Formation and By-laws were approved unanimously.
6. Grow DeSoto Market Place Incubator Financial Status Report. Presentation by Monte Anderson, Options Real Estate. Mr. Anderson reviewed the income of the GDMP for February and Joe Newman gave an overall financial update that includes marketing, our consultant, Ms. Terry Toomey, and other expenses. Current year has had net income of \$145,069 and expenses of \$187,722 for a net

loss of \$42,188.

7. City Council Liaison update regarding City events, meetings, etc. by Councilmember Andre` Byrd, Sr., City of DeSoto. Councilman Byrd first congratulated the new board. He updated the board on new homes and zoning. He anticipates that the council will soon have an ordinance for naming of city property and streets. The City just received their annual audit and the city received the highest rating a city can get. He said the city's finances are very strong. Mayor Proctor said she had nothing to add other than to welcome the new board members.
8. DeSoto Chamber of Commerce update by former Board Chairman Kenneth Govan gave the board an overview of recent chamber activity including new chamber members; Good Morning DeSoto changed name to Good Morning One DeSoto. The last meeting concerned Payroll Protection Program. Next, the chamber is looking at Tax Services for small businesses. The chamber is trying to have information for its membership. This past Saturday, the chamber hosted a State of the District zoom meeting with DISD Superintendent Weaver. DeSoto ISD recorded the program. The chamber is moving their offices to 2021 N. Hampton Road, Suite 145 on May 1<sup>st</sup>. A grand opening will be held soon. Joe Newman mentioned that the DDC contracts with the chamber to assist us with retention efforts.
9. The Industry HUB's Grow DeSoto Market Place Activity Summary Report for February 15 to March 15 by Terry Toomey, Executive Director, The Industry HUB. Ms. Toomey said a delegation from Milwaukee is coming to the GDMP this Thursday and Friday to learn more in hopes of replicating a similar incubator in Milwaukee. They will be interviewing our tenants and meeting with locals. She said an itinerary will be sent to the board. Ms. Toomey went on to mention that she is working with tenants on getting federal loans and grants
10. Discussion and Possible Action to Consider a Façade Renovation Grant for Thorntree Golf Club. \$50,000 of \$100,000 estimated cost. After discussing the mechanics of the Façade Grant Program, City manager Wright said that assisting Thorntree was part of the city council's Business Plan. Councilman Byrd explained the way Thorntree used to be structured and was not open to the public. After opening golf to the general public, rounds of golf more than doubled. Thorntree expects to attract more than 50,000 customers per year. Author Anderson urged that this contract and future ones utilize local and/or minority contractors. CM Wright said that the city's minority contractor goal is 20 percent the overall project. On a motion by Curt Krohn and second by Dr. Delva King the board voted to approve 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 10:52am.

- E. **RECONVENE INTO OPEN SESSION** – President Krohn reconvened the board into Regular Open Session at 11:30am

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

No formal action was needed. No vote taken.

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

1. Mr. Newman kept his update brief since a special-called city council meeting would be starting shortly after this meeting, but he did mention that sales tax allocations were up 23.71% over last March. He also mentioned that we may need to reconvene the former economic development board to close-out the year's DEDC Minutes, Financials and the Auditor's report. He urged board members to consider attending the upcoming RED (Regional Economic Development) Summit this Thursday (virtually). State Comptroller Glenn Hegar will be the keynote speaker and several additional speakers will be presenting advice and updates for the region.

H. **BOARD ANNOUNCEMENTS**

1. Board announcements are regarding local civic and charitable events, meetings, fundraisers, awards, expression of thanks, congratulations or condolences. President Krohn said that the CDC (Concerned DeSoto Citizens) and the DeSoto Chamber of Commerce would be hosting a Candidate Forum on April 24<sup>th</sup> and urged everyone to try and attend.

- I. **ADJOURNMENT** – President Krohn adjourned the meeting at 11:35am

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Curtis Krohn, Board President

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Dr. Delva King, Board Vice President

