



MINUTES

April 26, 2021

The Board of Directors of the DeSoto Development Corporation (DDC) met on **Monday, April 26, 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.

The DeSoto Development Corporation Board Meeting was broadcasted live in its entirety on the City of DeSoto's website at 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 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
Michelle Jordan, Director

Absent: Rodney Brown, 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
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
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
Kathy Jones, DeSoto Community Relations Manager

At 9:15 a.m., Board President Curtis Krohn called the meeting to order and acknowledged the presence of a quorum.

A. REGULAR SESSION – CALL TO ORDER

B. CONSENT AGENDA

Minutes from the March 22, 2021 DDC meeting. Motion by Dr. Delva King and second by Wendy Johnson, passed unanimously.

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. Mr. Anderson was absent from the meeting.
2. Financial Status Report by Melissa Adams, Account II, City of DeSoto. Ms. Adams gave a brief overview of the DDC and Grow DeSoto Market Place finances.
3. City Council Liaison update regarding City events, meetings, etc. by Councilmember Andre` Byrd, Sr., City of DeSoto. Councilman Byrd. He relayed to the board that a possible change in sales tax allocation laws (HB-4072) would dramatically change the way certain sales taxpayers such as Kohls Fulfillment Center allocates where sales tax is generated. Kenneth Govan added that the chamber of commerce and Best Southwest Partnership is sending letters concerning the bill. Joe Newman said there a pluses and minuses of the bill. City manager Wright said that in DeSoto's case, we only rebate a portion of the actual sales tax that the city receives. Many cities didn't have that clause written into the incentive agreement.
Councilman Byrd also urged the board to visit Legacy Hall in Plano to see their vision and how it might transfer to DeSoto's goals.
4. DeSoto Chamber of Commerce update by former Board Chairman Kenneth Govan gave the board an overview of recent chamber activity and introduced President/CEO Vanessa Sterling. The One DeSoto networking event was a success and featured motivational speaker Jeff Willey. Ribbon cuttings were held for Lynn's Beauty Shop and Zona Caliente Restaurant. New memberships are on the rise.
5. 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
6. Discussion and Possible Action to Consider a Façade Renovation Grant for the new Kendall Karsen's Upscale Soulfood Restaurant at Wintergreen and Cockrell Hill Roads. On a motion by Dr. Delva King and seconded by Wendy Johnson the board voted to approve unanimously a reimbursable signage grant up to \$1,750.

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 10:31am.

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

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

On a motion by Curt Krohn and second by Dr. Delva King, the board voted unanimously to award a reimbursable grant of up to \$150,000 subject to city council approval and the developer, KBC Advisors, constructing a minimum 350,000 sq. ft. building at the southeast corner of N. Polk St. and E. Centre Park Blvd.

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

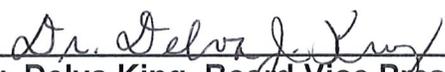
1. Mr. Newman said that the recent Job Fair was a great success with more than 30 area employers advertising their opportunities to an estimated 500+ job seekers. He said that there are approximately 1,800 job openings in the area. He said that sales tax allocations continue to be positive. April allocations were up 6.98% over April 2020 and that since January, DeSoto is up 14.09%. New businesses coming to DeSoto include Planet Fitness, The Boiling Spot and, of course, Kendall Karsens Upscale Soulfood Restaurant.

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 24th and urged everyone to try and attend.

I. **ADJOURNMENT** – President Krohn adjourned the meeting at 11:39am


Curtis Krohn, Board President


Dr. Delva King, Board Vice President