



# MINUTES

May 24, 2021

The Board of Directors of the DeSoto Development Corporation (DDC) will meet on **Monday, May 24, 2021 at 9:00 a.m.** in the **Council Conference Room** located in City Hall at the DeSoto Town Center, 211 East Pleasant Run Road, DeSoto, Texas 75115.

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

**Absent:** Michelle Jordan, Director  
Kenneth Govan — Former Board Chairman, DeSoto Chamber of Commerce

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

**Also Present:**

Brandon Wright — City Manager, City of DeSoto  
Kristoff Bauer, Deputy City Manager  
Andre' Byrd, Sr. — Council member, City Council Liaison, City of DeSoto  
Pete Smith — Attorney, Nichols, Jackson, Dillard, Hager & Smith, LLP  
Monte Anderson, Options Real Estate  
Melissa Adams — Accounting II, City of DeSoto  
Terry Toomey — Executive Director, The Industry HUB

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

At 9:02 a.m., Board President Curtis Krohn called the meeting to order and acknowledged the presence of a quorum. Mayor Pro-tem Andre Byrd gave the invocation.

**B. PUBLIC HEARING** to consider a proposed project to fund infrastructure improvements near the southeast corner of N. Polk Street and E. Centre Park Boulevard in the Eagle Business and Industrial Park for the addition of two (2) new median openings (including turn lanes) on Polk Street.

On a Motion by Rodney Brown and Second by Wendy Johnson the Hearing was opened. Nobody spoke. On a Motion by Author Anderson and Second by Dr. Delva King the Hearing was closed at 9:06 a.m..

**C. CONSENT AGENDA**

Minutes from the April 26, 2021 DDC meeting and Financials dated March 30 were approved by a Motion by Dr. Delva King and second by Author Anderson, passed unanimously.

**D. 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 distributed year to date financials and a diagram of the GDMP showing that very few spaces were available for rent.
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 as of April 30. She mentioned that CTC Chiropractic, Inc has paid off their loan in full.
3. City Council Liaison update regarding City events, meetings, etc. by Mayor Pro-tem Andre` Byrd, Sr., City of DeSoto. He mentioned the Hampton Road Study and anticipates lots of good progress in that area soon. He also mentioned that eSports was moving from DeSoto to Duncanville. City manager Wright said that the eSports business is in transition which includes more online training.
4. DeSoto Chamber of Commerce update by former Board Chairman Kenneth Govan was absent due to a job-related issue. Update memo was in board packet.
5. The Industry HUB's Grow DeSoto Market Place Activity Summary Report for April 16 to May 16 by Terry Toomey, Executive Director, The Industry HUB. Ms. Toomey said the major problem in the GDMP incubator is getting tenants to open their businesses at the agreed-to hours. So many merchants just come and go when they feel like it. The restaurants however do open more than just the minimum hours. Ms. Toomey said that she and Joe Newman would monitor the stores and if they are not opening at required times three times in a row, we will consider asking them to leave or not renew their rental contract. It hurts other businesses when several are not open. Ms. Toomey said she plans to work with the city's new Marketing Director, Tenille Terry, to help coordinate all citywide marketing services and promote DeSoto in a combined fashion.
6. Deliberation, Discussion and Action to approve a \$45,250 Façade Renovation Grant for the Dairy Queen on Hampton Road. On a motion by Dr. Delva King and seconded by Author Anderson the board voted to approve unanimously and ask that the contract reflect the diversity clause for contractors.
7. Deliberation, Discussion and Action to approve a Façade Grant for Heritage Coffee Lounge, 1415 N. Cockrell Hill, not to exceed \$10,000. Joe Newman explained that the amount should be "Up to \$5,000" since the entire estimated cost of the signage was a total of \$10,000. On a motion by Wendy Johnson and second by Rodney Brown, the board voted unanimously to approve the grant.

**E. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE:**

1. None

F. **RECONVENE INTO OPEN SESSION** – NA

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

NA

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

I. Mr. Newman said that the May Sales Tax Allocation was up 40.38% over May of 2020. In addition to the 350,000 sq.ft. building mentioned earlier, another 488,800 sq. ft. building is being considered at the corner of Danieldale and Jo Drive. He announced that several outstanding candidates were interviewed for the DDC Executive Director position and City Manager Wright had narrowed that group down to two which will be interviewed in person Thursday. The Hampton Road Corridor Planning Study is moving along and a copy of the consultant's slideshow presentation was included in the board packets. Mayor Proctor, Councilmember Hughes and Newman attended the Best Southwest Partnership high school scholarship unveiling at the eSports facility in Arlington.

J. **BOARD ANNOUNCEMENTS**

1. Board announcements are regarding local civic and charitable events, meetings, fundraisers, awards, expression of thanks, congratulations or condolences. Board member Rodney Brown announced that graduation ceremonies would be held at Globe Life Field and his daughter would be among those grads. Mayor Pro-tem Andre Byrd thanked the board for the Dallas Community College Customer Service training grant that Councilmember Dr. Diana Marks spearheaded.

K. **ADJOURNMENT** – President Krohn adjourned the meeting at 10:40 a.m.

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Curtis Krohn, Board President

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Dr. Delva King, Board Vice President