

DeSoto Development Corporation

MINUTES

Monday, June 28, 2021

The Board of Directors of the DeSoto Development Corporation (DDC) met on **Monday, June 28, 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 and was streamed live on Facebook and archived on the websites.

As authorized by Section 551.071(2) of the Texas Government Code, this meeting may be convened into closed Executive Session for the purpose of seeking confidential legal advice from the Corporation's attorney on any agenda item listed herein.

REGULAR SESSION – THE MEETING WAS CALLED TO ORDER by President Curt Krohn at 9:00am.

1. Invocation by Pastor Krohn

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

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
Kevin Laughlin — Attorney, Nichols, Jackson, Dillard, Hager & Smith, LLP
Monte Anderson, Options Real Estate
Kenneth Govan, Imm. Past Chairman of DeSoto Chamber of Commerce
Melissa Adams — Accounting II, City of DeSoto
Terry Toomey — Executive Director, The Industry HUB
Shadwick Fuller, guest, Fast Fist Martial Arts Studio

CONSENT AGENDA

Items are listed on the Consent Agenda by the DDC Chief Executive Officer and are recommended to the DDC Board of Directors for single vote of approval. Any item may be removed from the Consent Agenda for separate vote at the request of a Board Director.

1. Consideration and approval of the May 24, 2021 Board Meeting Minutes.
2. Consideration and approval of the April 30, 2021 income and expenses

On a motion by Dr. Delva King and Second by Director Rodney Brown, the motion passed unanimously.

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. Monte reported that the Incubator is almost full. Tenants need to stay busy and, if possible, make items by hand. Director Johnson mentioned that some businesses are still struggling and can't seem to get City help. Mayor Proctor said she would be happy to meet with any business. It was noted that Ms. Toomey is available to ANY DeSoto business, not just those in GDMP Incubator.
2. Financial Status Report as of May 31, 2021. Presentation by Melissa Adams, Accountant II, City of DeSoto was reviewed by the board. Mayor Proctor inquired about Incubator goals and timeline.
3. City Council Liaison update regarding City events, meetings, etc. by Mayor Pro-tem Andre' Byrd, Sr., City of DeSoto. Our Mayor Pro-tem wanted to take this opportunity to publicly thank CEO Joe Newman for his 3.5 years of service to DEDC. The Mayor Pro-tem reported that Heritage Coffee will soon be opening at the new Shops at Wintergreen center. He went on to say that it seems the city council often legislates to a minority of our citizens and not what the vast majority wants or needs. He also said that the incentive/grants projects under \$50,000 should be totally in the hands of the DDC board. Several board members said they might resign if they are only an ADVISORY board with no power to act quickly on important projects. They also felt there will be unnecessary "red tape and bureaucracy" that delays needed projects.
4. Update on hiring of new DDC Executive Director by City Manager Brandon Wright. Our city manager announced that Matt Carlson has been hired as executive director of DDC and would be starting tomorrow (Tuesday, June 29). Outgoing CEO Newman said that he was impressed by Matt's credentials and noted that he served as CEO in some big chambers of commerce in Georgia and Nebraska as well as economic development organizations. Matt has done consulting in Texas with Wichita Falls, Longview and Kerrville and is familiar with funding EDCs with sales tax funds. He is coming here from cool Parker, Colorado.
5. DeSoto Chamber of Commerce update by former Board Chairman Kenneth Govan. Kenneth gave a brief highlight of chamber activities including the ribbon cuttings, Leadership SW, upcoming golf tournament, Good Morning One DeSoto Mixers and the upcoming Grand Opening of the new chamber offices at 2021 N. Hampton Road, Suite 145.
6. The Industry HUB's Grow DeSoto Market Place Activity Summary Report for May 15 to June 15 by Terry Toomey, Executive Director, The Industry HUB. In addition to the normal board update from Ms. Toomey, she said that she is trying to develop a resource library for businesses.
7. Deliberation, Discussion and Action to approve a Façade Grant for RAPK Hospitality LLC, Magnuson Grand Hotel \$50,000 of \$100,000 project. On a Motion by Wendy Johnson and Second by Dr. Delva King, the board voted to Table the request to get more information about the project.
8. Deliberation, Discussion and Action to approve a Façade Grant for Fast Fist Martial Arts at 901 N. Polk St. Suite 380. Because this request was for a project that happened a few months ago, there was no motion to move forward.
9. Deliberation and Discussion regarding procedure of City Council approval of all Grants and Incentives. Kristoff Bauer, Deputy City Manager passed out copies of the proposed changes to DDC's bylaws. The council will consider the changes that require ALL grants and incentives be okayed by the city council at their July 6 meeting. Consensus of the directors was very negative regarding proposed changes.

10. Deliberation and Discussion to consider Draft Budget for 2021-22 FY. Joe Newman presented a rough draft of the 2021-22 budget that will be reviewed again at the upcoming board retreat before going to city council for their approval.

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE:

none

RECONVENE INTO OPEN SESSION

ACTION AS RESULT OF EXECUTIVE SESSION

BRIEFING BY CHIEF EXECUTIVE OFFICER – Joe D. Newman

1. Brief update of meetings attended, industrial site visits and general office operations.
2. As requested by incoming executive director Matt Carlson, the board was asked to consider date of Monday, July 26 for Annual Board Retreat / Monthly Board Meeting. No action needed.

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 he and the city manager are looking at having a Welcome to DeSoto Reception for Matt Carlson and a Going Away party/breakfast on July 9 at 8:30am for retiring Joe Newman. No action taken or needed.

ADJOURNMENT

At 11:27am

Joe D. Newman, CEO