



MINUTES

Monday, October 25, 2021

The Board of Directors of the DeSoto Development Corporation (DDC) met on Monday, October 25, 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 Vice President Delva King at 9:10am

1. Invocation by Director Michael Baldwin
2. Introduction of New Board Member Michael Baldwin.
3. Council woman Dinah Marks was in attendance to introduce Vanessa Sterling, as the newly appointed President of the DeSoto Chamber of Commerce.

Present:

Dr. Delva King, Board Vice President
Rodney Brown, Director
Latosha Herron Bruff, Director
Michael Baldwin, Director

Staff Present:

Matt Carlson - Executive Director
Melba Hill — Administrative Assistant

Also Present:

Brandon Wright- City Manager, City of DeSoto
Pete Smith- Attorney, Nichols, Jackson, Dillard, Hager & Smith, LLP
Rachel Proctor – Mayor, City of DeSoto
Councilwoman – Dr. Dinah Marks, City Council Liaison, Desoto Chamber of Commerce
Vanessa Sterling – President, Desoto Chamber of Commerce

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 September 27, 2021 Board Meeting Minutes.
2. Consideration and approval of the July/August, 2021 income and expenses.

On a motion by Director Rodney Brown and Second by Director Latosha Herron Bruff, the Minutes and Income and Expenses were adopted unanimously.

REGULAR AGENDA— NEW BUSINESS— Items for discussion and/or possible action:

1. The new format for the Regular Agenda has been established, in respect of time for our Board of Directors. We will continue receiving monthly reports from Options Realty, Industry Hub, Inc., and The Chamber of Commerce to be included in our packets. Matt Carlson, Executive Director has informed our community partners of the quarterly in person presentations, he will inform the Board of any outstanding items in his monthly updates.
2. Financial Status Report as of September 30 2021, Presentation by Caren McCowan, Accountant II, city of Desoto. Financials were not presented due to not receiving the statement in time from Wells Fargo. We will have financials in our next board meeting.
3. City Council Liaison update regarding City events, meetings, etc. Mayor Pro-tem was not in attendance due to an emergency, therefore his report was presented by Brandon Wright, City Manager.

City Council has approved 3 items related to businesses and land development.

(a) Rezoning notifications have been increased to 300 feet as a courtesy notice only to property owners within 200 to 300 feet of the subject property. Currently property owners within 200 feet are noticed as a matter of law and invited to submit comments in favor of or against the proposed zoning change. Only landowners with 200 feet of the subject property may submit comments for consideration as part of the zoning process.

(b) Establishments currently identified as smokes shops within the Land Development Ordinance are now subject to additional definitions of the types of materials that may be sold by the establishment, additional classifications regarding those businesses and subject to certain distancing requirements that establish a minimum distance of 1,000 feet from houses of worship, schools, and residential properties as well as a minimum of 1,500 feet from other smoke shops.

(c) Council established a definition for small discount variety stores and enacted certain

requirements for these businesses that include: 1) a requirement to obtain a specific use permit and 2) a requirement to maintain a minimum distance of two (2) miles from any other small variety shop, even if those shops are outside of the DeSoto City limits

4. Matt Carlson, Executive Director, presented the Amended and Restated Agreement for Professional Services with Terry Toomey. The term of the agreement shall be on a month to month basis, effective October 1, 2021.

On a motion by Director Michael Baldwin and Second by Director Latosha Herron Bruff, the motion to Execute the Extension Agreement for Professional Services with Terry Toomey was passed unanimously.

Executive Session convened at 9:45a.m.

**EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE:
Pursuant to Texas Government Code Section 551.087: Economic Development
Deliberation**

1. Consider Façade Grant for Kidz N Heart
2. Update Façade Grant for Thorntree Country Club
3. Update Solar Turbines incentive
4. Update Project Big Box incentive
5. Update on Medical Corridor activities and potential incentives

RECONVENE INTO OPEN SESSION

At 10:26 a.m.

ACTION AS RESULT OF EXECUTIVE SESSION

Take action on Façade Grant Kidz N Heart

On a motion by Vice President Dr. King and Second by Director Michael Baldwin, The Board authorized the Executive Director to execute the Façade Grant Agreement for Kidz N Heart and schedule with City Council to ratify.

BRIEFING BY EXECUTIVE OFFICER —Matt Carlson

1. City Council ratified the Reinstated & Amended Incentive Agreement with Global Industries, LLC and ratified the Façade Grant for Above Reproach Boutique, that were previously approved by the DDC Board of Directors.
2. The following items from the City of DeSoto 2022 Annual Workplan will be included in the DDC Annual Workplan
 - Create an economic development plan for Hampton Road, Belt Line Road at Cockrell Hill, and general citywide commercial nodes

- Develop an Economic development policy for the Redevelopment of Aging Inline Retail Centers
 - Develop a Grow DeSoto Market Place construction/transition plan to include more traditional restaurant space and seating areas
 - Identify and beautify public infrastructure in DeSoto
3. Mr. Carlson provided an update on the Hampton Road Redevelopment efforts including the ratification of the vision and proposed roadway cross sections by City Council. Staff will not proceed to scope and price discussions with the selected professional services firm.
 4. Mr. Carlson provided an update on the Commercial Nodes Study. Staff have selected AECOM to conduct the study and provided analyses of five (5) key commercial nodes throughout the city. Work will begin in December and is scheduled to conclude in May, 2022. The outcomes of this study will provide significant guidance and support for the revision of the Comprehensive Land Use Plan that is schedule to be completed during FY 2022/23.
 5. Mr. Carlson provided an update on efforts to establish a Medical Cluster area in the Hampton Road area and the meetings and contacts to date
 6. Mr. Carlson and the City Manager hosted Mr. Joseph Cahoon, Dean of SMU Real Estate program to discuss development opportunities in DeSoto and solicit support from local real estate education institutions.
 7. Conference Updates – Mr. Carlson attended the following national/regional economic development conferences during the past two months:
 - (a) International Economic Development Council
 - (b) Texas Economic Development Council

BOARD ANNOUNCEMENTS

1. Board announcements regarding local civic and charitable events, meetings, fundraisers, awards, expression of thanks, congratulations or condolences.

ADJOURNMENT

At 11:08 a.m.

J. Matt Carlson—Executive Director