



REGULAR MEETING AGENDA

November 25, 2019

The Board of Directors of the DeSoto Economic Development Corporation (DEDC) will meet on **Monday, November 25, 2019 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.

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.

A. REGULAR SESSION – CALL TO ORDER

1. Invocation
2. Introduction and Welcome of new DEDC Board Member, Paul Griffin, Jr.
3. Taking of the Oath by Paul Griffin, Jr. (given by Pete Smith, Attorney, NJDHS)

B. CONSENT AGENDA

Items are listed on the Consent Agenda by the DEDC Chief Executive Officer and are recommended to the DEDC 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.

- a. Consideration and approval of the September 30, 2019 Board Meeting Minutes and the October 7, 2019 Board Meeting Minutes.
- b. Consideration and approval of the August 31, 2019 income and expenses.

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

1. City Council Liaison update regarding City events, meetings, etc. by Councilmember Andre' Byrd, Sr., City Council Liaison.
2. Grow DeSoto Market Place Incubator Financial Status Report. Presentation by Monte Anderson, Options Real Estate.
3. Discussion and possible action for the Grow DeSoto Market Place's tenant rent collection and mitigation decision process:
 - a. Discussion regarding the DEDC Board of Directors' satisfaction with how the rent is currently collected and possible action on any unacceptable items related thereto.
 - b. Discussion and possible action to determine how much grace period for rental payment extensions should be granted to the tenants.
 - c. Discussion and possible action to determine if the authority to extend rental payments will be given to Monte Anderson, Terry Toomey, Joe Newman and/or will require a DEDC Board action.
 - d. Discussion and possible action on the sublease agreement's mitigation process for the Grow DeSoto Marketplace tenants to determine who will have the authority to decide whether or not to seek mitigation once the rental payment extension time is exhausted.
4. The Industry HUB's Activity Summary Report for September 2019 and October 2019 by Terry Toomey, Executive Director of the Industry HUB.
5. DeSoto Chamber of Commerce update by Kenneth Govan, Board Chairman, DeSoto Chamber of Commerce.

6. Financial Status Report for September 30, 2019 and October 31, 2019. Presentation by Melissa Adams, Accounting Manager, City of DeSoto.
7. Discussion and possible action to appoint an Audit Committee in preparation of the regular annual audit.
8. Discussion and possible action to amend the DEDC Bylaws to include: A prohibition of Nepotism to provide "No person related within the second degree by affinity, or within the third degree by consanguinity to the Mayor, any member of the City Council or the City Manager shall be employed at any time by the Corporation, or be appointed by the Board of Directors to, or serve in any compensated position of the Corporation, or be a party to any contract with the Corporation" and to update references to state law.
9. Consideration and action to approve the Pegasus Consulting fee for up to the amount of \$1500.

D. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE:

Texas Government Code, Section 551.087: Economic Development Deliberation:

1. Deliberation and Discussion Regarding the Economic Development Incentives for Project Methodist.
2. Deliberation and Discussion Regarding the Economic Development Incentives for Project Germany.

E. RECONVENE INTO OPEN SESSION

F. ACTION AS RESULT OF EXECUTIVE SESSION

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

1. Brief update of meetings attended, industrial site visits and general office operations.

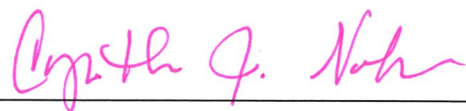
H. BOARD ANNOUNCEMENTS

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

I. ADJOURNMENT

The building in which the above meeting will be conducted is wheelchair accessible. Persons with disabilities who plan to attend this meeting and may require auxiliary aids or services such as readers or large print, or interpreters for persons who are deaf or hearing impaired, are requested to contact the Office of the City Secretary at 972-230-9646 or by E-mail at kmorris@desototexas.gov or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas 1-800-735-2989.

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of DeSoto's City Hall, a place convenient and readily accessible to the general public at all times as well as to the City's website www.desototexas.gov and the DEDC's website www.dedc.org and said Notice was posted on the following date and time: **November 22, 2019 at 8:30 A.M.**, and remained so posted at least two hours after said meeting was convened.



Cynthia Noble – Administrative Assistant