



## **DESOTO ECONOMIC DEVELOPMENT CORPORATION**

### **BOARD MEETING MINUTES**

**November 16, 2015**

The DeSoto Economic Development Corporation Board met at **9:00 a.m. on Monday, November 16, 2015**, in the Council Conference Room located in City Hall at the DeSoto Town Center, 211 East Pleasant Run Road, DeSoto Texas 75115.

**Present:** Lucious Williams, Board President  
Belinda May, Board Vice-President  
Bobby Waddle, Board Director  
Stephanie Bowers, Board Director  
Curt Krohn, Board Director

**Staff Present:** Jeremiah Quarles, Chief Executive Officer  
Alicia Villanueva, Administrative Assistant

**Also Present:** Curtistene McCowan, DeSoto City Council Liaison  
Peter Smith, Attorney - Nichols Jackson, Dillard, Hager & Smith  
Laura Terhune, President - DeSoto Chamber of Commerce  
Robert Gaubert, Barclay Construction Group

At 9:06 a.m., Board President Williams called the meeting to order and acknowledged the presence of a quorum.

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

1. Invocation was given by Curt Krohn

**B. CONSENT AGENDA**

1. Approval of the October 26, 2015 Board Meeting Minutes
2. Approval of the Financials through October 31, 2015

**Motion by Curt Krohn to approve Consent Agenda. Second by Bobby Waddle.  
Motion approved by L. Williams, B. May, and S. Bowers (motion approved 5-0)**

**C. REGULAR AGENDA – NEW BUSINESS**

1. City Liaison Update – Council member C. McCowan update on City Council events, meetings etc.
  - a) DEDC Vice President Belinda May and CEO Jeremiah Quarles, along with Dr. Sedighi and Dr. Bailey with the Global Prime, provided a detailed briefing and fielded questions from Council regarding the proposed project. Vice President May recommended Council approve the project, as it is in line with the Hampton Road Corridor Redevelopment Project. Following the presentation, Dr. Tarron Richardson, City Manager advised Council that he would be prepared to present the deal points and proposal for the land grant at the November 17 City Council Meeting.
  - b) During the City Council’s Regular Session on November 3, Council approved Zoning Case Z1313-15 regarding property located south of Danieldale Road and between Old Hickory and Jo Drive. Vice President Belinda May addressed Council during the public hearing phase of this item during which she urged Council’s approval. Applicant: Seefried Industrial Properties, Inc.; Owner: DeSoto Development LTD.
  - c) The City of DeSoto’s Veteran’s Appreciation Celebration was held on Saturday, November 7. Congresswoman Eddie Bernice Johnson and Senator Royce West joined Mayor Sherman in saluting our veterans. There is at least one proud veteran serving on this Board – Former Mayor Bobby Waddle who was out of town. Mrs. McCowan acknowledged him and thanked all veterans present at the meeting for their service!
  - d) Also congratulated Mr. Quarles on the outstanding, well received and informative presentation at the Concerned DeSoto Citizens meeting.

2. DeSoto Chamber of Commerce Update – Laura Terhune, President
  - a) Member Service Events – Mayor Carl Sherman State of the City Luncheon at Civic Center in Blue Bonnet room is scheduled for January 28, 2016. Lunch & Learn Workshop: “Protect Yourself and Business from Identity Theft” November 4.
  - b) Website – Added Veteran Friendly Program page.
  - c) Shop Local Campaigns – DeSoto Living! / Health & Wellness Expo – planning to start this week in conjunction with MCMC.
  - d) Events – Christmas Parade – Saturday, December 5.
  - e) Advertising – Attending Expedia Partners Conference – December 9-11.
  - f) Tourism Activities – Creating a new DeSoto Visitors Guide. Participating in 2016 Dallas-Fort Worth Area Tourism Council Visitors Guide.
  
3. Curt Krohn was elected as the new Secretary/Treasurer for the DEDC Board.

**Motion by Belinda May to elect new Secretary/Treasurer. Second by Bobby Waddle. Motion approved by L. Williams, and S. Bowers (motion approved 4-0)**

**D. OTHER BUSINESS**

Board President Williams announced at 9:45 a.m. that:

1. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE Section 551.087  
Deliberation regarding Economic Development Negotiations: Discussion regarding potential Economic Development Incentive Agreement – Barclay Construction
  
2. EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE Section 551.074  
Deliberation regarding Personnel - Chief Executive Officer evaluation and employment agreement

**Open Session – 2:15 p.m.**

**E. ACTION RESULTING FROM EXECUTIVE SESSION**

Board President Williams adjourned the Executive Session at 2:15 p.m. and re-convened the meeting in Open Session. Following the executive session the following motion was made and approved:

**Motion by Belinda May. Second by Bobby Waddle: To authorize CEO to negotiate and execute on behalf of the DEDC an incentive agreement with RPG Capital Management LLC to provide funding for infrastructure for commercial building project not to exceed \$100,000 to be paid in two equal installments to be paid upon completion of construction and second installment to be paid on first anniversary date of completion of construction, provided the project is completed within 18 months.**

**Motion approved by L. Williams, C. Krohn and S. Bowers (motion approved 5-0)**

**F. BRIEFING BY JEREMIAH QUARLES, DEDC CHIEF EXECUTIVE OFFICER**


a. Scorecard update and current attraction activities:

- i) Attended ICSC Texas Deal Making Conference and had 1-on-1 meetings with key stakeholders in the community such as: Weitzman Group, Bright Realty, Baceline Investment in addition to possible restaurants.
- ii) Next board meeting is scheduled for Monday December 14<sup>th</sup> at the DeSoto Heliport.

**G. ADJOURNMENT**

With no further business to discuss President Williams adjourned the meeting at 2:21 p.m.

  
\_\_\_\_\_  
Lucious Williams, Board President

  
\_\_\_\_\_  
Belinda May, Vice President