



DESOTO ECONOMIC DEVELOPMENT CORPORATION

BOARD MEETING MINUTES

November 17, 2014

The DeSoto Economic Development Corporation Board met at **9:00 a.m. on Monday, November 17, 2014**, 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, DEDC Board President
Michael Hurtt, DEDC Board Vice-President
Perry Holloway, DEDC Secretary/Treasurer (9:20 a.m.)
Belinda May, DEDC Board Director
Bill Dendy, DEDC Board Director
Curtistene McCowan, DeSoto City Council Liaison

Staff Present: Jeremiah Quarles, CEO
Antoine Long, DEDC Economic Development Specialist
Alicia Villanueva, Administrative Assistant

Also Present: Pete Smith, DEDC Legal Counsel

At 9:04 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 Curtistene McCowan.

B. CONSENT AGENDA

1. Approval of the October 27, 2014 DEDC Board Meeting Minutes
Motion by M. Hurtt to approve DEDC Board Meeting Minutes. Second by B. May. Motion approved 4-0.
2. Approval of the Investment Committee Meeting Minutes from November 5, 2014
Motion by B. May to approve DEDC Financials. Second by B. Dendy. Motion approved 4-0.

C. REGULAR AGENDA – NEW BUSINESS

1. City Liaison Update – Council member C. McCowan’s update on City Council events, meetings, etc.

a. Council approved a resolution authorizing a boundary adjustment agreement with the City of Dallas related to two projects in which the DEDC had a major role:

- i. Property located at the northwest corner of Old Hickory Trail & Danieldale Rd.
- ii. Property located at southeast corner of Polk & Danieldale Rd. Following both cities approving a resolution, the next step is for the City of DeSoto and the City of Dallas to approve an ordinance authorizing the boundary adjustments
- iii. DeSoto City Council Agenda - December 2; Dallas City Council Agenda - December 10

b. All four of the following bond propositions passed with close to 14,000 citizens voting:

- i. Prop 1: Street Improvements (\$6.3 Mil)
- ii. Prop 2: New Fire Station (\$5.25 Mil)
- iii. Prop 3: Park Land Improvements (\$1.575 Mil)
- iv. Prop 4: Land Acquisition (\$6.3 Mil)

c. Thursday, November 20: DEDC Board Candidate Interviews

2. DeSoto Chamber of Commerce Update

a. President Terhune was not present to give a Chamber of Commerce update.

3. Discussion regarding the DEDC Revolving Loan Fund

b. Discussion tabled until the December DEDC Board Meeting

D. EXECUTIVE SESSION

Board President Williams announced at **10:06 a.m.** that:

1. As authorized by Section 551.087 of the Texas Government Code – Deliberation of Economic Development Negotiations the Board would convene in Executive Session to consider and discuss for potential action: Strategic Locations, LTD., Bruce Harbour and Ken Morrison

2. As authorized by Section 551.074 – Personnel - Discussion of evaluation process for DEDC Chief Executive Officer

Board President Williams adjourned the Executive Session at **11:37 a.m.** and re-convened the meeting in Open Session. Following the executive session the following motions were made and approved:

No action taken.

E. BRIEFING BY JEREMIAH QUARLES, DEDC CHIEF EXECUTIVE OFFICER

a. Scorecard update on current DEDC activities

- i) CEO noted adjustment of scorecard activities due to the beginning of the new fiscal year; all community accomplishments/successes contracts have been executed (Solar Turbines, KTR Capital, SEVA Hospitality)

b. Update on retention and expansion efforts – Antoine Long, Economic Development Specialist

- i) Uplift Charter Groundbreaking Ceremony; Meeting with major automotive parts executive, potential new development at SE corner of Old Hickory Rd. & Daniieldale Rd.; Site Visit to VCA Animal Hospital, \$3mil annual sales, 25 employees, 6,000 current clients, facility expansion in 18 months; Development Review Committee meeting regarding Taco Bell at lot adjacent to Whataburger in front of Walmart on Belt Line Rd.; Site Visit to SITCO, 15 employees, 50-70% imports from Africa & S. America; RFP titled "Project Frozen" distribution facility for electronic components company, 200-300K SF existing building, 40-75 jobs, \$50-100mil capital investment, International Council of Shopping Centers (ICSC) Texas Conference regarding retail development

c. Additional Announcements

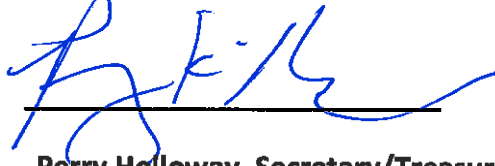
- i) Open House for DeSoto Regional Dialysis Center (Nov. 18, 2014)
- ii) Dallas Regional Chamber Business Recruitment Trip – Southern CA (Dec. 8-11, 2014); DEDC is seeking to attract manufacturers looking to relocate to Texas

F. ADJOURNMENT

With no further business to discuss President Williams adjourned the meeting at 11:38 p.m.



Lucious Williams, Board President



Perry Holloway, Secretary/Treasurer