



## **DESOTO ECONOMIC DEVELOPMENT CORPORATION**

### **BOARD MEETING MINUTES**

**July 25, 2016**

The DeSoto Economic Development Corporation Board met at **9:00 a.m. on Monday, July 25, 2016** 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 (arrived at 9:12am)  
Bobby Waddle, Board Director  
Stephanie Bowers, Board Director  
Curt Krohn, Board Director

**Staff Present:** Jeremiah Quarles, Chief Executive Officer  
Steven Drake, Economic Development Specialist  
Alicia Villanueva, Administrative Assistant

**Also Present:** Deshaundra Lockhart Jones, DeSoto City Council Liaison  
Peter Smith – Attorney/Nichols Jackson, Dillard, Hager & Smith  
Laura Terhune – President/DeSoto Chamber of Commerce  
Travis Kelly – Vice President/Texas Central Partners, LLC

At 9:07 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 Stephanie Bowers

**B. CONSENT AGENDA**

- a. Approval of the June 17, 2016 Board Meeting Minutes

**Motion by Board member Krohn. Second by Board member Bowers to approve Consent Agenda. Motion approved by Board members Krohn, Bowers, Waddle, and Williams (Motion approved 4-0, B. May was absent during the vote)**

**C. REGULAR AGENDA – NEW BUSINESS**

1. City Liaison Update – Councilmember D. Lockhart Jones update on City Council events, meetings, etc.

- a. Councilmember Lockhart Jones requested that DEDC staff make revisions to spelling of her name on meeting minutes and agenda.
- b. City Council approved the SUP of proposed 4-story facility requested by Glo Hotel in June.
- c. On July 5<sup>th</sup> City Council approved an 10-year real property tax abatement for NFI Industries. NFI will invest an additional \$6 million dollars of tenant finish out to the \$47 million dollar facility. The project will create 250 new jobs to the economy.
- d. City Council held their Summer Work Session Retreat at the Hyatt Regency in Richardson, TX. DEDC CEO presented 3<sup>rd</sup> Quarter Updates. Chamber staff proposed a plan to Council for a new 'Welcome Center' building. In that proposal the building would be funded from the revenue of the Hotel Occupancy Taxes.
- e. City Management will propose lowering the city tax rate from .7499 to .7449 to City Council on August 2<sup>nd</sup>.
- f. New luxury Townhomes will be built at Danieldale and Bolton Boone. Land owner is Tom Goubert and First Texas Homes are the developers.

2. DeSoto Chamber of Commerce Update - Laura Terhune, President

- a. President mentioned their upcoming Third Quarter Luncheon at Methodist Charlton Center. Topics will center on membership appreciation and an introduction to the senior medical staff at the hospital.
- b. Annual Gala is set for Saturday, November 5, 2016. The theme will be "Building a Stronger Future". Location to be announced.
- c. DeSoto ISD New Employee Welcome Reception planned for Tuesday, August 9, 2016 from 2:30 to 5:00 pm at DeSoto High School.
- d. Second Annual Taste of DeSoto will take place Thursday, September 29, 2016 from 4 to 8 pm inside the Bluebonnet Rooms at Civic Center.

- e. Co-sponsoring Fourth Friday “Beneath the Stars” Concert and Poetry Series. Chamber will also co-sponsor DeSoto Arts Live, September 3<sup>rd</sup> at DeSoto Civic Center Plaza.
  - f. Working on Visitors Guide & Reunion Planning Guide. Chamber staff is re-writing text with a local experienced author. Also, the Chamber is moving forward with a website redesign.
  - g. Planning Wine Tasting Fundraising Event; possibly in conjunction with DeSoto Rotary Club.
3. Presentation and update of the Texas Central Railway Project – Travis Kelly, Vice President of Government Relations

Mr. Kelly gave a presentation on the Texas High Speed Railway Train system that will be constructed and connecting Houston to Dallas in 90 minutes. There will be two stations in Dallas near downtown and trains will leave every 30 minutes with 68 departures per day.

Train serves as an alternative to flying or driving. It has the potential of creating as many as 40,000 jobs and as many as 1,000 full-time positions. They are working on compensating the surrounding land owners and giving them full access to adjacent train route areas.

Other plans in the works are to work with different entities to make this project a destination attraction with luxury amenities at the stations, residential, office and retail options. Construction is expect to begin as early as 2017, with passenger service to begin as early as 2021.

4. Action to approve FY 2016-2017 DEDC Budget

- a. CEO Quarles presented the Board with the FY 2016-2017 Proposed Budget and mentioned that, as part of the city’s budget process, he introduced it to Council on the previous Friday and will formally do so later in the week after approval from the Board.
- b. Board member May expressed the possibility to incorporate our Financial software with the City’s in an effort to streamline processes.

- c. Revolving Loan Fund information was discussed and history was given by DEDC Attorney on how loans are granted and their main purpose/original intent. He also mentioned that the proposed Budget could be approved as presented and if there are any additions to certain line items that would take it over budget staff could bring it back to the Board and City Council for amendment.

**Motion by Board member Waddle. Second by Board member Krohn: To approve proposed FY 2016-2017 DEDC Budget. Motion approved by Board members Waddle, Krohn, Williams and Bowers (Motion approved 4-1) B. May opposed**

#### **D. OTHER BUSINESS**

Board President Williams announced at 11:04 a.m. that:

EXECUTIVE SESSION UNDER TEXAS GOVERNMENT CODE Section 551.074 regarding personnel:

Discussion regarding Personnel: Chief Executive Officer Evaluation regarding Annual Work Plan

#### **E. ACTION RESULTING FROM EXECUTIVE SESSION**

Board President Williams adjourned the Executive Session at 12:30pm and re-convened the meeting in Open Session. Following the executive session the following motions were made and approved:

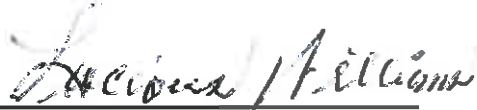
**Motion by Board member May. Second by Board member Krohn: To approve a onetime payment of gross amount of \$6,900.00 as incentive compensation for the DEDC Chief Executive Officer. Motion approved by Board members May, Krohn, Waddle, Williams and Bowers (Motion approved 5-0)**

#### **F. BRIEFING BY JEREMIAH QUARLES – DEDC CEO**

- a. Board was briefed on the monthly Scorecard and community development activities.

**G. ADJOURNMENT**

With no further business to discuss President Williams adjourned the meeting at 12:32pm.



**Lucious Williams, Board President**



**Curt Krohn, Secretary/Treasurer**