

**MINUTES
BOARD OF DIRECTORS
CEDAR HILL ECONOMIC DEVELOPMENT CORPORATION
Meeting of February 7, 2011**

The Board of Directors of the Cedar Hill Economic Development Corporation met at 6:00 p.m. on Monday, February 7, 2011 in the City of Cedar Hill Government Center, Administrative Conference Room, 4th Floor, 285 Uptown Blvd, Bldg. 100, Cedar Hill, Texas.

Directors Present: *Vice President Bill Strock, Dennis Brock, Johnny Wallace, Michael Lemmon, Angela Berry-Roberson, Earl Wooten, and Chamber President Amanda Skinner*

Directors Unable to be Present: *President Jerry White and Kenneth Govan*

Staff Present: *Director Allison Thompson, Business Retention and Marketing Manager Michaela Dollar, and Executive Assistant Jean Dyer*

1. Call the meeting to order:

Vice President Strock called the meeting to order at 6:03 p.m., declaring it an open meeting, that a quorum was present, and that the meeting was duly posted.

2. Pledge of Allegiance: United States and Texas Flag

3. Invocation: Michael Lemmon

4. Consent Agenda:

Items listed under the Consent Agenda are considered routine and are generally enacted in one motion.
The Board considered the following Consent Agenda item:

- A. Consider approving the January 3, 2011 Regular Meeting Minutes
- B. Consider approving the December 2010 Financials:
 - Benchmark/Incentive Status Reports

Vice President Strock entertained a motion. Member Brock made a motion to accept the Consent Agenda, seconded by Member Wallace, with unanimous approval.

5. Citizens Forum:

Director Allison Thompson stated that Frank Mihalopoulos of Corinth Properties will arrive shortly to visit briefly with the board regarding an Executive Session item.

6. Presentation:

- A. Rhoda Savage – Director of Parks and Recreation

Director Allison Thompson introduced Rhoda Savage Cedar Hill Director of Parks and Recreation.

Ms. Savage shared the Parks and Recreation CIP Overview which reflected visioning Cedar Hill as the "Central Park of the Metroplex" by using the following steps; create a vision, model after other cities' successes and stay focused. Ms. Savage shared four model cities that envisioned modern development, public gardens, parks, open space and trails and bicycle lanes or velib. She stated that unlike Central Park, Cedar Hill is a manmade city built in the "center of its parks. The Master Planning initiative has been designated and the project timeline will be approximately 12 months once contract is executed.

Frank Mihalopoulos arrived and presented to the board the 2008 Development Incentive Agreement with Corinth Properties in which a 12,000 square foot professional office building was built with Baylor Healthcare Systems occupying 6,000 square feet. Currently Baylor Imaging and Children's Medical occupy the site completing 100% occupancy of the space.

Director Allison Thompson stated that the Project will be further discussed in Executive Session.

7. Executive Session – Convene Executive Session pursuant to Section 551.087 Texas Gov't Code for deliberation regarding economic development negotiations: *6:30 p.m.*

(b) Deliberation of the purchase, exchange, lease or value of real property in accordance with section 551.072, V.T.C.A., Government Code, as amended;

- Projects: Bin, Blaze, Flex, Frank & Future

(e) Discussion or deliberation regarding commercial or financial information that the board of directors of the corporation has received from a business prospect that the corporation seeks to have locate, stay, or expand in or near the territory of the corporation and with which the corporation is conducting economic development negotiations in accordance with section 551.087(1), V.T.C.A., Government Code as amended;

- Projects: Bin, Blaze, Flex, Frank & Future

(f) Deliberation of an offer of a financial or other incentive to a business prospect the corporation seeks to have locate, stay or expand in or near the territory of the corporation and with which the corporation is conducting economic development negotiations in accordance with section 551.087 (2), V.T.C.A., Government Code, as amended;

- Projects: Bin, Blaze, Flex, Frank & Future

8. Reconvene in Open Session and consider any action to be taken from Executive Session:

After reconvening Vice President Strock entertained the following motions for Project Frank, Blaze and Flex:

Project Frank:

Michael Lemmon made a motion that the Cedar Hill Economic Development Corporation fulfills its incentive obligation of \$180,000 to be paid to Corinth Properties with the directive that the EDC attorney will be consulted regarding the proper method to use, seconded by Dennis Brock with unanimous approval.

Project Blaze:

Dennis Brock made a motion for the Cedar Hill Economic Development Corporation to sell lot 8B-R, a 2 acre lot in the Cedar Hill Business Park, at a rate of \$43,560, seconded by Johnny Wallace with unanimous approval.

Project Flex:

Johnny Wallace made a motion for the Cedar Hill Economic Development Corporation to sell the property in the Cedar Hill Business Park as specified for \$21,780, seconded by Michael Lemmon, with unanimous approval. The lots to be sold are; 9B-R, 9C-R & 9D-R.

9. Information Items:

A. Board Member Announcements & Updates:

Member Skinner reminded all about the PepWear groundbreaking on Tuesday, February 8th at 2:00pm in the Cedar Hill Business Park. She also announced the Chamber Luncheon on Thursday, February 24th at Northwood University, 11:30am. Ms. Skinner also reminded the board about the Stephen R. Covey event on March 23rd.

B. Cedar Hill Business Park Property Owners Association (CHBPPOA) Report:

Director Thompson stated that the Association met on Friday, January 28th and Craig Johnson of PepWear was present and presented the PepWear development plans. She also stated that the sign variance request is scheduled for Monday, February 21st at 7 p.m.

C. City Council January 2011:

Nothing was mentioned.

D. EDC Director's Report:

Director Thompson commented on the following:

- Recent CCIM (Certified Commercial Investment Member) Introductory Course
- Best Southwest Super Bowl Event in Duncanville
- Tourism Resolution passed by City Council (Advisory Board was created)

E. Business Retention & Marketing Manager's Report:

Manager Dollar highlighted the following from her February report:

- Super Bowl welcome bags for Hotel Guests and Shuttle Service from Uptown Village
- She requested RSVP for D CEO Power Brokers reception and the DBJ Best Real Estate Deals Awards

F. Executive Assistant Report:

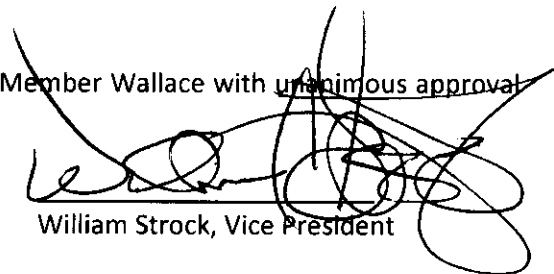
Asst. Dyer handed out mail and Lions Club Pancake Breakfast Charity event tickets.

G. Next Board Meeting

March 7, 2011 – Administrative Conference Room

10. Adjourn.

A motion was made by Member Lemmon, with a second by Member Wallace with unanimous approval to adjourn at 8:00pm.



William Stroock, Vice President

ATTEST:



Jean Dyer, EDC Executive Assistant