

**MINUTES
BOARD OF DIRECTORS
CEDAR HILL ECONOMIC DEVELOPMENT CORPORATION
Meeting of June 13, 2011**

The Board of Directors of the Cedar Hill Economic Development Corporation met at 6:00 p.m. on Monday, June 13, 2011 in the City of Cedar Hill Government Center, Administrative Conference Room, 4th Floor, 285 Uptown Blvd, Bldg. 100, Cedar Hill, Texas.

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

Directors Unable to be Present: Director Kenneth Govan and Earl Wooten

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

1. Call the meeting to order:

President Jerry White 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: Vice President Bill Strock

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 May 9, 2011 Regular Meeting Minutes

B. Consider approving the April 2011 Financials:
- Benchmark/Incentive Status Reports

President White entertained a motion to approve the consent agenda. Dennis Brock made a motion with a second by Michael Lemmon, and passed unanimously.

5. Citizens Forum:

There were no citizens present

6. Executive Session – Convene Executive Session pursuant to Section 551.087 Texas Gov't Code for deliberation regarding economic development negotiations:
(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, Hit & 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, Hit & 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, Hit & Future

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

After reconvening President White asked if there was any further discussion about Project HIT. Seeing none he entertained a motion.

MOTION: Bill Strock made a motion stating the following:

For the Cedar Hill Economic Development Corporation to enter into a contract of sale with Project Hit for the purchase of the 7.4 acres in the Cedar Hill Business Park, Lot 4. Upon Certificate of Occupancy for a 10,000 square foot building, the contract will provide that the Cedar Hill Economic Development Corporation will reimburse them for the exact amount of the purchase price with no interest being accrued. Second by Johnny Wallace, and passed unanimously.

8. Information Items:

A. Board Member Announcements & Updates:

No Board member announcements

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

Michael Lemmon stated that the next association meeting was scheduled for Tuesday, June 21st at 8:00 a.m., at Los Lupes Restaurant in Cedar Hill. There were also brief comments on RR Crossing Repairs.

City Council January 2011:

Director Thompson stated that the City Council will honor Jimmie Ruth at the July 12, 2011 meeting.

C. EDC Director's Report:

Director Thompson commented on:

- PowerPoint: Co-Star reports showing Office, Industrial and Retail Vacancy Rate Percentages from 2008-2011. Charts contained comparisons of Cedar Hill, DFW and Dallas County in all three categories.
- Rob Camoin of Camoin Associates, a consulting firm out of New York has offered to complete an office study on a comparative analysis of the benefits of the Cedar Hill office market contrasting with regional competitors.
- Recently passed the next CCIM101 exam.
- Attended the International Economic Development Council Spring Conference – participated with Economic Development Researchers Partners, in a roundtable discussion for a Leadership Competency Model, and Board meeting.
- Kohl's recently completed a 1 million dollar remodel which was rolled out in Cedar Hill with a Grand Re-Opening celebration. Michaela stated that the new construction process using drop walls took only 7 weeks, during which time 30 additional employees were hired.
- Plans to attend the Texas One Board meeting in Dallas on Tuesday, June 14th.
- Scheduled to attend the TEDC Sales Tax Training on Friday, June 24th in Mesquite, TX.

E. Business Retention & Marketing Manager's Report:

Manager Dollar distributed a report to the Board and discussed the following items:

- Rotary International 2011 Head for the Hills Bike Rally Bronze Sponsor plaque
- Site Selection Advertisement on the Cedar Hill Business Park
- Texas Economic Development Council Acknowledgement
- Silver Sponsorship for the Best Southwest 25th Anniversary Celebration on Thursday, June 16th, 6:00pm at the Midlothian Conference Center
- Google Analytic Report for the Cedar Hill EDC site
- Site traffic report for the Cedar Hill Prospector site

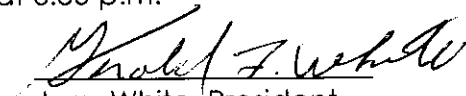
F. Executive Assistant Report:

Asst. Dyer obtained signature on meeting minutes and handed out mail.

President Jerry White stated the next meeting is July 11th and provided Angela Berry-Roberson with a service award plaque. There was also a brief discussion on the "Peace through Business" event at Northwood University, sponsored by the EDC.

9. Adjourn:

A motion to adjourn was made by Bill Strock, with a second by Johnny Wallace, and passed with no opposition. The meeting adjourned at 6:50 p.m.


Jerry White, President

ATTEST:


Jean Dyer, EDC Executive Assistant