

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

The Board of Directors of the Cedar Hill Economic Development Corporation met at 6:00 p.m. on Monday, March 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: *President Jerry White, Dennis Brock, Johnny Wallace, Michael Lemmon, Angela Berry-Roberson and Earl Wooten*

Directors Unable to be Present: *Vice President Bill Strock, Kenneth Govan and Chamber President Amanda Skinner*

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

1. Call the meeting to order:

President Jerry White called the meeting to order at 6:04 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 February 7, 2011 Regular Meeting Minutes

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

President White entertained a motion. Member Lemmon made a motion to accept the Consent Agenda, seconded by Member Wallace, with unanimous approval.

5. Citizens Forum:

Director Allison Thompson introduced Craig Magnuson who was present to provide any concerns with Project Clarity, an Executive Session Item.

6. Presentation:

A. Elias Sassoon – Public Works and Transportation Update

Director Allison Thompson introduced Elias Sassoon, Director of the city Public Works Department.

Mr. Sassoon provided a packaged handout reflecting the following:

- Lake Ridge Parkway Project Location Map
- Lake Ridge Force Main Project Location Map
- Lake Ridge Parkway Improvements (12' Hike and Bike Trail & 5' Sidewalks)
- Mansfield Road Project Location Map
- Phase 4 Project Location Map (US Hwy 67 – Joe Wilson & Joe Wilson – Duncanville Rd)
- West FM 1382 Enhancements

He provided a project update on each of the handout pages and finished with a short Q & A session.

7. Executive Session – Convene Executive Session pursuant to Section 551.087 Texas Gov't Code for deliberation regarding economic development negotiations: 6:52 pm

(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, Clarity & 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, Clarity & 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, Clarity & Future**

8. 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 Clarity. Seeing none he entertained a motion.

MOTION:

Dennis Brock stated: I make a motion for Project Clarity that upon receipt of their Certificate of Occupancy (C.O.) incentives not to exceed \$37,500, seconded by Michael Lemmon with unanimous approval.

9. Information Items:

A. Board Member Announcements & Updates: Nothing stated

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

Director Thompson provided an update on the business park lighting; stating that the current city bill reflects the lights are metered separately; therefore, Deputy City Manager Greg Porter is taking the lead on this to find out how Oncor can take over the maintenance.

Asst. Dyer provided an update on the utility boxes; stating that in a telephone conversation earlier today with Oncor representative Kenneth Govan stated that Oncor would place individual boxes not combined utility boxes. Ms. Dyer further stated that she had spoken with various AT&T personnel and that an Engineer for the Cedar Hill area would get back with her regarding the utility boxes and updated

information on fiber optics yet the conversation earlier today Mr. Duskey felt that the current utility boxes were not owned by AT & T and that the current fiber optics information still remained current.

Member Lemmon provided an update on the signage; stating that Jay Standard and himself recently attended the Building Appeals & Advisory Board meeting in which the directional signage variance request was granted and is on the City Council Agenda for Tuesday, March 8th.

City Council January 2011:

Director Thompson stated that Project Frank is on the City Council agenda for Tuesday, March 8th and Project Clarity will be an agenda item Tuesday, March 22nd.

C. EDC Director's Report:

Director Thompson commented on the following:

- New Subscriber to Co-Star (Commercial Real Estate Information Center)

Allison provided a brief presentation showing Industrial, Office and Retail Graphs reflecting Vacancy Rates and Deliveries. The Graphs showed the Industrial thus far in 2011 to be very good with numbers also improving in office, with Strayer moving into 610 Uptown Blvd and a slight fall in Retail.

Also, mentioned that the recent dig test on Lots 8 & 9 in the Industrial Park revealed the gas line location.

E. Business Retention & Marketing Manager's Report:

Manager Dollar highlighted the following from her February report:

- Sponsored the D CEO Power Brokers reception with Johnny and Michael attending
- Sponsored the DBJ Real Estate Deals awards reception
- Provided current Dashboard, Visitors Overview, Traffic Sources Overview and Map Overlay from Google Analytics
- Speed of Trust Workshop & Luncheon on March 23rd
- Volunteer Appreciation Dinner on March 29th

Michaela stated that at a recent Leadership Southwest Board of Directors meeting that current CHISD School Board President, Valerie Banks would not seek re-election yet Wendy Hodges-Kent announced her campaign.

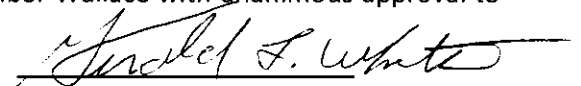
F. Executive Assistant Report:

Asst. Dyer provided mail and requested RSVP's for the Volunteer Appreciation Dinner. She mentioned the Texas Economic Development Council Sales Tax Workshop on Friday, June 24th. She requested 2011 board members to complete application and return to City Secretary's office.

G. Next Board Meeting: April 4, 2011 – Administrative Conference Room

10. Adjourn:

A motion was made by Member Brock, with a second by Member Wallace with unanimous approval to adjourn at 7:45pm.


Jerry White, President

ATTEST:


Jean Dyer, EDC Executive Assistant