

**MINUTES**  
**CEDAR HILL ECONOMIC DEVELOPMENT CORPORATION**  
**REGULAR BOARD MEETING – JULY 12, 2021**

The Economic Development Corporation of the City of Cedar Hill, Texas, conducted a meeting on Monday, July 12, 2021, at 6:00 p.m.

**1. Meeting called to order.**

President Michael Lemmon called the meeting to order at 6:08 p.m. The agenda was posted by 6 p.m. on Friday, July 9, 2021, in accordance with Texas Government Code, Chapter 551. Roll call attendance was conducted by President Michael Lemmon. The following Board Members were present: President Michael Lemmon, Vice President Shawn Quildon, Duane Dankesreiter, James Mauldin, Jan Blake, Andrew LeGrand, Randall Chase, and Angela Berry-Roberson. Board Members Johnny Wallace and Jeff Powers did not respond to roll call.

Economic Development Staff present: Andy Buffington, Interim Director; Louis Castillo, Specialist; and Cheryl Vaughan, Executive Assistant.

**2. Pledge of Allegiance.**

Recited the United States and Texas Pledge of Allegiance.

**3. Invocation.**

Invocation presented by President Michael Lemmon.

**4. Introductions.**

President Michael Lemmon introduced the City staff present for the Board meeting: Greg Porter, City Manager; Tia Pettis, Finance Director; and Latifia Coleman, Assistant Finance Director.

**5. Public Comment/Citizen's Forum.**

No requests were submitted.

**6. Discussion and Consideration.**

Reviewed and considered adoption of the proposed FY 2021-2022 Budget.

## **7. Consent Agenda.**

Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. Any Board Member may remove items from the Consent Agenda for separate discussion or consideration.

- a. Considered approval of the June 7, 2021, Regular Meeting Minutes.
- b. Considered approval of the May 2021 Financials.
- c. Considered approval of the proposed FY 2021-2022 Budget.

Vice President Shawn Quildon asked to remove the proposed FY 2021-2022 Budget for further review. Finance Director Tia Pettis deferred questions to Assistant Finance Director Latifia Coleman for review of the proposed FY 2021-2022 Budget. With all questions regarding the Budget being answered, President Michael Lemmon entertained a motion to approve all items listed on the Consent Agenda for approval. Vice President Shawn Quildon made the motion to approve the Consent Agenda. The motion was seconded by James Mauldin. The vote was conducted by roll call vote through EDC President Michael Lemmon.

Whereas, the following Board Members submitted a 'YES' vote: President Michael Lemmon, Vice President Shawn Quildon, Duane Dankesreiter, James Mauldin, and Jan Blake. The motion passed.

## **8. Staff Report.**

Cheryl Vaughan reported the new IT Administrative Assistant hired to take her place in IT is doing well; advised of the upcoming conference, *Shifting the Paradigm of Business*, hosted by Ruiz Financial Solutions and the Zula B. Wylie Public Library on July 24, 2021; and announced the upcoming TEDC Sales Tax Workshop.

Louis Castillo discussed the EDC owned properties and the approved utility easements for Planning and Zoning and the upcoming ribbon cuttings for Ebby Halliday and Raising Cane's; advised the Board of the Cedar Hill Lion's Club Golf Tournament; and made the Board aware of prospective incentives within the industrial zone.

Andy Buffington informed the Board of the High Point 67 (Hillwood) groundbreaking scheduled for August 11, 2021. He invited the Board to attend the August 3, 2021, City Council meeting regarding High Point 67 (Hillwood).

## **9. Business Park.**

Shawn Quildon reported on the Business Park Association meeting where the police department presented on safety precautions and further suggestions to minimize theft in the Business Park and surrounding area.

Andy Buffington reported on the API Precision Machining, Inc. ribbon cutting event which took place on June 10, 2021, and was well attended.

#### **10. Chamber Report.**

Chamber Director Randall Chase reported recent and upcoming events:

- a. Chamber ribbon cutting and recent renovations of the Chamber office building.
- b. Texas Chamber of Commerce Executive Conference. The Cedar Hill Chamber received three awards. He also received a 10-year service award.
- c. He reported on the Business on the Hill meetings.
- d. Beginning in August, the Chamber will host a Cedar Hill Farmer's Market on the second and fourth Saturdays of the month in the parking lot located behind the Chamber.

#### **11. Executive Session.**

President Michael Lemmon convened into Executive Session at 7:05 p.m.

#### **12. Open Session.**

The Board reconvened into Open Session at 8:04 p.m. There was no action to be taken from Executive Session.

#### **13. Oath of Office.**

The returning Board Members, voting and ex-officio, recited the Oath of Office: Michael Lemmon, Shawn Quildon, James Mauldin, Andrew LeGrand, Randall Chase, and Angela Berry-Roberson. Board Member Johnny Wallace was absent for the Oath.

#### **14. Election and Appointment of Board Officers.**

- a. Duane Dankesreiter made a motion to nominate Shawn Quildon for President. Jan Blake made a motion to nominate Duane Dankesreiter for Vice President. James Mauldin seconded the motion for Shawn Quildon. Michael Lemmon seconded the motion for Duane Dankesreiter. The motions passed.
- b. Shawn Quildon made a motion to nominate Cheryl Vaughan as Secretary and Tia Pettis as Treasurer. Jan Blake seconded the motion. The motion passed.

#### **15. Presentations.**

Michael Lemmon thanked Louis Castillo for his 9 years of service as Board Secretary and participation in the Cedar Hill Business Park Association. He was presented with a service award plaque.

Shawn Quildon thanked Michael Lemmon for his service as both a Board Member and President of the EDC Board. Michael Lemmon was presented with an award for his service as Board President.

**16. Board Comments and Announcements.**

There were no additional comments or announcements.

**17. Adjourn.**

Board Member Michael Lemmon announced that the next EDC Regular Board meeting will be held on Monday, August 2, 2021.

Board Member Michael Lemmon entertained a motion for adjournment. President Shawn Quildon made the motion to adjourn which was seconded by Vice President Duane Dankesreiter. The meeting adjourned at 8:21 p.m.

**Approved:**



Shawn Quildon, President

**Attest:**



Cheryl Vaughan, Board Secretary