

**MINUTES
CEDAR HILL ECONOMIC DEVELOPMENT
CORPORATION BOARD MEETING
JANUARY 19, 2021**

The Economic Development Corporation of the City of Cedar Hill, Texas conducted a meeting on Monday, January 19, 2021, 6:00 pm, by video conference.

1. Call the meeting to order.

President Michael Lemmon called the meeting to order at 6:04 p.m., the agenda being posted with dial-in numbers for public access. Roll Call Attendance was conducted by President Michael Lemmon, and the following Board Members were present: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Johnny Wallace, Jeff Powers, Randall Chase, Angela Berry-Roberson, Andrew LeGrand, Jan Blake, and James Mauldin.

Staff Present: EDC Director Kim Buttram, EDC Assistant Director Andy Buffington, Economic Development Specialist Louis Castillo.

2. Pledge of Allegiance.

The United States and Texas.

3. Invocation.

Johnny Wallace.

4. Public Comment/Citizens Forum.

No requests submitted for public comments.

5. Presentation:

a. Cedar Hill Market Study Presentation:

Director Kim Buttram reviewed the presentation to the EDC Board and Steve Spillette, President of Community Development Strategies (CDS), Brenda Crenshaw, Vice President, and William Foster, Research Analyst answered all the questions from the EDC Board.

b. Central States Manufacturing Inc:

Mike White, Managing Director of Central States Manufacturing, reviewed with the EDC Board the history of the company and its planned expansion.

c. Barclay Group Office Project:

Randy Gaubert, Owner of Barclay Construction Group, Bobby Fletcher, Barclay Construction Group, and Pastor Mike Simmons with the Hill Crest Baptist Church gave a presentation to the EDC Board regarding a medical office project history and future plans. The EDC board had questions that were addressed by Randy and his team.

6. Consent Agenda:

Items listed under the Consent Agenda are considered routine and are generally enacted in one motion. Any board member may remove any item from the Consent Agenda for Separate discussion and consideration.

- a. Consider approving the December 7, 2020, Regular Meeting Minutes
- b. Consider approving the November 2020 Financials.

President Michael Lemmon entertained a motion regarding the Consent Agenda. Motion: Vice-President Shawn Quildon made the motion to pull the November 2020, Financial Report for review. President Michael Lemmon and Director Kim Buttram reviewed the Financial Report. Board Member Jan Blake made the motion to approve the Consent Agenda items a, and b; the motion was seconded by James Mauldin. The vote was conducted by roll call vote through EDC President Michael Lemmon, whereas the following members submitted a 'YES' vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

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

- a. Vice President Shawn Quildon gave the review for the CHBPPOA quarterly meeting that occurred on December 17, 2020. The following items were considered:
 - a. Teresa Baldwin is the new secretary for the CHBPPOA.
 - b. Repair to the railroad track will be completed in the near future, consisting of interspersing more steel ties.
 - c. Delta Steel is expanding into the building that Diamond Manufacturing previously occupied.

8. Staff Reports

Louis Castillo announced to the EDC Board the following events:

- a) Thursday, January 28, 2021, at 6 pm the City of Cedar Hill will be hosting the virtual 2021 Board & Commission Appreciation Summit; an invitation will be sent out with the log-in instructions.
- b) Thursday, March 4, 2021, is the Dallas Regional Chamber Annual meeting; we have a virtual table for 8 slots. Louis will be sending an email to sign up.
- c) We received an email from Tammy Humphrey, a Cedar Hill Strong awardee, expressing her appreciation for the Cedar Hill Strong Grant/Loan program that helped her business and employees, Also, we received a card from Teril Woodward from Dicks Café for flowers that were sent as condolence for the passing of her grandfather.

Andy Buffington reviewed his presentation regarding the Marketing ads:

- a) Dallas Business Journal Book of Lists.
- b) Digital ads are running for our historic downtown and the brewery.
- c) Andy made mention of the Forbes article "Top 10 Suburbs with more space for the money" Cedar Hill was ranked 2.

Kim Buttram informed the EDC Board of the following:

- a) Anthem, LLC has begun the process of structuring the process for the stakeholder input portion of the 2021 EDC Strategic Plan. The board will receive regular updates.
- b) Cedar Hill Strong stats were reviewed.
- c) Andy Buffington has been appointed Assistant Director of Economic Development.

9. Chamber Report

Randall Chase gave an overview of the December 2020 events and monthly progress report.

10. Executive Session:

EDC Board convened into Executive Session at 8:18 p.m.

11. Reconvene into Open Session at 10:05 p.m.:

Consider action to be taken from Executive Session:

President Michael Lemmon entertained a motion regarding any item on Executive Session. Vice-President Shawn Quildon made the following motion regarding **Project Game Changer**: The EDC Board to amend the agreement to allow acceleration of a portion of the incentive agreement by disbursing \$600,000 of the \$ 1 million commitment to Lakes Moreno Group. Additionally, the board supports additional funding for the complete streets project in the amount of 1,000,000 dollars from an existing bond. The motion was seconded by Duane Dankesreiter; The vote was conducted by roll call through EDC President Michael Lemmon, whereas the following members submitted a "Yes" vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

President Michael Lemmon entertained a motion regarding any item on Executive Session. Vice-President Shawn Quildon made the following motion regarding **Project On the Map**: The EDC Board to approve an incentive of up to \$2.4 million to Hillwood for an infrastructure incentive payable in a lump sum based on the issuance of the certificate of occupancy for a shell building. The Incentive to include all terms and conditions discussed with staff in closed session. The motion was seconded by Jan Blake; The vote was conducted by roll call through EDC President Michael Lemmon, whereas the following members submitted a "Yes" vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

President Michael Lemmon entertained a motion regarding any item on Executive Session. Vice-President Shawn Quildon made the following motion regarding **Project Front Store**: The EDC Board to approve an incentive of \$239,000 dollars to

Central States Manufacturing, payable upon completion of the three improvements presented for expansion. The incentive is to include all terms and conditions discussed with staff in closed session. The motion was seconded by James Mauldin. The vote was conducted by roll call through EDC President Michael Lemmon, whereas the following members submitted a "Yes" vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

President Michael Lemmon entertained a motion regarding any item on Executive Session. Vice-President Shawn Quildon made the following motion regarding **Project Farmhouse**: The EDC Board to approve the purchase of 500 Texas Street and 307 Houston Street for \$250,000 to include all terms and conditions discussed with staff in closed session. The motion was seconded by Jan Blake. The vote was conducted by roll call through EDC President Michael Lemmon, whereas the following members submitted a "Yes" vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

President Michael Lemmon entertained a motion regarding any item on Executive Session. Vice-President Shawn Quildon made the following motion regarding **Project Exactitude**: The EDC Board to extend the incentive agreement with API to December 31, 2021. The motion was seconded by Jan Blake. The vote was conducted by roll call through EDC President Michael Lemmon, whereas the following members submitted a "Yes" vote: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter, Jan Blake, and James Mauldin; the motion passed.

12. Next Board Meeting:

President Michael Lemmon announced that the next EDC Board meeting will be held on Monday, February 1, 2021.

13. Adjourn:

President Michael Lemmon entertained a motion for adjournment. James Mauldin made the motion to adjourn, seconded by Jan Blake. The vote was conducted by roll call through EDC President Michael Lemmon. The following members voted "YES" to adjourn: President Michael Lemmon, Vice-President Shawn Quildon, Duane Dankesreiter. The Following Board Members did not reply to the vote: Johnny Wallace, Andrew LeGrand, and Randall Chase. The meeting adjourned at 10:20 pm.

Approved: 
President, Michael Lemmon

Attest: 
Louis Castillo, Board Secretary