

Minutes from the EDC meeting  
October 11, 2022

Pre-meeting comments:

- Mayor Johnson made opening remarks noting the importance of economic development to the entire region and the tax base of the City of Dallas
- Councilmember Tennell Atkins thanked ED Taskforce Chair Jennifer Gates for her service and the EDC Directors for volunteering for the new organization. Stressed that there remains a disparity in economic development and investment that needs to be addressed. Also noted that the EDC leadership needs to understand and sell Dallas to corporations. Requested that Chair Gates provide a few comments.
  - She provided context for the creation of the EDC and some guidance around discussions related to the Economic Development Policy and Incentives Policy.
- City Manager TC Broadnax thanked the board members for their service and the consultants for helping organize the board and nomination process. He encouraged the directors to consider how the suburban cities are marketing their communities.
- Robin Bentley introduced herself and her role, as Interim CEO of the EDC and presiding officer of the initial meeting.

Minutes:

- 1) At 10:30, the meeting was called to order by the presiding officer.
- 2) Public testimony- none given
- 3) Elect temporary presiding officer for items VI – VII

Interim CEO was elected the presiding officer by voice vote

- 4) Economic Development Corporation Board self-introductions

Board members provided brief introductions

- 5) Briefing on City of Dallas ethics provisions and conflicts of interest led by Bart Bevers, City Attorney's Office/Office of Inspector General.

Mr. Bevers provided a verbal overview of the OIG office and function. The office can provide advisory provisions for ethics queries. Requests must be prospective in nature and involve the requestor. Board discussed the need for further information on ethics provisions, especially regarding the financial thresholds that constitute a conflict and some client services. Board will likely have its own outside counsel, and discussed the need for the board to avoid the appearance of impropriety.

- 6) Briefing on role of the Economic Development Corporation

TIP Strategies provided a briefing. EDC is created as a Local Government Corporation (LGC) and can only do things as authorized by the City. Currently includes marketing and real estate development (private property only right now). Everything else will be added as an amendment

to the Interlocal Agreement (ILA). TIP Strategies provided an overview of the entity and its formation documents.

- Board members asked if the corporation may make a recommendation for the bond election. Interim CEO agreed to request a legal opinion and follow up with that response.

7) Elect corporation officers: President, Vice President, Secretary and Treasurer

Nominees for President: John Stephens, Michon Fulghum

John Stephens prevailed via vote (12-3)

Nominees for Vice President: Michon Fulghum, Linda McMahon

Linda McMahon prevailed via vote (8-7)

Nominee for Secretary: Cynthia Figueroa

Prevailed via voice vote

Nominee for Treasurer: Michon Fulghum

Prevailed via voice vote

8) Discuss the engagement of TIP Strategies for ongoing services related to general administration

Informational item only with verbal discussion. Interim CEO informed board that the City of Dallas contract with TIP Strategies would expire at the end of 2022. If the board would like to continue this or other consultant support, contracts would need to be considered by the board at a future meeting.

9) Discuss and approve of establishment of ad hoc operations committee

Board proposed to create an executive committee to address initial operations, including review of the ILA and the TIP strategies contract and other important issues. Motion to create an Executive Committee that consists of the four officers plus one additional board member (John Stephens, Linda McMahon, Cynthia Figueroa, Michon Fulghum, and Gilbert Gerst) made by Cynthia Figueroa and seconded by Johnnie King. All votes in affirmative.

Board proposed to create a Finance Committee consisting of Michon Fulghum as chair, with Alan Walne as the initial member and additional members to be named by the committee later. Motion made by Linda McMahon, seconded by Holly Reed. All votes in affirmative.

Discussion by Board regarding need of other committees including Nominating, Governance, and Strategy and Planning committees to be considered at future meetings.

Staff provided Board with a reminder that all communications is subject to Open Records Act and recommended the board's use of the corporation-provided email addresses to make

compliance with Open Records Act easier. Regardless of email address used; however, all emails related to EDC matters may need to be provided to comply with open records requests.

10) Discuss and approve Chief Executive Officer search and hiring process

Board discussed potential process, and agreed that process needs to move as fast as possible; they expressed consensus to utilize an RFP or other qualification document to solicit executive search firms for consideration. Motion made to create an Executive Search Committee was made by Linda McMahon and seconded by Alan Walne. Committee will consist of John Stephens, Debra Hunter Johnson, Chris Bradshaw, Alan Walne, Alan Dorantes, Cynthia Figueroa, Dania Duncan Moreno.

At completion of hiring process, the committee will disband.

11) Future Items


- a) Potential meeting dates
- b) Potential meeting schedule

Board members expressed preference for in-person meetings going forward, with an online option for those who are traveling or cannot make the physical meeting. Next meeting will be held in November with a goal of meetings every other month once start-up issues are resolved. TREC offered to host the next meeting. Board members expressed preference to hold future meetings in locations in Southern Dallas, where appropriate.

12) Adjournment

The meeting was adjourned at 12:26

I attest that these are an accurate reflection of the business conducted by the board of directors of the EDC on this date.

  
John Stephens (Feb 22, 2023 20:57 MST)

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EDC Board President