

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
WEDNESDAY, MARCH 19, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Wednesday, March 19, 2014 at 6:51 p.m. in the Council Chambers located at City Hall with a quorum present, to-wit:

Stan Smith	President
Patrick Harvey	Vice President
Cliff Boyd	Board member
Mark Cooks	Board member

Staff Present: Interim Asst. City Manager Greg Contreras, Finance Director Richard Summerlin, and Administrative Secretary Mary Jones.

Item No. 1 *Consider Approval of the Minutes for the Regular Meeting held February 13, 2014.*

Vice President Harvey made a motion, seconded by Board member Boyd, to approve the minutes of the Regular Meeting held February 13, 2014. The vote was cast 4 in favor, 0 against.

Item No. 2 *Receive and discuss the Main Station Duncanville, LTD. monthly financials as of January 31, 2014 as provided for the DCEDC.*

Due to the change in meeting dates, Monte Anderson was unable to attend due to a previously scheduled meeting. In his absence, Finance Director Summerlin presented a brief review of the Main Station Duncanville, Ltd., January 31, 2014 monthly financials noting no unusual expenditures. Board member Boyd added that all of the lofts are full and all but one retail space, Toshio's, is leased; and there has been interest shown in the Toshio's space. He requested that during next month's review of the financials that the Board request Mr. Anderson to discuss the renewal of the loan.

Item No. 3 *Discuss and consider approval of the 2014 Main Statin Budget.*

Following discussion, Vice President Harvey requested that the item be tabled until the next meeting in order for Mr. Anderson to be present for the discussion. It was the consensus of the Board to table the item.

Item No. 4 *Receive and discuss the DCEDC and Fieldhouse Budget Status Reports.*

Copies of the DCEDC and Fieldhouse Budget Status Reports as of February 28, 2014 were distributed to the Board. Finance Director Summerlin reviewed the DCEDC Budget Status Report including the General Fund Loan monthly payments to begin in March; conservative sales tax projection of 10% increase over last year with expectation of as much as 20% increase; projected total expenditures, revenues and fund balance; and \$60,000 sales tax increase to date for the calendar year. Discussion followed including the need to revise the Budget Status Report, including any necessary previous months' reports, to indicate that the money being paid to MARA is not a settlement payment but rather agreement

to pay contractual obligations for incentives that had been committed to in past years for the development projects at 212 N. Main and 111 E. Davis, as well as indicating acquisition of assets of the Main Station Railroad Flats lots, and clarification that the DCEDC did not pay any of MARA's attorney fees. It was noted that if any Public Information Requests are made for copies of the Budget Status Report, that they are not to be released until the revisions have been made; and for any previous requests that have received a copy of the Budget Status Report without revision, that a copy of the revised report should be provided to the recipients with explanation of the revisions. Request was made for Staff to include an agenda item for the next regular meeting to discuss and consider approval of a revised budget for the DCEDC in order to properly align the payments for contractual obligations for incentives that had been committed in past years for the 212 N. Main St. and 111 E. Davis development projects, and to properly reflect the acquisition of an asset, specifically the lots at Main Station Railroad Flats.

Item No. 5 *Discuss and Consider updates for the 2014 Community Enhancement Program (CEP) for the City of Duncanville.*

The Board discussed the importance of having a full DCEDC Board as well as a Director in order to create an effective Community Enhancement Program including budget considerations for 2015, in order to submit it to City Council for budget planning. Following discussion it was the consensus of the Board to table the item until appointments have been made to the Economic Development Board.

Item No. 6 *Discuss and Consider approval of a Resolution of the Board of Directors for the Duncanville Community and Economic Development Corporation (DCEDC), approving Amendment to the Bylaws by Amending Article II, Board of Directors, Section 1, Number of Term of Office, by Amending Subsection C; and Providing an Effective Date.*

Board member Boyd made a motion to approve the Resolution of the Board of Directors for the Duncanville Community and Economic Development Corporation (DCEDC), approving Amendment to the Bylaws by Amending Article II, Board of Directors, Section 1, Number of Term of Office, by Amending Subsection C; and providing an Effective Date, with an amendment to the resolution adding "Engineer" to the list of professional categories. Vice President Harvey seconded the motion with the amendment. The vote was cast 4 in favor, 0 against.

Item No 7 **Citizens Public Forum**

No one spoke during the Citizens Public Forum.

Item No. 8 **Receive Staff and Board Reports**

The DCEDC Board received the following Staff and Board reports:

- City Sales and Use Tax Comparison Summary – Finance Director Summerlin reported that the March 2014 City Sales and Use Tax Comparison Summary showed an increase of 21.43% and an increase year to date of 22.67%. Discussion followed regarding the possible source of the increase and the massive research required determining the source.

The meeting adjourned at 7:43 p.m.

APPROVED:

Stan Smith
PRESIDENT

ATTEST:

Mary Jones
RECORDING SECRETARY