

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
WEDNESDAY, APRIL 10, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, April 10, 2014 at 6:35 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, Assistant Finance Director Tia Pettis, and Administrative Secretary Mary Jones.

Item No. 1 *Consider Approval of the Minutes for the Regular Meeting held March 19, 2014.*

Boad member Boyd made a motion, seconded by Vice President Harvey, to approve the minutes of the Regular Meeting held March 19, 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 February 28, 2014 as provided for the DCEDC.*

Monte Anderson presented a review of the Main Station Duncanville, LTD. monthly financials as of February 28, 2014, including changes in the financials due to Toshio's leaving. Discussion followed regarding Boiling Crab as a possible restaurant replacement for Toshio's space, status of the negotiations, and the owner's qualifications. Further discussion included the importance of the financials and appointment of future board members that will appreciate the detail; comparison of rates in 2002 of \$6 to current rates of \$16; cash flow; equity growing; Toshio's leaving on good terms; encouraging Roma's to expand time frame vs. space; amortization; increase in property values in the downtown area; new businesses on Main Street; increasing home values in area by taking care of previously deferred maintenance, i.e. landscaping, painting, etc.; pride of ownership; Duncan Switch an event on April 19th and hopefully the third Saturday of each month in the Downtown Duncanville area featuring vendor booths; and the importance of putting the negativity in the past and focusing on reconciliation moving forward.

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

Board member Boyd made a motion, seconded by Board member Harvey, to accept the Main Station 2014 Budget with a request for quarterly reviews. Discussion followed including a suggestion that Monte Anderson meet each month with Finance Director Summerlin to review the Main Station budget status. The vote was cast 4 for, 0 against.

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

Assistant Finance Director Tia Pettis gave a review of the DCEDC Budget Status Report and noted the revisions as requested by the Board at the last meeting in order to more accurately indicate the agreement between the DCEDC and MARA, Inc. et. al ending the litigation. Request was made to include a narrative in the budget status report to make the agreement details clear to the citizens and for a Balance Sheet and Financials for the DCEDC to be presented to the City Council. Discussion of the Main Station Railroad Flats lots included a request for Staff to provide a list of historical maintenance expenditures for the Board's review in order to determine how the items will be funded in the future. A request was made for an Agenda Item for the next regular meeting to discuss future plans for the lots.

Board member Boyd suggested that since Jus' Balls, the Fieldhouse Management Team, will be providing a financial presentation to the City Council at their April 15, 2014 meeting, that discussion of the Fieldhouse Budget Status Report be tabled.

Item No 5 *Citizens Public Forum*

The following person spoke during the Citizens Public Forum:

Ryan Dooley, 535 Sierra Dr. DeSoto, Texas, student at Bishop Lynch High School – Noted he was attending the meeting as a requirement of his class.

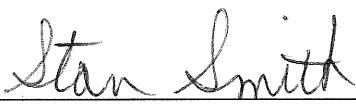
Item No. 6 *Receive Staff and Board Reports*

The DCEDC Board received the following Staff and Board reports:

- City Sales and Use Tax Comparison Summary – Assistant Finance Director Pettis reported that the April 2014 City Sales and Use Tax Comparison Summary showed an increase of 12.74% and an increase year to date of 20.24%. She added that the increase was not the result of an audit.

The meeting adjourned at 7:55 p.m.

APPROVED:



 PRESIDENT

ATTEST:



 RECORDING SECRETARY