

**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
MONDAY, JUNE 16, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 16, 2014 at 6:45 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, Library Director Dennis Quinn, and Administrative Secretary Mary Jones.

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

Vice President Harvey made a motion, seconded by Board member Boyd, to approve the minutes of the Regular Meeting held May 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 Provided to the DCEDC.*

Monte Anderson, General Partner of Main Station Duncanville, LTD, presented the Main Station Financial Report for the three months ending March 31, 2014 and the four months ending April 30, 2014 and responded to questions provided by Vice President Harvey, i.e. expenditures; refinancing; cash call prior to September 2014; tenants and upcoming renewals; waiting list for the lofts; and status of the new tenant, Louisiana Boiling Crab, a spin-off from the Boiling Crab in Garland, expected sales, and triple net. Following discussion, the Board requested an agenda item for the July 2014 Regular Meeting for Mr. Anderson to provide an update on the 111 E. Davis and the 212 N. Davis projects.

**Item No. 3**     *Receive and Discuss the DCEDC and Fieldhouse Budget Status Reports.*

Finance Director Richard Summerlin reviewed the DCEDC Budget Status Report including an encouraging fund balance and liquidating the DCEDC's loan from the City this fiscal year due to an increase in sales tax revenues. Discussion followed including availability of funds for projects, and a large increase in sales tax revenues.

Finance Director Richard Summerlin reviewed the Fieldhouse Budget Status Report noting smaller losses compared to last year, need for improvement, and basketball continuing to be the largest draw.

**Item No. 4**     *Receive a Presentation by Ernst & Young LLP Representing Walgreens Regarding Possible Incentives for the Walgreens Being Built at 750 W. Wheatland Rd., and Consider Directing Staff Regarding a Future Agenda Item to Discuss and Consider an Incentive.*

Leslie Hobson of Ernst & Young LLP; Stacy Wages of the Ernst & Young Dallas office; and Bruce Page, Store Manager for the Walgreens being built at 750 W. Wheatland Rd., made a presentation to the Board

regarding the Duncanville location including exciting and unique initiatives as a retailer and wellness center; plans to open in September; involvement and investing in the community; well experienced store; and state of the art facility including sustainable and energy efficient design, interior layout and placement of gondolas, and offering of minor tests and immunizations; commitment to customer service; and forecast of \$8.4 million in sales annually. Interim Assistant City Manager Greg Contreras noted the Board has the authority to hold a workshop to discuss and develop a grant specific for this project if so desired. Discussion followed including hiring of Duncanville residents, the investment in the property by Walgreen's, hours of operation, quality customer service, importance of signs, and suggestion to present to City Council. No action was taken.

**Item No. 5** *Discuss Marketing of the Main Station Railroad Flats Properties and Consider Directing Staff.*

Interim Assistant City Manager Contreras asked for direction from the Board regarding content for the requested sign to be placed on the twenty-nine (29) DCEDC owned lots at Main Station Railroad Flats. Suggestions included keeping it simple, not to include the rendition, and ordering a two-sided sign of the less expensive quote that could be read going both directions on Center Street. Interim Assistant City Manager Contreras requested direction regarding marketing information to be provided to inquirers. Board member Boyd suggested the sign be constructed and installed as soon as possible with marketing details to be discussed by the Board at a future meeting.

**Item No. 6** *Discuss and Consider the Duncanville Community and Economic Development Corporation Revised Budget for FY 2013-2014 and Proposed Budget for FY 2014-2015.*

Finance Director Richard Summerlin reviewed the Revised Budget for FY 2013-2014 and the Proposed Budget for FY 2014-2015 including a conservative projection of 12% increase in sales tax revenues this year above last year, and 7% for the following year, due primarily to the construction related industry; funds to employ an Economic Development Director, maintenance of Hwy 67, increase in the Design Incentive Grant Program funding; as well funding of \$50,000 for library books and \$15,000 for various Library enhancements.

As previously requested by the Board, Library Director Dennis Quinn distributed a handout listing possible Library enhancements as suggested by Library employees including technology, beautification of the Library interior, monthly movie night, trends in public demand, and making the Library more inviting and user friendly. Discussion followed.

The Board was reminded that in order to meet DCEDC Bylaw requirements, the budget must be approved 90 days prior to October 1. Discussion followed regarding the Fieldhouse gym floors, and cover for the Amphitheater seating area at Armstrong Park, DCEDC Administration budget, and funds available once larger incentives have been completed. Following discussion, Vice President Harvey made a motion, seconded by Board member Cooks, to approve the budgets with the addition of \$200,000 for an awning for the Pavilion Seating at Armstrong Park to be paid in FY 2015. The vote was cast 4 for, 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:

000736

- City Sales and Use Tax Comparison Summary –Finance Director Summerlin reported that the Sales Tax Comparison Report showed a 17.27% increase over the same period last year and 19.42% over last year to date.

The meeting adjourned at 8:33 p.m.

APPROVED:

  
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PRESIDENT

ATTEST:

  
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RECORDING SECRETARY