

**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
MONDAY, JULY 14, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, July 14, 2014 at 6:31 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 Annual Meeting and Regular Meeting held June 16, 2014.*

Board member Boyd made a motion, seconded by Vice President Harvey, to approve the minutes of the Annual Meeting and the Regular Meeting held June 16, 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 five months ending May 31, 2014 including the new tenant The Louisiana Boiling Crab to open on or before August; long time loft tenant moving but vacancy will be filled from waiting list. Discussion followed including parking, revenue, step leases, and capital contributions.

**Item No. 3** *Receive and Discuss Status of the 111 E. Davis and 212 N. Main Street Projects.*

As requested by the Board at the June 16, 2014 Regular Meeting, Mr. Anderson gave a status update on the 111 E. Davis and 212 N. Main Street projects. Note was made by the Board that 111 E. Davis is no longer an on-going DCEDC project since all obligations have been met. Mr. Anderson reported that Options Real Estate is located on the bottom floor and there are two 1,250 s.f. 2 bedroom-2bath lofts on the second floor.

Mr. Anderson's status update for the 212 N. Main property included: the property has nearly tripled its value on the tax rolls, and once the building is complete, will be nearly five times the beginning value; growth of Duncanville to include additional stories/floors enhancing value without adding initial land cost or infrastructure; need to tear down the building due to asbestos and the floor being built directly on the dirt; 1,800 sq. ft. of retail on first floor including a 900 sq. ft. coffee restaurant; entrepreneur environment with small spaces.

The Board thanked Mr. Anderson and he left the meeting at 6:55 p.m.

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

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Finance Director Richard Summerlin reviewed the Fieldhouse Budget Status Report including: it is still a little better than last year; reasons for the Café showing a loss; debt service payment made in February and another to be made August 15<sup>th</sup> with total debt service per year approximately \$530,000; balance on the note approximately \$5-6 million; and current figures don't include Great American Shoot-out.

Finance Director Richard Summerlin reviewed the DCEDC Budget Status Report including: liquidating General Fund loan this fiscal year; and sales tax revenues still encouraging. Following a request by Board member Boyd regarding the carrying cost for the Main Station Railroad Flats, Finance Director Summerlin noted that he would provide the information before the end of the meeting. There were no further questions.

**Item No. 5** *Discuss and Consider Schedule for a DCEDC Board Workshop regarding Marketing of DCEDC owned property and possible incentives for the Walgreens being built at 750 W. Wheatland Road; and consider directing Staff.*

Interim Assistant City Manager Greg Contreras opened the discussion regarding the need for a workshop to determine possible incentives for Walgreen's due to the lack of incentives either in the Design Incentive Program or the larger grants that would be appropriate for them. Board member Boyd noted that timing for discussion of new types of incentives should be once the new Professional 4B Board has been appointed rather than now.

Interim Assistant City Manager Greg Contreras noted that Staff would provide documents regarding the restrictions placed on the development of the Main Station Railroad Flats lots.

No workshop regarding marketing of the DCEDC owned property, i.e. Main Station Railroad Flats twenty-nine (29) vacant lots; or possible incentives for Walgreen's was scheduled.

**Item No. 6** *Citizens Public Forum*

No one spoke during the Citizens Public Forum.


**Item No. 7** *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 Sales Tax Comparison Report showed a 8.55% increase over the same period last year and 17.74% over last year to date.

The meeting adjourned at 7:16 p.m.

APPROVED:

  
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PRESIDENT

ATTEST:

  
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RECORDING SECRETARY