

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
WEDNESDAY, AUGUST 27, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Wednesday, August 27, 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 City Manager Lynda Humble, DCEDC Staff Liaison and Building Official Greg Contreras, Finance Director Richard Summerlin, City Attorney Kevin Laughlin, and Administrative Secretary Mary Jones.

Item No. 1 *Consider Approval of the Minutes for the Annual Meeting and Regular Meeting held July 14, 2014.*

Board member Boyd made a motion, seconded by Vice President Harvey, to approve the minutes of the Regular Meeting held July 14, 2014. The vote was cast 4 in favor, 0 against.

Item No. 2 *Receive and Discuss the Main Station Duncanville, LTD. Monthly Financials for the Six (6) Months Ending June 30, 2014.*

Monte Anderson, General Partner of Main Station Duncanville, LTD, presented the Main Station Financial Report for the six months ending June 30, 2014 including rent rolls followed by questions asked by Patrick Harvey regarding Rental Income, Utilities Income and the Balance Sheet. Further discussion included the new tenant, Louisiana Boiling Crab Restaurant, their successful sales and issues that are being resolved; and two of the loft tenants have been there since opened. Mr. Anderson discussed a possible Partners meeting and possibility of scheduling the same day as a DCEDC meeting.

Item No. 3 *Receive and Discuss Status a Recent Cash Call made by Main Station Duncanville, Ltd.*

Monte Anderson, General Partner of Main Station Duncanville, LTD, discussed reasons for the Cash Call to MARA, Inc. Partners as follows: current total due of \$56,800 with DCEDC's 32% portion of \$18,176 for tenant finish out allowance, leasing commissions, and insurance deductible on wall damage; total due in October 2014 of \$50,000 and DCEDC's 32% portion of \$16,000 for principal payment on note to Omni; and, total due in January 2015 of \$35,857 with DCEDC's 32% portion of \$11,474.24 for ad valorem taxes.

Discussion followed regarding: importance of negotiating and keeping tenants for extended period to avoid finish out costs; normal function of offering incentives; \$50,000 to Omni as reduction of principal increasing equity; freshening up the City; schedule of reimbursement to the tenant for the finish out cost once they meet their obligations; improving property values by addressing deferred maintenance of properties, and working together on projects i.e. DuncanSwitch, etc.

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Following confirmation of the amount being requested currently, it was the consensus of the Board to pay the current cash call of \$18,176. Mr. Anderson will notify the Board at the next DCEDC meeting if future cash is not needed.

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

Finance Director Richard Summerlin reviewed the Fieldhouse Budget Status Report including the Fieldhouse management is behind two to three months in reconciling expenditures and losses. Interim City Manager Lynda Humble discussed a proposed \$75,000 study to determine highest and best use of the Fieldhouse; audit; and checks and balances.

Finance Director Richard Summerlin reviewed the DCEDC Budget Status Report including: payment of the loan from the General Fund and expected cash balance of \$301,000 as of July 31, 2014.

Item No. 5 *Discuss and Consider approval of a Sign Grant Assistance Grant in an amount not to exceed \$5,000, but in no instance to exceed 70% of the actual cost of the Sign, for the Property located at 223 N. Cedar Ridge Drive.*

Chris Edwards of Beacon Signs located on S. Alexander Ave. in Duncanville represented KY II Realtors located at 223 N. Cedar Ridge Drive regarding their application for a Signage Update Grant including: history of the sign being damaged by a tornado several years ago and torn down, and subsequently losing the grandfathered zoning; and the recent sign variance granted by the City to replace the sign in the previous location. Discussion followed including: additional tenants and multi-tenant sign; and confirmation that the proposed sign meets all City requirements. Board member Boyd made a motion, seconded by Vice President Harvey to approve a Signage Update Grant in an amount not to exceed \$5,000 but in no instance to exceed 70% of the actual cost for the property located at 223 N. Cedar Ridge Drive. It was confirmed that funds would be available. The vote was cast 4 for, 0 against. Staff reminded Mr. Young not to begin work until City Council had approved the grant.

Item No. 6 *Citizens Public Forum*

No one spoke during the Citizens Public Forum.

Items No. 7, 8, and 9 -- Executive Sessions:

Item No. 7 *The Board of Directors shall convene into Closed Executive Session Pursuant to Section 551.072 of the Texas Government Code for Deliberation regarding Sale, Purchase or Exchange of Real Property Generally Located in Old Downtown Duncanville.*

Item No. 8 *The Board of Directors shall convene into Closed Executive Session with the Corporation Attorney pursuant to Section 551.071 of the Texas Government Code to seek Legal Advice from the Attorney concerning a Landscape Grant Agreement between the Pelican House Restaurant and the Corporation.*

Item No. 9 *The Board of Directors shall Convene into Closed Executive Session pursuant to Section 551.087 of the Texas Government Code to Discuss and Deliberate regarding Commercial or Financial Information from a Business Prospect; and, to Deliberate an Offer of a Financial Incentive to a Business Prospect.*

President Smith read Agenda Items 7, 8, and 9 for the Board to recess into closed Executive Session. It was the consensus of the Board to address Item No. 11 prior to convening into Closed Executive Session.

Item No. 11 *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 9.83% increase over the same period last year and 16.59% over last year to date.

Items No. 7, 8, and 9:

The Board convened into Closed Executive Session at 7:23 p.m. pursuant to the following:

Item No. 7 Section 551.072 of the Texas Government Code for Deliberation regarding Sale, Purchase or Exchange of Real Property Generally Located in Old Downtown Duncanville.

Item No. 8 Section 551.071 of the Texas Government Code to seek Legal Advice from the Attorney concerning a Landscape Grant Agreement between the Pelican House Restaurant and the Corporation.

Item No. 9 Section 551.087 of the Texas Government Code to Discuss and Deliberate regarding Commercial or Financial Information from a Business Prospect; and, to Deliberate an Offer of a Financial Incentive to a Business Prospect.

The Board reconvened into Regular Session at 8:55 p.m.

Item No. 10 *Take any necessary or appropriate action on the Executive Session Items.*

President Smith read Item No. 7. No action was taken.

President Smith read Item No. 8. Vice President Harvey made a motion, seconded by Board member Cooks, that the Corporation's Attorneys be authorized to take such action, including but not limited to filing suit to recover overpayments and other amounts, made to Louis Rainey and/or XLRTX Holdings D/B/A Pelican House Restaurant pursuant to the Landscape Participation Grant approved December 12, 2013. The vote was cast 4 for, 0 against.

President Smith read Item No. 9. No action was taken.

The meeting adjourned at 8:55 p.m.

APPROVED:



 PRESIDENT

ATTEST:



 RECORDING SECRETARY