

000742

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
MONDAY, SEPTEMBER 29, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, September 29, 2014 at 6:30 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, and Administrative Secretary Mary Jones.

Item No. 1 *Consider Approval of the Minutes for the Regular Meeting held August 27, 2014.*

Vice President Harvey made a motion, seconded by Board member Boyd, to approve the minutes of the Regular Meeting held August 27, 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 Seven (7) Months Ending July 31, 2014.*

Monte Anderson, General Partner of Main Station Duncanville, LTD, presented the Main Station Financial Report for the seven months ending July 31, 2014 including: 100% leased; no change in the cash calls; partner meeting being planned, and need for at least one DCEDC Board member to attend; status of the extension period with the bank; and losses addressed in the settlement documents. There were no further questions. Mr. Anderson left the meeting at 6:35 p.m.

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

Finance Director Richard Summerlin distributed copies of the Fieldhouse and DCEDC Budget Status Reports followed by a review of both reports. The Fieldhouse Budget Status Report reflects a \$90,000 smaller loss than last year and the debt service payment is due at the end of the year. There were no further questions regarding the Fieldhouse Budget Status Report.

Finance Director Richard Summerlin reported that sales tax revenues indicated on the DCEDC Budget Status Report have been very robust.

Item No. 4 *Citizens Public Forum*

No one spoke during the Citizens Public Forum.

Item No. 5 *Receive a Status Update from Ideal Floors located at 638 E. Hwy 67 regarding the Paint Grant in the Amount of \$2,450 approved by the DCEDC on December 12, 2013 and the Duncanville City Council on January 7, 2014.*

As a requirement of the Design Incentive Grants, applicants are required to update the Board if the project hasn't been completed within six months. Tim Morris of Ideal Floors located at 638 E. Hwy 67 reported to the Board regarding the delay in completing the project due to issues in acquiring the correct paint for the job, but that the project should be completed soon. Discussion followed including the color scheme. The Board thanked Mr. Morris for the update.

Items No. 6 *Receive a Status Update from LaShanda Marshall-Willins regarding the Duncanville Community and Economic Development Corporation Performance Agreement for an incentive grant in the amount of \$4,625 for expansion, specifically a fire alarm system, for Marshall Arts Entertainment Group located at 106 E. Freeman, approved by DCEDC on August 27, 2013 and by the Duncanville City Council on September 3, 2013.*

LaShanda Marshall-Willins, of Marshall Arts Entertain Group located at 106 E. Freeman, provided an update regarding the DCEDC Incentive Grant in the amount of \$4,625 that had been approved by the DCEDC Board on August 27, 2013 and by the Council on September 3, 2013 that provided funds for the installation of the required Fire Alarm System in her facility. Ms. Marshall-Willins noted that due to the terms of the incentive contract, she is also required by the City to install a fire sprinkler system in the facility within 18 months or she would no longer be allowed to use the facility as an event center, and unfortunately, she will not be able to meet the requirement. She added that the terms of the incentive contract also requires that she repay the \$4,625 incentive if she isn't able to meet the terms of the contract and that she wanted to discuss repayment to the DCEDC. Discussion followed including groups that hold events at her facility, recently beginning to show a profit, her inability to invest additional funds into the facility to meet the requirement of the sprinkler system, and commending her as a business woman. Following discussion, Board member Boyd suggested that the Board take it under advisement and to discuss at a future meeting, and President Smith noted that no action would be taken at this time.

It was the consensus of the Board to address Item No. 9 prior to convening into Closed Executive Session.

Item No. 9 *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 9.54% increase over the same period last year and 15.81% over last year to date.

Item No. 7 *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 the Agenda Item and the Board recessed into closed Executive Session at 6:56 p.m. The Board reconvened into open session at 7:16 p.m.

000744

Item No. 8 *Take any necessary or appropriate action on the Executive Session Items.*

No action was taken on the Executive Session.

The meeting adjourned at 7:18 p.m.

APPROVED:



PRESIDENT

ATTEST:



RECORDING SECRETARY