

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
MONDAY, OCTOBER 23, 2014**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, October 23, 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, Interim Assistant City Manager Charles Smith, 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 September 29, 2014.*

Board member Cooks made a motion, seconded by Vice President Harvey, to approve the minutes of the Regular Meeting held September 29, 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 Eight (8) Months Ending August 31, 2014.*

Staff Liaison Contreras noted that Monte Anderson, General Partner of Main Station Duncanville, LTD., was unable to attend the meeting due to the schedule change and reminded the Board to provide questions regarding the monthly financials to him or Administrative Secretary Jones prior to future meetings in order to provide them to Mr. Anderson. There were not questions from the Board regarding the Main Station Duncanville, LTD. Monthly Financials.

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

Finance Director Richard Summerlin reviewed the Fieldhouse and DCEDC Budget Status Reports. Discussion of the Fieldhouse status report included: whether the increase in revenue were seasonal due to basketball; revenues from tournaments versus leagues; the Great American Shoot Out in July and two additional large tournaments by the same group throughout the year; and discussion of comparison by period and by year-to-date. There was no further discussion regarding the Fieldhouse budget status report.

Finance Director Richard Summerlin reviewed the DCEDC Budget Status Report including: Revenues and Expenditures; actual balance compared to budget; the Costco incentive estimated at \$45,000 to be paid; and W&B Service Company to be paid once information received by the company. Following a question from Vice President Harvey regarding the payment timeline for Dallas Heart and Vascular's second half of their incentive, Staff clarified that it would be paid once they had begun construction on a second building. There was no further discussion regarding the DCEDC budget status report.

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- Item No. 4** *Public Hearing to Receive Comments on the Following Projects for FY 2014-2015:*
- *Design Grant Program (Paint, Signage, Landscape grants – FY 2014-2015 Budget totaling \$60,000).*
 - *Beautification (Seasonal Part-Time Hours for Beautification \$43,560; Seasonal Color Change \$24,500; I-20/Main Street Landscaping Replacements \$16,000; Mowing of Main Station Railroad Flats DCEDC owned Property \$4,900 and Fieldhouse \$3,000; and New Trees \$10,000. FY 2014-2015 budget totaling \$147,026).*
 - *Keep Duncanville Beautiful Activities (FY 2014-2015 budget totaling \$9,472)*
 - *Purchase of Library Books (FY2014-2015 budget totaling \$50,000); and Library Enhancements (FY 2014-2015 budget totaling \$15,000).*

The Public Hearing was called at 6:40 p.m. with President Smith reading the item. Staff explained that State law requires that a public hearing be held for Type B projects and that a public hearing was advertised for the projects listed above. No one spoke during the Public Hearing. Board member Boyd made a motion, seconded by Vice President Harvey, to close the Public Hearing at 6:43 p.m. The vote was cast 4 in favor, 0 against.

Item No. 5 *Citizens Public Forum*

No one spoke during the Citizens Public Forum.

It was the consensus of the Board to address Item No. 8 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 12.3% increase over the same period last year and 15.47% over last year to date.

Item No. 6 *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.*

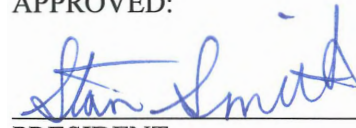
President Smith read the item and the Board convened into Closed Executive Session at 6:48 p.m. The Board reconvened into open session at 7:59 p.m.

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

Vice President Harvey made a motion, seconded by Board member Boyd, to approve a Grant Agreement between City of Duncanville and the Duncanville Community and Economic Development Corporation in the amount of \$150,000 to renovate the City owned facility known as the Old Library, and any remaining proceeds to go to EON Reality to offset the first year's rent, and authorize the Board President to execute said Agreement. The vote was cast 4 in favor, 0 against.

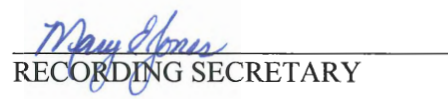
The meeting adjourned at 8:00 p.m.

APPROVED:

A handwritten signature in blue ink, appearing to read "Stan Smith", is written over a horizontal line.

PRESIDENT

ATTEST:

A handwritten signature in blue ink, appearing to read "Mary Jones", is written over a horizontal line.
RECORDING SECRETARY