

**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
THURSDAY, JANUARY 8, 2015**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, January 8, 2015 at 6:39 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: DCEDC Staff Liaison and Building Official Greg Contreras, Finance Director Richard Summerlin, and City Secretary Mary Jones.

***Item No. 1 Consider approval of minutes for the Regular Meeting held October 23, 2014; the Special Meeting held November 18, 2014; and the Special Meeting held December 2, 2014.***

Board member Cooks made a motion, seconded by Vice President Harvey, to approve the minutes for the Regular Meeting held October 23, 2014; the Special Meeting held November 18, 2014; and the Special Meeting held December 2, 2014. The vote was cast 4 for, 0 against.

***Item No. 2 Receive and Discuss the Main Station Duncanville, LTD. Monthly Financials for the Eleven (11) Months Ending November 30, 2014.***

Monte Anderson, General Partner of Main Station Duncanville, LTD, presented the Main Station Financial Report for the eleven months ending November 30, 2014. Nothing out of the ordinary, closed on the refinancing loan; one retail vacancy; lofts are full; and all tenants are current. Discussion followed including low crime at the property; and low turn-over in the lofts; and the closing of the reflexology business.

***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. Items highlighted for the DCEDC Budget Status report included the sales tax and total expenditures with a net profit of \$92,424 through the first quarter of FY 2015. Discussion included sales tax and the marketing expenditure.

Fieldhouse Budget Status Reports included improvement in the revenues over same period last year. Expense numbers are definitely higher with an ending balance of a net loss for December and year to date. Discussion included the revenue from the digital sign on the Fieldhouse property.

There were no further questions.

***Item No. 4 Citizens Public Forum***

No one spoke during the citizens Public Forum.

***It was the consensus of the Board to address Item No. 7 prior to convening into Closed Executive Session.***

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**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 1.79% increase over the same period last year and 8.84% over last year to date.
- Staff Liaison Contreras reported that a time line is being developed concerning the critical dates for the 111 E. Davis and 212 N. Main Street projects for the NCTCOG grant.
- In response to a request by Board member Boyd for updates regarding businesses and developments coming to Duncanville, Staff Liaison Contreras reported that the owner of the Bazaar had sold the property to Mercado Monterrey grocery store; a new seafood restaurant on W. Wheatland Rd should open within the next two weeks.

**Item No. 5     *The Board of Directors shall convene into Closed Executive Session pursuant to Section 551.071 of the Texas Government Code to seek legal advice from the City Attorney concerning pending litigation in cause styled Duncanville Community and Economic Development Corporation v. Louis Rainey and XLRTX Holdings LLC (d/b/a Pelican House Restaurant).***

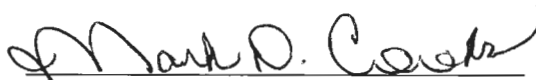
President Smith read the item and the Board convened into Closed Executive Session at 6:59 p.m. The Board reconvened into open session at 7:34 p.m.

**Item No. 6     *Take any necessary or appropriate action on the Executive Session Items.***

President Smith read the item and stated there would be no action taken as a result of he Closed Executive Session.

The meeting adjourned at 7:34 p.m.

APPROVED:

  
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PRESIDENT

ATTEST:

  
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CITY SECRETARY