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**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
THURSDAY, MAY 14, 2015**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, May 14, 2015 at 7:00 p.m. in the Council Briefing Room located at City Hall with a quorum present, to-wit:

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| Mark Cooks | President | |
| Barry Gordon | Vice President | |
| Derwin Broughton | Board member | Absent |
| Steve Dial | Board member | |
| Dave Galbraith | Board members | |
| Matt Murrah | Board member | Absent |
| Ron White | Board member | |

Staff Present: City Manager Kevin Hugman, DCEDC Staff Liaison and Building Official Greg Contreras, Finance Director Richard Summerlin, and City Secretary Mary Jones.

The Invocation was given by Board member Ron White.

Item No. 1 Consider approval of the Minutes for the January 8, 2015 Regular Meeting, the March 31, 2015 Joint Meeting with City Council, and the April 9, 2015 Regular Meeting.

Vice President Gordon made a motion, seconded by Board member White, to approve the Minutes for the January 8, 2015 Regular Meeting, the March 31, 2015 Joint Meeting with City Council, and the April 9, 2015 Regular Meeting. The vote was cast 5 for, 0 against.

Item No. 2 Receive and Discuss the Main Station Duncanville, LTD. Monthly Financials for the Three (3) Months Ending March 31, 2015.

Monte Anderson, General Partner of Main Station Duncanville, LTD, was not able to attend the meeting. There was no discussion.

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

Finance Director Summerlin reviewed the DCEDC Budget Status Report including lower than budgeted sales tax revenues and a net loss year-to-date. Discussion followed including: Keep Duncanville Beautiful versus Beautification; EON expenditures over budget and possible need to amend agreement; budget revisions during the fiscal year; suggestion to maintain a minimum fund balance as reserve; annual recurring expenditures; and the Costco incentive to be completed in 2016.

Finance Director Summerlin reviewed the Fieldhouse Budget Status Report including: General Fund Transfer from the Innovation Fund to cover repairs which kept the balance from being negative; the DCEDC transfer to pay debt service scheduled for the end of the year; and the City Manager's responsibility for the Fieldhouse budget. Discussion following including: intangible benefits; developing criteria for future incentives; clarification of the Board's responsibility limited to payment of the debt service, not the future of the facility; and the expectations of the Utilization Study. Further discussion included educating the Board regarding their role and how to measure/determine future projects; overall comprehensive plan to address the community's needs, i.e. develop and re-develop areas of the city, and revising regulations to achieve the vision; incentivizing to bring in desirable projects; and developing the criteria and model to provide a method for determining successful projects.

Item No. 4 *Discuss the Duncanville Community and Economic Development Corporation Revised Budget for FY 2014-2015 and Proposed Budget for FY 2015-2016.*

Finance Director Summerlin reviewed the Revised Budget for FY 2014-2015 and Proposed Budget for FY 2015-2016 and discussed each line item; possible workshop to discuss planned used for Main Station Railroad Flats; EON incentive and expenditures; Beautification; Quality of Life line items; Debt Service; and ending balance projections. Finance Director Summerlin will make requested revisions and present to the Board for approval at the June 11, 2015 Regular Meeting.

Item No. 5 *Citizens Public Forum*

No one spoke during the citizens Public Forum.


Item No. 6 *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 small increase of .33% over the same period last year and a 3.13% decrease over last year to date. He added that it appears some businesses are not reporting and he’s considering hiring an auditor to determine if sales tax is being reported correctly.
- Staff reported that the May 21st workshop had been cancelled but plans are being made for the citywide tour for the Board.

The meeting adjourned at 9:34 p.m.

APPROVED:



PRESIDENT

ATTEST:

CITY SECRETARY