

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
DECEMBER 3, 2015**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, December 3, 2015 at 6:30 PM in the Council Briefing Room located at City Hall.

Board Members in attendance:

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| Mark Cooks | President |
| Derwin Broughton | Board Member |
| Steve Dial | Board Member |
| Dave Galbraith | Board Member |
| Dr. Matt Murrah | Board Member |
| Ron White | Board Member |
| Barry Gordon | Vice President |

Staff Present: Economic Development Director Jessica James, Director of Parks & Recreation Bart Stevenson, Director of Finance Richard Summerlin

Guests: Jonathan Evans

The Invocation was offered by President Mark Cooks

Item No. 1 Consider Approval of the DCEDC Minutes for the Regular Meeting held on October 8, 2015, and the Special Called Meeting on October 22, 2015.

Vice President Barry Gordon made a motion to approve the October 8, 2015, minutes as presented, seconded by Board Member Dave Galbraith, the vote passed unanimously.

Board Member Ron White made a motion to approve the October 22, 2015, minutes as presented, seconded by Vice President Barry Gordon, the vote passed unanimously.

Item No. 2 Citizens Public Forum.

No one spoke during the Public Forum.

Item No. 3 Receive and Discuss a Presentation and Request from Jonathan Evans for Paint and Landscape Grants for Property Located at 242 W. Wheatland in the amount of \$11,000.

Jonathan Evans presented his request to the Board for paint and landscaping for his property located at 242 W. Wheatland. Estimates along with color samples for the projects were included in the packet. Mr. Evans reported he had purchased the property in August, but currently the building is vacant. Mr. Evans did indicate that he had a number of prospects interested.

Item No. 4 Receive and Discuss the Main Station Duncanville, LTD. Monthly Financials.

Monte Anderson was unable to attend the meeting. The financials were included in the packet.

Item No. 5 Receive and Discuss the DCEDC Monthly Budget Report and the City Sales and Use Tax Comparison Summary.

Director of Finance Richard Summerlin stated that there were not many changes to the DCEDC budget during the previous month. Mr. Summerlin reviewed the City Sales and Use Tax Comparison Summary for November. He notified the Board that sales tax collections were by 7.78% for month from the previous time last year. Mr. Summerlin also noted that total yearly collections were down -0.39% from 2014.

Item No. 6 Receive and Discuss an Update on the Fieldhouse Refinancing and Management

Director of Finance Richard Summerlin informed the Board that the City is looking at refinancing the Fieldhouse debt through Certificates of Obligation. He explained this would equal an 8-10% savings over the life of the debt.

Director of Parks and Recreation Bart Stevenson reported the operations of the Fieldhouse were being moved back to Parks and Recreation. Mr. Stevens stated that he looks to have a new facility manager by the end of March. He also indicated that the City is looking to lease the café out a third party vendor. In addition, he noted the Fieldhouse will need to catch up on maintenance of the floors and parking lot expansion, which had been deferred in the past along with capital improvements in order to implement the business plan recommended by the consultant's study.

Item No. 7 Review and Discuss the Incentive Programs

Director of Economic Development Jessica James discussed the current Design Incentives with the Board. The Board discussed the following changes to the individual grants:

Paint Grant: Buildings can only qualify every seven (7) years for a paint grant unless special circumstances arise and are approved by the DEDC Board.

Signage Grant: adding the phase, new businesses can qualify for a signage grant if it has proved to be sustainable outside the City of Duncanville for a minimum of three years.

Item No. 8 Receive and Consider a Presentation and request from Jonathan Evans for a Paint, Landscape and Signage grant for the property located at 242 W Wheatland Road in the amount of \$16, 000.00.

It was a consensus of the Board to postpone considering this item at the request from Jonathan Evans who was unable to attend. It will be placed on the agenda for the next regular meeting.

Item No. 9 Receive Staff and Board Updates and Reports.

The DCEDC Board received the following Staff and Board reports:

- ***City Sales and Use Tax Comparison Summary*** – Economic Development Director Jessica James reported a 10.32% decrease in sales tax.
- ***Business Activity Update*** - Economic Development Director Jessica James distributed and reviewed the Business Activity Update listing all business contacts made by staff. Discussion included conversations with hotel developers, DISD, Cedar Valley College, and EON.

- **BRE Update** – Director Jessica James reported activity regarding Business Retention and Expansion. She spoke with representatives from Adams Paint and Body, Masco, and various restaurants.

Item No. 10 Executive Session.

In accordance with the Texas Government Code Section 551.087 (2) Deliberations Regarding Economic Development Negotiations to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

The Board entered into Executive Session at 8:07 PM.

Item No. 11 Reconvene into open session.


The Regular called meeting reconvened at 9:02 PM.

The meeting adjourned at 9:03 PM.

APPROVED:


MARK COOKS
PRESIDENT

ATTEST:


JANETTE MOSTELLER
ECONOMIC DEVELOPMENT COORDINATOR