

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
JANUARY 14, 2016**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, January 14, 2016 at 6:30 PM in the Council Briefing Room located at City Hall.

Board Members in attendance:

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

Staff Present: Economic Development Director Jessica James, Director of Finance Richard Summerlin

Guests: Hiren Desai, Peter Desai, Monte Anderson

The Invocation was offered by Board Member Dave Galbraith

Item No. 1 Consider Approval of the DCEDC Minutes for the Regular Meeting held on December 3, 2015.

Vice President Barry Gordon made a motion to approve the December 3, 2015, minutes as presented, seconded by Board Member Steve Dial, the motion passed unanimously.

Item No. 2 Citizens Public Forum.

No one was present to speak during the Public Forum.

Item No. 3 Receive and Discuss a Presentation and Request from SWH Duncanville, LLC for an Incentive in an Amount not to Exceed \$45,000 to Assist with City of Duncanville Development Fees for a Hampton Inn and Suites Hotel Located at 100 E. IH-20.

Hiren Desai presented the hotel project information to the Board. Mr. Desai stated the project would include a 65,000 sq. ft. 101 room Hampton Inn and Suites Hotel with an indoor pool, fitness center, breakfast eating area, and small meeting space. He also mentioned that no food would be cooked onsite. In addition, Mr. Desai showed the Board the site survey, building elevations, and renderings of the project. He informed the Board it would be a \$10 million dollar project.

Mr. Desai explained that SWH has contracts on both parcels of land, but is waiting on the approval of the special use permit by the City Council and approval of the replat before closing on the property. These were both needed to ensure the project could be completed on these two sites.

Mr. Desai reported SWH Duncanville, LLC is a subsidiary of Stonewood Hotels, LLC, which is a fully integrated hotel development company with brand affiliations such as Hilton, Marriott, Intercontinental Hotel Group, La Quinta, and Best Western International. He further stated that, Stonewood Hotels has developed several hotels in the past years through joint ventures and partnerships with recent projects including hotels in Grand Prairie, Decatur, Madill, OK, Bowie, Fairview, and Coppell.

Jessica James, Director of Economic Development, stated that Impact DataSource, a leading impact analysis company, conducted a 10-year economic impact analysis of the project.

The Board asked Mr. Desai if this was a typical amount that EDC's in other areas offer them. Mr. Desai replied that usually cities have impact fees that he requests assistance with, which run around mid \$200,000s. In addition, the Board also requested that Mr. Desai look local first for employees to staff the hotel and for any other building material and goods.

Item No. 4 Hold a Public Hearing Regarding a Request from SWH Duncanville, LLC for an Incentive in an Amount not to Exceed \$45,000 to Assist with City of Duncanville Development Fees for a Hampton Inn and Suites Hotel Located at 100 E. IH-20.

The public hearing was opened at 7:11 PM. No public was in attendance to speak on this item. The public hearing was closed at 7:14 PM.

Item No. 5 Receive and Discuss the Main Station Duncanville, LTD Monthly Financials.

Monte Anderson attended the Board meeting and asked the Board if they had any questions in regards to the Main Station monthly financials. The Board had no questions.

Item No. 6 Receive and Discuss the 2016 Main Station Duncanville, LTD Budget.

The Board reviewed the 2016 budget. Monte Anderson reported to the Board that the Main Station occupancy was still in the high 90's. Mr. Anderson stated that Roma's continues to improve every year. He also stated that the bar was taken out of the unit next to Roma's without his knowledge.

Item No. 7 Receive and Discuss an Update on the 212 N. Main Street Project.

Mr. Anderson reported that he had completed the project and had a number of prospective tenants for the retail spaces as well as interested parties for the efficiency units. He stated that the efficiency units were perfect for the new market demand and that they even had parking to accommodate the units.

Item No. 8 Receive and Discuss the City Sales and Use Tax Comparison Summary.

Director of Finance Richard Summerlin informed the Board that sales tax collections were up by 8.30% for the month compared to the same time last year. Mr. Summerlin also noted that total yearly collections were up .25% from 2015.

Item No. 9 Receive and Consider the DCEDC Monthly Budget Report.

Director of Finance Richard Summerlin stated that the DCEDC started the year with a beginning balance of \$368,485, which was a little better than was projected. Based on year-to-date revenues and expenses the DCEDC's budget had a balance of \$97,831. Board Member Dave Galbraith made a motion to

approve the monthly financials as presented and Vice President Barry Gordon second the motion, motion passed unanimously.

Item No. 10 Executive Session.

The Board convened into executive session at 7:35 PM.

Item No. 11 Reconvene into Open Session and Take any Necessary or Appropriate Action as a Result of the Closed Executive Session.

The Board reconvened into Open Session at 9:35 PM.

Board Member Ron White made the motion to approve a five-year performance agreement with SWH Duncanville, LLC in the amount not to exceed \$45,000 for economic development assistance with development fees paid to the City of Duncanville for construction of a 65,000 sq. ft. Hampton Inn & Suites Hotel located at 100 E. IH-20, Duncanville, Texas, with construction commencing within 12 months of the signed agreement and hotel completion within 15 months of breaking ground with the option to request an addition three months for completion, and authorized President Mark Cooks to initiate the agreement with SWH and the DCEDC. Vice President Barry Gordon seconded the motion, the motion passed unanimously.

Item No. 12 Receive and Consider the Adoption of the DCEDC Business Retention and Expansion Program.

The Board discussed the program and the addition of adding a quarterly business workshop or seminar. Vice President Barry Gordon made the motion to approve the DCEDC Business Retention and Expansion Program with the addition of hosting a quarterly business workshop / seminar. Board Member Dave Galbraith seconded the motion, the motion passed unanimously.

Item No. 13 Receive and Consider the Adoption of the City of Duncanville Policy Statement and Guidelines for Economic Development Grants and Tax Abatements.

The Board discussed the policy statement and guidelines and the addition of facade grants in order to allow the Board better flexibility in awarding grants to assist with the improvement of building exteriors, which would increase the sustainability of older buildings. Board Member Dave Galbraith made a motion to approve the adoption of the City of Duncanville Policy Statement and Guidelines for Economic Development Grants and Tax Abatements as presented with the following modifications:

1-) Additional Landscaping Grant Criteria - Properties can only qualify every seven (7) years for a landscaping grant unless special circumstances arise and then the DCEDC will evaluate the application on a case-by-case basis.

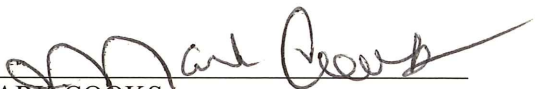
2-) Additional Grant - Façade and Architectural Improvement Grants: The DCEDC will consider all Façade and Architectural Improvement Grants on a case-by-case basis.

Item No. 14 Receive Staff and Board Updates and Reports.

The DCEDC Board reviewed the Business Activity Update log.

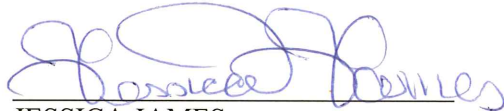
The meeting adjourned at 10:25 PM.

APPROVED:



MARK COOKS
PRESIDENT

ATTEST:



JESSICA JAMES
DIRECTOR OF ECONOMIC DEVELOPMENT