

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
MARCH 9, 2017**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, March 9, 2017, at 6:30 PM in the City Council Briefing Room located at City Hall.

Board Members in attendance:

Barry Gordon	President
Steve Dial	Vice President
Derwin Broughton	Board Member
Dave Galbraith	Board Member
Dr. Matt Murrah	Board Member
Dr. Terry Smith	Board Member
Grady Smithey	Board Member

Board Members not in attendance:

All Board Members were in attendance.

Staff Present: Economic Development Director Jessica James, and Economic Development Coordinator Cynthia D. Williams

The meeting was called to order by President Barry Gordon at 6:34 PM.

Board Member Dr. Matt Murrah offered the Invocation.

ITEM NO. 1 CITIZENS PUBLIC FORUM.

No citizen spoke during Citizens Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE MEETING HELD ON FEBRUARY 9, 2017.

Dr. Smith made a motion to approve the minutes as presented, seconded by Mr. Smithey, the vote passed unanimously.

ITEM NO. 3 RECEIVE AND CONSIDER APPROVAL OF AN INCENTIVE REQUEST BY TEN HAGEN EXCAVATING, INC. IN THE AMOUNT OF \$56,853.

Ten Hagen Excavating, Inc. was not in attendance. President Mr. Gordon requested to pull item No. 3 to give Ten Hagen Excavating, Inc. more time to prepare for their presentation to the Board. They will present at the next DCEDC meeting.

ITEM NO. 4 HOLD A PUBLIC HEARING REGARDING A PROPOSED INCENTIVE FROM THE DCEDC TO GK STEEL IN AN AMOUNT NOT TO EXCEED \$76,083 TO ASSIST WITH AN INDOOR SPRINKLER SYSTEM FOR THE PROPERTY LOCATED AT 906 MERCURY AVENUE, DUNCANVILLE, TEXAS.

The Public Hearing opened at 6:38 PM with President Gordon reading the item. State law requires that a public hearing be held for Type B projects and that a public hearing is advertised for the project listed above. There was no public present and no one spoke during the Public Hearing. The Public Hearing closed at 6:39 PM.

ITEM NO. 5 RECEIVE AN UPDATE REPORT REGARDING THE DUNCANVILLE FIELDHOUSE.

Craig Brasfield, Fieldhouse General Manager, provided an update regarding the Duncanville Fieldhouse including revamping of the food and beverage operations; upcoming events; facility upgrades, i.e., gym floors, interior and exterior painting, and landscaping; the new website, the redesign of the reception desk to include a people counter, programs including the After-School Program, and Summer Camp; and sponsorship updates, i.e., identifying a naming rights sponsor, soft drink pouring rights, and restaurants such as Chick-fil-A and Subway.

The Board held further discussions regarding the Fieldhouse including the After School Program and training for abuse prevention, sponsorships, facility usage, and replacement of the floors.

ITEM NO. 6 RECEIVE AND CONSIDER THE 2016 DDCEDC ANNUAL REPORT.

Ms. James presented the 2016 DCEDC Annual Report to the Board. Ms. James reviewed the total dollars approved for economic development projects by the Board during 2016, which included \$45,000. She explained these dollars included both incentive projects and Design Incentive Grants. In addition, Ms. James highlighted that \$1,282,969 total dollars were approved for community development projects.

Dr. Murrah made a motion to approve the 2016 DCEDC Annual Report as presented, seconded by Mr. Smithey, the vote passed unanimously.

ITEM NO. 7 RECEIVE AND CONSIDER THE 2017 DCEDC COMMUNITY ENHANCEMENT PROGRAM.

Ms. James presented the 2017 DCEDC Community Enhancement Program to the Board. Ms. James reported to the Board that this is another item that must be completed on a yearly basis per the Bylaws of the Corporation. Ms. James noted that the Community Enhancement Program will be reviewed during the Board's Planning Session. Staff will make one presentation to City Council to include the Annual Report and the Community Enhancement Program.

Dr. Murrah made a motion to approve the 2016 DCEDC Annual Report as presented, seconded by Mr. Smithey, the vote passed unanimously.

ITEM NO. 8 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Ms. James reported that she received an email from Mr. Anderson from Options. The email listed five individuals/entities showing interest in the property. Ms. James also reported that Staff met with the City Attorney. He is performing research to determine what the City's options are in regards to Main Station. As soon as he completes his research and reviews that research with Staff, Staff will bring that information back to the Board.

Ms. James also reported that Mr. Anderson has offered the patio area near the Rice Pot for the Design Studio Group for some of their events. The Design Studio Group meets every 2nd Thursday at the Recreation Center Teen Room at 9:30 AM.

ITEM NO. 9 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Ms. James reported that the City continues to be positive and is seeing sales tax increases. The City was up 9.76%. Ms. James noted that a lot of that comes back to the building industry.

There were further discussion/questions on sales taxes by the Board.

ITEM NO. 10 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Ms. James reported that because of the Debt Service on the parks bonds, the DCEDC current month Total Expenditures equal \$524,334. The DCEDC had \$5,990 in salaries, promotional items, etc. In terms of beautification, the Parks Division will start mowing on Monday, and have stepped up the cleanup on Highway 67 and I-20.

There were further discussion/questions including: Is the debt service on the parks bonds a onetime occurrence?

ITEM NO. 11 EXECUTIVE SESSION.

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

- DISCUSS TEN HAGEN EXCAVATING, INC. GRANT REQUEST.

There was no Executive Session; Item pulled from the Agenda.

ITEM NO. 12 RECONVENE INTO OPEN SESSION.

There was no Executive Session; Item pulled from the Agenda.

ITEM NO. 13 TAKE ANY NECESSARY OR APPROPRIATE ACTION BECAUSE OF CLOSED EXECUTIVE SESSION.

There was no Executive Session; Item pulled from the Agenda.

ITEM NO. 14 RECEIVE STAFF AND BOARD REPORTS:

- *Receive Update on Comprehensive Plan Steering Committee.*

Mr. Gordon and Mr. Broughton have some concerns about the Consultants for the Comprehensive Plan Steering Committee. Staff will review dates and schedule a meeting for them with the City Manager to express those concerns.

The Board had further discussion.

- ***Receive Update on the TIF.***

Ms. James reported that the TIF Board's first meeting will take place on Tuesday, March 28, 2017, 6:00 PM in the City Hall Briefing Room. DCEDC members are welcomed to attend.

- ***Receive Business and Events Activity Updates.***

Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy. The Board had further discussion/questions.

- ***Discuss and Consider Scheduling DCEDC Planning Session.***

After review of several dates, Staff proposed scheduling the DCEDC Planning Session on Tuesday, May 9, 2017. This date will serve as the date for the Planning Session as well as the DCEDC Regular Meeting. The meeting will begin at 6:00 PM.

- ***Important Dates:***

- ***Flavor of Duncanville***
 - ***March 16, 2017 – Duncanville High School***

Ms. James previously asked for times that the DCEDC Board Members would be willing to participate in this event. Mr. Smithey, Mr. Dial, Dr. Smith, and Mr. Gordon have agreed to participate. The event will take place on Thursday, March 16, 2017, at the Duncanville High School at 4:00 PM – 8:00 PM.

- ***RED (Regional Economic Development) Summit Event***
 - ***March 23, 2017 – Hilton Garden Inn, Duncanville, Texas***

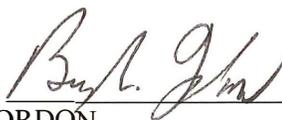
Staff has submitted three companies to be recognized at this event, which will take place on Thursday, March 23, 2017, at 10:00 AM – 2:00 PM. The DCEDC Board should receive an invitation. The City and the DCEDC typically get a couple of tables. The three businesses to be recognized this year are: Kroger, GoodLife Senior Living and Memory Care, and Barclay Construction. Board Members Mr. Dial, Mr. Galbraith, Dr. Smith, Mr. Smithey, and Mr. Gordon plan to attend.

- ***TEDC Economic Development Sales Tax Workshop***
 - ***October 27, 2017 – Hampton Inn, Mesquite, TX***

ADJOURNMENT

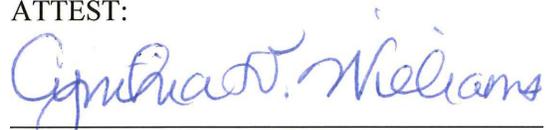
The meeting was adjourned at 8:50 PM.

APPROVED:

A handwritten signature in blue ink, appearing to read "Barry Gordon", written over a horizontal line.

BARRY GORDON
PRESIDENT

ATTEST:

A handwritten signature in blue ink, appearing to read "Cynthia D. Williams", written over a horizontal line.

CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR