

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

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Tuesday, May 9, 2017, at 6:00 PM in the City Council Briefing Room located at City Hall.

Board Members in attendance:

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

Board Members not in attendance:

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

The meeting was called to order by Vice President Dial at 6:05 PM.

Dr. Murrah offered the Invocation.

***ITEM NO. 1 CITIZEN'S PUBLIC FORUM.***

No one spoke during Citizen's Public Forum.

***ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE MEETING HELD ON APRIL 13, 2017.***

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

***ITEM NO. 3 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.***

Monte Anderson, General Partner of Main Station Duncanville, LTD, was not in attendance. Ms. James reported that in her review of the financials, there appears to be multiple cleaning charges recorded on the submitted report. Staff will visit with Mr. Anderson regarding these charges. She also reported that Mr. Anderson will attend our next DCEDC meeting to present the 2017 Main Station Duncanville, LTD Budget.

**ITEM NO. 4 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.**

Ms. James reported that the City has not yet received the May 2017 Sales and Use Tax Report from the State Comptroller. The Comparison Summary will be provided to the Board at our next meeting for review and discussion.

**ITEM NO. 5 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.**

Ms. James reported that the total revenue was \$183,287 for the current month, and \$985,835 YTD. The \$1,818 expenditure listed in the Loan/Paint Program is for the sign grant awarded to Salon 921, and the \$15,663 is for Beautification. The W&B economic incentive grant (property tax and sales tax rebate) ends in 2018, and is capped at \$200,000. She noted that the DCEDC has a net profit of \$92,319 for the current month, a Fund Balance of \$839,492 with a projected ending balance as of September 30, 2017 of \$1,037,287. The \$1,037,287 does not account for the money awarded to GK Steel in the amount of \$76,083.

There was further questions/discussion.

**ITEM NO. 6 CONSIDER APPROVAL OF A REVISED 2016 – 2017 DCEDC BUDGET TO INCLUDE THE \$76,083 INCENTIVE GRANT AWARDED TO GK STEEL AT THE FEBRUARY 9, 2017 DCEDC MEETING.**

Ms. James reported that at the February 9, 2017, DCEDC meeting, the Board awarded GK Steel with a \$76,083 incentive grant. At the April 13, 2017, DCEDC meeting, the Board approved the monthly budget. This approval did not reflect the GK Steel award. Moving forward, when the Board accepts a motion for an award such as this, the Board Member making the motion will add verbiage to include, “the Board will amend the budget accordingly”. She stated that the approved Fiscal Year 2016 - 2017 budget needs to be amended to reflect this award. This amendment will also need to go before City Council.

Dr. Murrah made a motion to approve the revised Fiscal Year 2016 - 2017 DCEDC Budget to include the \$76,083 incentive grant awarded to GK Steel, seconded by Mr. Smithey, the vote passed unanimously.

**ITEM NO. 7 RECEIVE STAFF AND BOARD REPORTS:**

- *Receive Update on Comprehensive Plan Steering Committee.*

Ms. James reported that at the April 17, 2017, Comprehensive Plan Steering Committee meeting, the committee went through and added some work plan options. The Committee is currently doing some tweaking to the plan, i.e., removing the suggestion to add a database to search buildings as the DCEDC already has one. There are some places where the DCEDC will need to be involved, i.e., I20; however, not necessarily for funding. Mr. Gordon and Mr. Broughton will receive a copy to bring back to share with the Board at a later date.

- *Receive Update on the TIF.*

Ms. James reported that the TIF Board had a meeting/tour of the TIF district on April 25, 2017. Staff reviewed the areas that will be improved through the TIF. She asked if the Board would be willing to help support the TIF Board financially. If the Board does decide to support the TIF Board, it would be good to do that this fiscal year; however, Staff recommends this as a loan.

- *Receive Business and Events Activity Updates.*

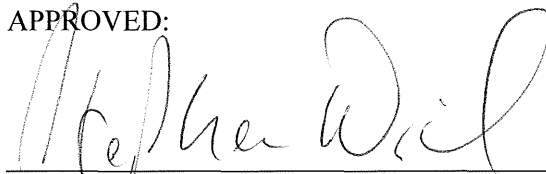
Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy. The Board had further questions and discussion.

- *Important Dates:*
  - *DCEDC Annual Meeting and Board Meeting*
    - *June 8, 2017 – City Council Briefing Room*
  - *TEDC Mid-Year Conference*
    - *June 7 – 9, 2017 – Marriot at Legacy Town Center, Plano, TX*
  - *TEDC Economic Development Sales Tax Workshop*
    - *October 27, 2017 – Hampton Inn, Mesquite, TX*

#### ADJOURNMENT

The meeting was adjourned at 6:47 PM.

APPROVED:



STEVE DIAL  
VICE PRESIDENT

ATTEST:



CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR