

**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
SEPTEMBER 14, 2017**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, September 14, 2017, at 6:30 P.M. in the City Council Briefing Room located at City Hall.

Board Members in attendance:

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

Board Members not in attendance:

Derwin Broughton	Board Member
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City Council Members Present: There were no City Council Members present.

Staff Members Present: Economic Development Director Jessica James.

The meeting was called to order by President Barry Gordon at 6:31 P.M.

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 REGULAR MEETING HELD ON SEPTEMBER 14, 2017.***

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

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

Mr. Gordon reported that after reviewing the Main Station Duncanville, LTD's Monthly Financials, he did not see anything out of the ordinary. The payments are being paid on Mr. Anderson's loan, and the current balance on the loan is a little over \$1.4 million.

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

Ms. James reported that last month's sales tax collections were up 5.49% compared to the same time last year. Year-to-Date, Duncanville's collections are up 7.45% even though Staff and the Board saw fluctuations and prepayments the last few months. Staff did review the trends for the last two years with the Finance Department. It appears that during the same period last year, a couple of Duncanville's larger businesses did make prepayments. However, Duncanville's collections are still positive, and moving in the right direction.

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

Ms. James reported that the DCEDC received \$203,681 in sales tax revenue. Year-to-date, the DCEDC has received \$1.8 million, but budgeted \$2.3 million. There was some slight interest received for the month as well. Economic Development expenditures included salaries, memberships, attendance of ED workshops, and a recruiting event Staff attended. There were standard transfers to the General Fund, and Beautification and KDB expenditures. Beautification expenses are for plantings and landscaping; and the Debt Service payment is for the Park Bonds. The DCEDC's net profit for the month is \$162,165, and Staff is projecting that the DCEDC's fund balance will be about \$1.7 million at the end of the Fiscal Year.

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

There were no comments on the Duncanville Fieldhouse report.

**ITEM NO. 6 DISCUSS AND CONSIDER AMENDING THE SWH DUNCANVILLE, LLC AGREEMENT.**

Ms. James reported that Mr. Desai, COO of SWH Duncanville, LLC is present at the meeting to request an amendment to their agreement as they have not been able to break ground because of issues with the utility companies getting their services relocated on the property. Mr. Desai would like to request extending the current agreement, which says they must break ground in 12 months and completion must be done in 15 months from the time SWH breaks ground.

Mr. Desai reported that SWH purchased two separate lots and then plated them together to make the project workable. There are some electric lines that Oncor pulls in the middle of both sites, which has the power and cable lines on them. Since last September, SWH has attempted to reach Oncor to get this relocated. This request was finally completed last month. At the same time, SWH tried to get Charter to work concurrently with Oncor to relocate the cable lines. However, Charter would not cooperate. Now that Oncor has completed their part, Charter is looking at how they can go back under ground to complete their part. Charter told SWH that it may take approximately 90 - 120 days. SWH is requesting an extension of five to seven months.

After further discussion, Mr. Smithey made a motion to extend the SWH agreement from one year to 18 months for the hotel commencement, seconded by Mr. Galbraith, the motion passed unanimously.

Ms. James reported that the next step is to take both agreements to City Council. Staff will follow-up with SWH next week.

**ITEM NO. 7 EXECUTIVE SESSION.**

The DCEDC shall convene into closed executive session pursuant to Section 551.072 of the Texas Government Code to deliberate the sale, purchase or exchange of real property.

- DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH 67, SOUTH OF I-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.
- DISCUSS RAILROAD FLATS PROPERTY.

The Board began Executive Session at 6:55 P.M.

***ITEM NO. 8 RECONVENE INTO OPEN SESSION.***

The Board reconvened into Open Session at 7:10 P.M.

***ITEM NO. 9 TAKE ANY NECESSARY OR APPROPRIATE ACTION BECAUSE OF CLOSED EXECUTIVE SESSION.***

The Board took no action.

***ITEM NO. 10 RECEIVE STAFF AND BOARD REPORTS:***

- ***Receive Update on Comprehensive Plan Steering Committee.***

Ms. James reported that Chasidy Allen, City Planner, gave a presentation during the September 5, 2017, City Council Meeting. City Council will consider the final approval of the Comprehensive Plan during the September 19, 2017, City Council Meeting.

The Board discussed how they will implement their portion of the plan.

- ***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 Board Photos***
  - ***October 12, 2017 - 6:00 P.M. – TBA***
- ***DCEDC Planning Session***
  - ***October 12, 2017 - 6:30 P.M. – City Hall Briefing Room***
  - Ms. James reported that she and Mr. Gordon discussed the fact that October 12, 2017 is not a good date for the scheduling of the DCEDC Board Photos and Planning Session. There is another community event (Community Conversations 2017 at the First Presbyterian Church) taking place that night. A couple of options is October 10 or November 2, 2017. Staff will send an email to the Board tomorrow, and the Board can respond to the email regarding a preferred date. The issue stems from the fact that Community Conversations' 2017 are scheduled to take place for the next six consecutive Thursdays. Everybody is encouraged to attend these events.
- ***TEDC Economic Development Sales Tax Workshop***
  - ***October 27, 2017 – Hampton Inn, Mesquite, TX***

***ADJOURNMENT***

***The meeting was adjourned at 8:12 P.M.***

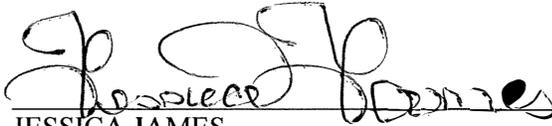
APPROVED:



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BARRY GORDON  
PRESIDENT

ATTEST:



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JESSICA JAMES  
DIRECTOR OF ECONOMIC DEVELOPMENT