

**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE BOARD
REGULAR MEETING
MARCH 28, 2017**

A regular meeting of the Duncanville Tax Increment Financing (TIF) Reinvestment Zone Board was held on Tuesday, March 28, 2017, at 6:00 PM in the City Council Briefing Room located at City Hall.

Board Members in attendance:

Barry Gordon	Board Member
Michael Grace	Board Member
Daniel Flores	Board Member
Kenneth Embry	Board Member
Madeline Kelley-Schwoch	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 Ms. James at 6:06 PM.

Board Member Mr. Gordon offered the Invocation.

ITEM NO. 1 CITIZENS PUBLIC FORUM.

No citizen spoke during Citizens Public Forum.

ITEM NO. 2 HOLD ELECTION OF THE TIF BOARD PRESIDENT.

After discussion, Board Member Michael Grace was elected as the President for 2017 – 2018.

ITEM NO. 3 REVIEW AND DISCUSS THE DUTIES AND RESPONSIBILITIES OF THE TIF BOARD.

Ms. James reviewed and discussed the duties and responsibilities of the TIF Board to include the review and recommendation of development projects for use of TIF fund support, periodic review of the Project and Financing Plans and make recommendations for any updates, and the review of the Annual Report to be submitted to the City Council and comply with requirements to the Texas Comptroller for TIF registry and reporting. She also reviewed the TIF Board President's responsibilities, the terms of the Board Members, the meeting dates and times, and the difference between the TIF Board and the Duncanville Community and Economic Development Corporation (DCEDC). Currently, the main objectives of the Board include the Bylaws, and approving a Project and Financing Plan. Ms. James reported that the TIF Board has a Consultant, Mr. Larry Cline with Larry Cline Consulting, LLC. Mr. Cline will attend the next TIF Board Meeting. The Parks and Public Works Departments will attend a meeting at some point as well.

There was further questions/discussion.

ITEM NO. 4 RECEIVE AND DISCUSS THE OPEN MEETINGS ACT.

Ms. James reviewed and discussed the Texas Open Meetings Act; what it is, and its intentions, which is to help public officials comply with the law and avoid unintentional violations of the law as well as help all Texans understand how the Open Meetings Act benefits them. She reminded the Board that when an email goes out to Board Members, a "Reply to All" of that email may lead to violations of the Texas Open Meetings Act. The Board Member should remember to reply only to the sender. She reviewed and discussed notice requirements, i.e., Notice of Possible Quorum, a "walking quorum" which is deliberating about public business without a quorum being physically present in one place, and the Annual Report.

There was further questions/discussion.

ITEM NO. 5 RECEIVE AND DISCUSS THE PROJECT AND FINANCING PLAN FOR THE TIF BOARD.

Ms. James reviewed and discussed the boundaries that have been established by City Council. These boundaries include the DeFord's property, but do not include the Nance Property per both requests. She discussed the service roads included in the TIF as well as the new McDonalds, and the two upcoming hotels.

There was further questions/discussion.

ADJOURNMENT

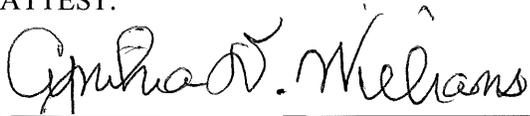
The meeting was adjourned at 8:50 PM.

APPROVED:



MICHAEL GRACE
PRESIDENT

ATTEST:



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR