



**DUNCANVILLE COMMUNITY AND
ECONOMIC DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX
FEBRUARY 19, 2018 @ 6:00 PM**

****DCEDC MISSION STATEMENT****

TO SERVE AS A CATALYST FOR COMMUNITY DEVELOPMENT AND ECONOMIC OPPORTUNITY THAT ENHANCES THE COMPETITIVENESS OF DUNCANVILLE AND INCREASES PROPERTY VALUES, SALES TAX REVENUES, JOB OPPORTUNITIES AND QUALITY OF LIFE.

AGENDA

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE MEETING HELD ON JANUARY 11, 2018.
3. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
4. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
5. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
6. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE BUDGET STATUS REPORT.
7. RECEIVE AND CONSIDER APPROVAL OF THE 2017 DCEDC ANNUAL REPORT.
8. HOLD A PUBLIC HEARING REGARDING THE 2017 - 2018 DCEDC COMMUNITY ENHANCEMENT PROGRAM.
9. RECEIVE AND CONSIDER APPROVAL OF THE 2017 – 2018 DCEDC COMMUNITY ENHANCEMENT PROGRAM.
10. DISCUSS AND CONSIDER APPROVAL OF AN AMENDMENT TO THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BYLAWS AMENDING ARTICLE IV (FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS, SECTION 4 (PARTICIPATION IN BOARD MEETINGS).

11. EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value 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.

12. RECONVENE INTO OPEN SESSION.

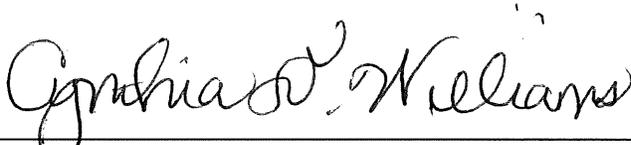
13. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

14. RECEIVE STAFF AND BOARD REPORTS

- RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
- UPCOMING EVENTS
 - Flavor of Duncanville
 - Duncanville High School
 - March 15, 2018, 4 PM – 8 PM

ADJOURNMENT

**POSTED BY THURSDAY
FEBRUARY 15, 2018 BY 5:00 PM**



**CYNTHIA D WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**

Members of the City Council, including a possible quorum, might be present in the audience and some of the City Council members might make comments or participate in the discussion as audience members. There will be no deliberation, vote, or action by the City Council.

The City of Duncanville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Duncanville at least 72 hours in advance at (972) 780-5012. (TDD Access 1-800-RELAY-TX)

Pursuant to section 30.07, penal code (trespass by license holder with an openly carried handgun), a person licensed under subchapter h, chapter 411, government code (handgun licensing law), may not enter this meeting room with a handgun that is carried openly.

De conformidad con la sección 30.07 del código penal (prevaricación por licenciario con una arma de mano llevada abiertamente), una persona con licencia bajo el subcapítulo h, capítulo 411, código de gobierno (ley de licencias para portar armas), no pueden entrar a la sala de reuniones con una arma de mano que se practica abiertamente.



AGENDA BACKGROUND

ITEM NO. 1

MEETING DATE: Monday, February 19, 2018

TITLE:

Citizen's Public Forum.

BACKGROUND/HISTORY:

The Duncanville Community and Economic Development Corporation Bylaws provide there be a Public Forum as part of the regular meetings. The purpose of the Public Forum is to allow public comment to be made by citizens regarding Board matters. The format of the Public Forum is subject to the President's discretion. When recognized to speak, the citizen is asked to please state his/her name and address for the record. Comments will be limited to two minutes per speaker.

Citizens wishing to speak on a Public Hearing Agenda item shall not address the Board during the Public Forum. Time is allowed for proponents and opponents to speak on a public hearing item during the set Public Hearing.



AGENDA BACKGROUND

ITEM NO. 2

MEETING DATE: Monday, February 19, 2018

TITLE:

Consider Approval of the DCEDC Minutes for the Meeting Held on January 11, 2018.

BACKGROUND/HISTORY:

Copies of the draft minutes for the Regular Meeting on January 11, 2018, are attached for review.

ATTACHMENTS:

DCEDC Minutes from January 11, 2018.

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
JANUARY 11, 2018**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, January 11, 2018, 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
Grady Smithey	Board Member
Dr. Matt Murrah	Board Member
Derwin Broughton	Board Member
Dave Galbraith	Board Member

Board Members not in attendance:

Dr. Terry Smith	Board Member
-----------------	--------------

City Council Members Present: There were no City Council Members present.

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

Guest Present: Monte Anderson, CEO & President (Options Real Estate Investments, Inc.)

The meeting was called to order by President Gordon at 6:30 PM.

Mr. Galbraith offered the Invocation.

ITEM NO. 1. CITIZEN'S PUBLIC FORUM.

No citizen's spoke during Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE BOARD METING HELD ON DECEMBER 14, 2017.

Mr. Smithey made a motion to approve the minutes as presented, seconded by Mr. Broughton, 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. Anderson reported that it is pretty much business as usual at Main Station, except that the property is in the best health condition than it has ever been. The financials show \$87,000 in cash in the bank. That is before paid taxes, which were just under \$70,000. Main Station is paying an extra \$2,000 a month toward principal reduction, and then roughly gathering an extra \$2,000 a month also in addition to

that. Main Station might increase that amount if it keeps going like this. Main Station has no capital expenditures anticipated, and are 100 percent occupied. Mr. Anderson reported that he is not sure how long the Design Studio Committee (Inner.space) will stay at Main Station. He gave the Committee a year to figure out the direction they want to go; however, he believes they will never be able to pay rent. Inner.space has been good for the property, and it is fun to have them around. Main Station needs to go ahead and lease that space, which would add another \$12 – \$15 thousand dollars a year.

The Board had further questions and discussion.

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

Ms. James reported that the submitted Summary appears to show an error comparing month-to-month from this period compared to the same time last year. It shows both percentages at 4.59%. Staff will address this issue, and bring it back to the Board at the next meeting.

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

Ms. James reported that the EDC collected \$199,750 in sales tax. Year-to-date, the EDC is at \$201,674. In terms of activity, the EDC is at \$10,431. That was one of the main expenditures, which covers miscellaneous expenses, some travel, insurance, and salaries. The Report also shows the \$5,000 paid to Leon Miller Commercial Properties, \$2,718 for Beautification efforts, and the \$28,500 paid to MD Multi-Services LLC (Dallas Heart and Vascular). The Total Expenditures for EDC are \$53,775 and that leaves a net profit of \$145,975.

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

ITEM NO. 6 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE BUDGET STATUS REPORT.

Ms. James reported that Staff has not had a chance to review the numbers in debt with the Fieldhouse General Manager. However, she would be happy to answer any questions the Board may have.

ITEM NO. 7 RECEIVE AND CONSIDER APPROVAL OF THE 2017 DCEDC ANNUAL REPORT.

Ms. James presented the 2017 DCEDC Annual Report to the Board and welcomed any input from the Board. The 2017 DCEDC Annual Report as well as the 2018 DCEDC Community Enhancement Program will be presented to City Council. Ms. James reviewed the total dollars approved for Economic Development projects by the Board during 2017, which totaled \$309,401. She explained these dollars did include both incentive projects and Design Incentive Grants. In addition, Ms. James highlighted that the \$1,130,432 total dollars were approved for community development projects.

The Board had further questions and discussion regarding the 2017 DCEDC Annual Report. Staff will bring this Report back to the Board at the next meeting with the Board's suggested changes.

ITEM NO. 8 RECEIVE AND DISCUSS THE 2018 DCEDC COMMUNITY ENHANCEMENT PROGRAM.

Ms. James presented the 2018 DCEDC Community Enhancement Program to the Board and reported to the Board that this is another item that must be completed on a yearly basis per the Bylaws of the Corporation. Staff will make one presentation to City Council to include the Annual Report and the Community Enhancement Program.

The Board had further questions and discussion regarding the 2018 DCEDC Community Enhancement Program. Staff will bring the 2018 DCEDC Community Enhancement Program back to the Board at the next meeting with the Board's suggested changes, and the Board will also hold a public hearing.

ITEMNO. 9 DISCUSS AND CONSIDER CHANGING THE DCEDC BOARD MEETING DAY AND TIME.

Ms. James reported that at the DCEDC's last meeting, some Board Members suggested moving the date and time of the DCEDC meeting to another day.

After further discussion and consideration, Dr. Murrah made a motion to move the DCEDC meetings to the second Monday of the month at 6:00 PM, seconded by Mr. Galbraith, the motion passed unanimously.

ITEM NO. 10 EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- RECEIVE AND DISCUSS APPRAISAL OF RAIL ROAD FLATS PROPERTY.

The Board began Executive Session at 9:17 PM.

ITEM NO. 11 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 9:34 PM.

ITEM NO. 12 TAKE ANY NECESSARY OR APPROPRIATE ACTION BECAUSE OF CLOSED EXECUTIVE SESSION.

The Board took no action.

ITEM NO. 13 RECEIVE STAFF AND BOARD REPORTS.

- **RECEIVE UPDATE ON THE TIF.**

Ms. James provided the Board with an update on the TIF to include it's 2017 Annual Report.

- **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**
 - **MAYOR'S STATE OF THE CITY ADDRESS AND AWARDS OF EXCELLENCE**
 - **HILTON GARDEN INN**
 - **JANUARY 18, 2018 – 6:00 PM**
 - **TOWN HALL MEETING**
 - **D.L. HOPKINS, JR. SENIOR CENTER**
 - **JANUARY 23, 2018 – 6:00 PM**

ADJOURNMENT

The meeting adjourned at 9:53 PM.

APPROVED:

BARRY GORDON
PRESIDENT

ATTEST:

CYNTHIA D WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Discuss the Main Station Duncanville LTD's Monthly Financials, as well as Duncanville Real Estate Updates.

BACKGROUND/HISTORY:

The Main Station Duncanville LTD's monthly statements will be provided to you at the meeting. Mr. Anderson will not be in attendance to provide an update to the Board.



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Discuss City Sales and Use Tax Comparison Summary.

PRESENTED BY:

Economic Development Director Jessica James

BACKGROUND/HISTORY:

The City Sales and Use Tax Comparison Summary – February 2018.

STATE OF TEXAS
 COMPTROLLER OF PUBLIC ACCOUNTS
 CITY SALES AND USE TAX COMPARISON SUMMARY - FEBRUARY 2018

County/City	Rate	Net Payment	Comparable Payment	% Change	2017 Payments	2016 Payments	% Change
Dallas							
Addison	1.00%	1,309,794.39	1,404,534.80	-6.74%	2,373,477.55	2,454,251.86	-3.29%
Balch Springs	2.00%	736,494.85	698,190.26	5.48%	1,356,362.72	1,276,539.93	6.25%
Carrollton	1.00%	3,647,154.09	3,480,564.53	4.78%	6,700,969.98	6,205,027.71	7.99%
Cedar Hill	1.88%	1,753,092.32	1,757,119.45	-0.22%	3,009,485.46	2,913,092.93	3.30%
Cockrell Hill	1.00%	41,174.09	38,603.86	6.65%	75,585.00	66,925.01	12.93%
Coppell	1.75%	3,361,713.74	3,310,428.37	1.54%	6,604,739.06	5,979,957.00	10.44%
Dallas	1.00%	30,429,822.29	30,081,222.62	1.15%	53,466,371.17	52,180,106.74	2.46%
De Soto	2.00%	1,929,022.42	1,666,611.04	15.74%	3,186,105.61	2,739,709.68	16.29%
Duncanville	2.00%	1,022,043.71	954,232.76	7.10%	1,789,964.94	1,688,391.36	6.01%
Farmers Branch	1.00%	1,286,956.50	1,424,969.94	-9.68%	2,513,412.37	2,546,283.52	-1.29%
Garland	1.00%	2,867,890.29	2,814,384.75	1.90%	5,094,975.15	5,228,706.99	-2.55%
Glenn Heights	1.00%	62,222.60	60,600.30	2.67%	104,260.67	101,760.84	2.45%
Highland Park	1.00%	556,140.89	459,143.72	21.12%	905,937.44	794,507.30	14.02%
Hutchins	2.00%	231,256.82	202,830.96	14.01%	397,286.20	396,499.97	0.19%
Irving	1.00%	6,952,466.46	7,842,867.21	-11.35%	11,602,388.90	12,638,397.43	-8.19%
Lancaster	2.00%	1,005,155.30	984,258.29	2.12%	1,870,555.04	1,696,882.94	10.23%
Mesquite	2.00%	4,811,077.61	5,063,494.66	-4.98%	8,283,315.94	8,340,604.24	-0.68%
Richardson	1.00%	4,085,093.16	4,233,165.12	-3.49%	7,145,088.50	6,624,114.21	7.86%
Rowlett	1.00%	681,189.61	692,730.01	-1.66%	1,238,851.11	1,246,929.99	-0.64%
Sachse	1.75%	313,994.54	295,943.77	6.09%	522,469.94	494,637.57	5.62%
Seagoville	2.00%	323,479.61	334,159.87	-3.19%	580,546.86	575,032.51	0.95%
Sunnyvale	2.00%	350,718.12	235,904.03	48.66%	575,256.84	490,574.67	17.26%
University Park	1.00%	528,017.42	521,352.78	1.27%	866,688.44	834,110.19	3.90%
Wilmer	2.00%	388,424.95	424,581.46	-8.51%	678,037.28	772,010.71	-12.17%
County Total		68,674,395.78	68,981,894.56	-0.45%	120,942,132.17	118,285,055.30	2.25%

Tarrant							
Bedford	2.00%	\$1,091,668.45	\$1,071,461.90	1.88%	\$1,919,033.77	\$1,819,563.43	546.00%
Hurst	1.50%	\$2,012,967.95	\$2,010,314.85	0.13%	\$3,256,516.19	\$3,284,949.84	-0.86%
Southlake	1.88%	\$3,291,856.98	\$2,937,239.26	12.07%	\$5,692,801.34	\$5,672,448.16	0.35%
Grand Prairie	1.75%	\$5,695,917.14	\$5,541,595.83	2.78%	\$10,063,009.43	\$9,713,984.80	3.59%
Grapevine	1.50%	\$4,351,818.02	\$4,629,407.72	-5.99%	\$7,613,357.12	\$7,413,876.29	2.69%
Denton							
Corinth	1.75%	\$258,267.98	\$254,919.37	1.31%	\$460,883.44	\$433,668.12	6.27%



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Consider Approval of the DCEDC Monthly Budget Report.

PRESENTED BY:

Economic Development Director Jessica James

BACKGROUND/HISTORY:

Jessica James, Economic Development Director, will present the DCEDC Monthly Budget Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Discuss the Duncanville Fieldhouse Budget Status Report.

PRESENTED BY:

Economic Development Director Jessica James

BACKGROUND/HISTORY:

Jessica James, Economic Development Director, will present the Duncanville Fieldhouse Budget Status Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Consider Approval of the 2017 DCEDC Annual Report.

BACKGROUND/HISTORY:

The DCEDC presents a yearly annual report to the City Council, which highlights the activities of the Board and the Economic Development Department.

ATTACHMENT(S):

A copy of the 2017 DCEDC Annual Report.

**DUNCANVILLE COMMUNITY & ECONOMIC
DEVELOPMENT CORPORATION
2017 CALENDAR YEAR
ANNUAL REPORT TO CITY COUNCIL**

Economic Development Calendar Year Recap Figures

- **Community Dollars Invested as a Result of DCEDC Participation** **\$11,418,967**
- **DCEDC Community Development Project Dollars** **\$1,130,342**
- **DCEDC Economic Development Project Dollars** **\$549,386**
- **Jobs Created or Retained by Projects with DCEDC Participation** **189**

Community Enhancement Calendar Year Recap Figures

	<i>2016 Calendar Year</i>	<i>2017 Calendar Year</i>
• Total Number Visits - Library	164,261 visits	167,880 visits
• Total Number Materials Checked Out - Library	108,182 items	107,870 items
• Total Number of Computer Use – Library	30,516 sessions	32,103 sessions
• Total Number of Visits – Recreation Center	25,900 visits	27,219 visits

DCEDC Accomplishments/Activities During 2017:

- During the January 12, 2017, meeting, the DCEDC approved a \$1,817.58 Design Incentive Sign Grant to Natausha Fain, owner of Salon 921, for the property located at 739 W. Wheatland Rd.
- During the February 9, 2017, meeting, the DCEDC approved an incentive grant to GK Steel in the amount of \$76,083 to assist with an indoor sprinkler system for the building located at 906 Mercury.
- During the March 9, 2017, meeting, the DCEDC held a public hearing regarding an incentive 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. The Board approved the 2016 DCEDC Annual Report, and the 2017 DCEDC Community Enhancement Program.

-
- During the April 13, 2017, meeting, the DCEDC held a public hearing regarding a proposed incentive to Ten Hagen Excavating, Inc. in an amount not to exceed \$56,853 to assist with landscaping and a screening wall for the property located at 1214 S. Alexander Ave. The Board approved a wall incentive grant to Ten Hagen Excavating, Inc. in the amount of \$48,000.
 - During the May 9, 2017, meeting, the DCEDC approved the revised FY 16-17 DCEDC Budget to include the \$76,083 incentive grant awarded to GK Steel.
 - On June 8, 2017, the DCEDC held its Annual Meeting. During the June 8, 2017, regular meeting, the DCEDC approved amending the grant awarded to Ten Hagen Excavating, Inc. to utilize the full \$48,000 to cover the cost of the west wall as well as the north wall. The DCEDC approved a revised FY 16-17 DCEDC Budget to include the \$48,000 incentive grant awarded to Ten Hagen Excavating, Inc. The DCEDC approved the DCEDC FY 17-18 Budget, which included a \$150,000 loan to the TIF No. 1.
 - During the September 14, 2017, meeting, the DCEDC approved to extend the SWH Duncanville, LLC (Hampton Inn & Suites) Agreement from one year to 18 months for the hotel commencement.
 - On October 12, 2017, the DCEDC held its Planning Session. The Board approved the 2017 – 2018 DCEDC Goals. During the October 12, 2017, regular meeting, the DCEDC held a public hearing to receive comments on a proposed paint incentive grant request for Leon Miller Commercial Properties for the office building located at 550 North Main Street in the amount of \$5,000. The DCEDC approved the \$5,000 Paint Grant to Leon Miller Commercial Properties. Assistant City Manager Paul Frederickson made a presentation to the Board on the proposed Vacant Building Ordinance and asked for Board input on the ordinance.
 - During the November 9, 2017, meeting, the DCEDC received an update on the Ten Hagen Excavating, Inc. wall project. The Board approved DCEDC President Barry Gordon to sign a Ten Hagen Excavating, Inc. wall replacement request letter. The letter was at the request of Ten Hagen Excavating, Inc.
 - During the December 14, 2017, meeting, the DCEDC elected Barry Gordon as President and Steve Dial as Vice President of the Board. The DCEDC approved the amendment to the FY 17 – 18 DCEDC Budget to include the previously approved grant to MD Multi Services, LLC (Dallas Heart and Vascular) in the amount of \$28,500. The DCEDC approved a resolution expressing support for regional rail and expansion of passenger rail service south of the existing Westmoreland Dallas Area Rapid Transit Station to Duncanville.

4B Projects:

Fieldhouse – 1700 S. Main Street:

Made contribution to debt service payments through September 30, 2017, in the amount of \$485,266 for the City owned property located at 1700 S. Main Street.

MD Multi-Services, LLC (Dallas Heart & Vascular):

In January 2013, Randy Gaubert of Barclay Construction, made a presentation to the Board regarding possible incentives for the medical/general office development planned for properties located at 914 and 918 E. Hwy 67 and other adjacent lots, specifically for construction of a City required masonry screening wall. A workshop was held to discuss specifics of the type of incentive to offer. In February, a Public Hearing was held and an expenditure of DCEDC funds in an amount not to exceed \$57,000 as reimbursement of the actual total cost of the City required masonry screening wall was approved to be paid in two phases: 1) 50% of the actual total cost of the wall to be paid at the completion of the initial building; and 2) the remaining 50% of the actual total cost of the wall to be paid at the start of construction of the second building, with no payment prior to October 1, 2013. Due to State law requirement for a written performance agreement for all Type B incentives, a written agreement between DCEDC and MD Multi-Services, LLC was presented and approved by the Board in October 2013. The Phase 1 payment of \$28,500 was paid on 2/4/2014 for the completion of the first building. The Phase 2 payment of \$28,500 was paid on 12/5/17 for the completion of the second building. The grant is complete.

W & B Service Company:

The Board approved the contract between the DCEDC and W & B Service Company, L.P. for an incentive based on a portion of city sales and ad valorem taxes over a five-year period in a total amount not to exceed \$200,000 in November 2012. The contracts were approved by City Council and signed by both parties. The incentive was contingent on the completion of the building and amount of taxes generated with no upfront incentive money. Since the facility was completed after January 2012, the first rebate available was to be for 2013 as the first full year of operation. In 2015, \$43,499.86 was rebated back to W & B Service Company, with a total amount of rebates from 2013 - 2015 of \$80,537.59. In 2016, \$46,808 was rebated back to W & B.

In 2017, \$44,985.28 was rebated back to W & B Service Company bringing the total amount of rebates to \$172,330.87. This incentive will expire in 2018.

SWH Duncanville, LLC (Hampton Inn & Suites):

In 2016, the DCEDC approved a \$45,000 economic development performance agreement with SWH Duncanville, LLC for the cost of City of Duncanville development fees for a new Hampton Inn and Suites Hotel. The fees will be rebated back to SWH once they are paid to the City of Duncanville.

DCEDC Community Development / Projects During 2017:

Beautification - Total funds spent for FY 2017 efforts were \$102,010. The Parks Department administers the beautification funds and the contracts associated with the funds.

The beautification funds were used for:

- Landscape maintenance at the City owned property located at 1700 S. Main Street (Fieldhouse);
- IH-20 Corridor and Hwy 67 grounds maintenance; and
- Landscape color change for City properties and parks.

Keep Duncanville Beautiful – Total funds spent for KDB efforts for FY 2017 were \$8,016.



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, February 19, 2018

TITLE:

Hold A Public Hearing Regarding the 2017 - 2018 DCEDC Community Enhancement Program.

BACKGROUND/HISTORY:

Per the DCEDC Bylaws, the DCEDC must adopt a yearly community enhancement program that includes the goals and objectives set by the Board for the year along with any budget modifications for the program. A copy of the proposed 2017 - 2018 DCEDC Community Enhancement Program is attached for the Board to review. The goals and objectives listed in the program were established by the Board during its October 12, 2017 planning session.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive and Consider Approval of the 2017 – 2018 DCEDC Community Enhancement Program.

BACKGROUND/HISTORY:

Per the DCEDC Bylaws, the DCEDC must adopt a yearly Community Enhancement Program that includes the goals set by the Board for the year.

ATTACHMENT(S):

A copy of the 2017 - 2018 DCEDC Community Enhancement Program is attached.

DCEDC Community Enhancement Program

2017-2018



Vision Statement: To promote a progressive City with a thriving business environment, high quality of life, and a strong sense of community.

Mission Statement: To serve as a catalyst for community development and economic opportunity.

The Corporation is Committed to the Following:

- Ethics:** Qualities of honesty, integrity, fairness & impartiality will govern the conduct of the Board.

- Judgment:** The decisions made and actions taken will reflect favorably on the Board, City Council, and the City of Duncanville.

- Responsibility:** Members will carry out their tasks in a professional manner that reflects favorably on the Board, City Council, and the City of Duncanville.

- Unity of Purpose:** Interaction with citizens and staff will present a cohesive, unified and positive image of the Corporation.

Short Term Goals and Objectives

(Goal numbers listed below correlate with the goals and objectives established by the Board during its 2017 Planning Session, page numbers refer to Duncanville Comprehensive Plan: Destination Duncanville.)

- 1.0 Identify, prioritize, and pursue projects that can be funded through grants and public/private partnerships.**
- 2.0 Create a Commercial Rebuild Program.**
Objective: Priority Areas Include:
 - A. I-20/Camp Wisdom Area
 - B. Main Street
 - C. Hwy 67
- 3.0 Conduct a rail service study. (pg. 160)**
Objective:
 - A. Write and approve a resolution of support for rail in Duncanville
 - B. Provide necessary assistance to the City to conduct needed rail studies
 - C. Represent Duncanville as needed in any rail discussions
 - D. Collaborate with interested cities, stakeholders, and providers
- 4.0 Identify and prioritize shopping centers that are opportune sites for redevelopment and revitalization. (pg. 61)**
Objective:
 - A. Identify a list of shopping centers
 - B. Identify pad sites
 - C. Work with necessary entities to pursue target businesses
- 5.0 Market the Current Design Incentive Grant Program to the target areas by providing the businesses in the area with an incentive information packet.**
Objective: Priority Areas Include:
 - A. I-20/Camp Wisdom Area
 - B. Main Street
 - C. Hwy 67

Long Term Goals and Objectives

(Goal numbers listed below correlate with the goals and objectives established by the Board during its 2017 Planning Session, page numbers refer to Duncanville Comprehensive Plan: Destination Duncanville.)

1.0 Identify, prioritize, and pursue projects that can be funded through grants and public/private partnerships.

3.0 Conduct a rail service study. (pg. 160)

Objective:

- A. Provide necessary assistance to the City to conduct needed rail studies
- B. Represent Duncanville as needed in any rail discussion
- C. Collaborate with interested cities, stakeholders, and providers

4.0 Identify and prioritize shopping centers that are opportune sites for redevelopment and revitalization. (pg. 61)

Objective:

- A. Work with Public Works and Planning to address zoning barriers
- B. Partner with TIF for redevelopment and revitalization efforts in TIF District



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, February 19, 2018

TITLE: Discuss and Consider Approval of an Amendment to the Duncanville Community and Economic Development Corporation (DCEDC) Bylaws Amending Article IV (Functional Corporate Duties and Requirements), Section 4 (Participation in Board Meetings).

BACKGROUND/HISTORY:

During the Tuesday, September 19, 2017, City Council Meeting, the City Council directed the DCEDC Board to review their Bylaws, specifically, the Section that addresses participation in Board Meetings:

**ARTICLE IV (FUNCTIONAL CORPORATE DUTIES AND REQUIREMENTS)
SECTION 4 (PARTICIPATION IN BOARD MEETINGS)**

At the October 12, 2017, DCEDC Board meeting, Mr. Bob Hager, City Attorney, was in attendance to consult with the Board on this matter. The item was placed back on the Agenda at this meeting for further discussion.

At the November 9, 2017, DCEDC Board meeting, this Agenda Item was tabled until the next meeting because the full Board was not in attendance.

At the December 14, 2017, DCEDC Board meeting, the Board approved the proposed changes to the DCEDC Bylaws for Article IV (Functional Corporate Duties and Requirements), Section 4 (Participation in Board Meetings).

At the January 16, 2018, City Council meeting, Staff presented this item for final approval, and included the City Attorney's Footnote regarding the proposed change. During the City Council meeting, the DCEDC Board President requested City Council to send it back to the Board for further consideration. The City Council voted and instructed the DCEDC to discuss and consider this item further.

The item is back on the Agenda tonight for considered discussion.

ATTACHMENT:

A copy of the current and proposed changes.

**BYLAWS OF THE
DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT
CORPORATION**

ARTICLE IV
FUNCTIONAL CORPORATE DUTIES AND
REQUIREMENTS

Current Bylaws:

SECTION 4. PARTICIPATION IN BOARD MEETINGS.

The City Manager, Secretary, Mayor and Councilmembers, shall have the right to take part in any discussion of the Board, or committees thereof, including attendance of executive sessions, but shall not have the power to vote in any meetings attended.

Proposed Bylaws:

SECTION 4. PARTICIPATION IN BOARD MEETINGS.

The City Manager, Mayor, and Councilmembers, shall have the right to attend and take part in any discussion of the Board, or committees thereof, except executive sessions, unless specifically invited by the Board of Directors, but shall not have the power to vote.¹

fn 1. The Attorney General of the State of Texas has ruled that only members of the governing body, to wit: The DCEDC, have the inherent right to participate or to be included in a closed executive session (Attorney General Opinion No. JC-0375 (2001) and Attorney General Opinion GA-0277 (2004)).



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, February 19, 2018

TITLE:
Executive Session.

BACKGROUND/HISTORY:

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value 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.



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, February 19, 2018

TITLE:

Reconvene into Open Session.

BACKGROUND/HISTORY:

After closed session, the Board shall reconvene into an open session prior to adjournment and shall make specific disclosures of actions that were taken in closed session.



AGENDA BACKGROUND

ITEM NO. 13

MEETING DATE: Thursday, January 11, 2018

TITLE:

Take any Necessary or Appropriate Action as A Result of Closed Executive Session.

BACKGROUND/HISTORY:

The Board will take any necessary action in Open Session as a result of Executive Session.



AGENDA BACKGROUND

ITEM NO. 14

MEETING DATE: Monday, February 19, 2018

TITLE:

Receive Staff and Board Reports.

- Receive Business and Events Activity Updates.
- Upcoming Events
 - Flavor of Duncanville
 - Duncanville High School
 - March 15, 2018, 4 PM – 8 PM

PRESENTED BY:

Jessica James, Director of Economic Development

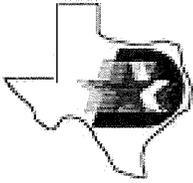
BACKGROUND/HISTORY:

Ms. James will present the DCEDC Business and Events Activity Updates to the Board at the meeting. The Business and Events Activity Updates are presented monthly to provide progress reports, development updates, and business updates.

Staff and the Board will discuss upcoming events.

ATTACHMENT(S):

- City of Duncanville's Certificate of Occupancy – Applications Received for the Month December (EDC)
- City of Duncanville's Certificate of Occupancy – Certificates Issued for the Month of December (EDC)

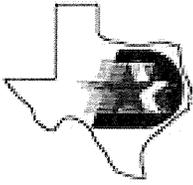


City of Duncanville's
Certificate of Occupancy -
Applications Received - MONTHLY
(EDC)
Month of January, 2018

Project Description	Project Start Date	Short Address	Tenant Name	Square Footage	Total Fees	Applicant Name	Applicant/Tenant Business Number	Reason for Application
wellness spa	01/05/2018	920 E Hwy 67 Suite # 100	In-Touch Chiropractic Massage and Wellness	2,656	\$25.00	Marcellous Dunbar	(817) 676-3523	New Business
Storage and Distribution of Marine Accessories (boat covers, boat seats, etc.)	01/05/2018	1126 Explorer St. Suite # A-C	Seamander Outdoor LLC	9,000	\$75.00	Dylan Searsy	(214) 396-9720	New Occupancy
Convenience Store and Restaurant	01/05/2018	1211 S Main St. Bldg. A	Main Stop Convenience Store	2,864	\$75.00	Tretisha George		New Occupancy
Insurance	01/10/2018	209 Cedar Ridge Dr.	Low Price Insurance	12,900	\$75.00	Myrna Padilla		New Occupancy
Income Tax Office	01/11/2018	210 S Main St. Suite # 6	Serrano Income Tax	3,875	\$75.00	Yesenia Serrano	(469) 438-1482	New Occupancy
swimming pool supply and retail	01/17/2018	108 N Cedar Ridge Dr.	Michael R Dedeluk dba Louis Pools	928	\$75.00	Michael Dedeluk	(972) 296-8363	New Occupancy
BEAUTY SALON	01/19/2018	428 N Main St.	Dolls of Dallas 3.0	1,100	\$75.00	Tniqua Babers	(214) 937-9722	New Occupancy
hair braiding and threading application	01/19/2018	1214 N Duncanville Rd. Suite # 3	Bombshell Beauty Bar	800	\$75.00	Briana Walker	(469) 667-1660	New Occupancy
Notary Public Services and Car Title Services	01/22/2018	226 W Camp Wisdom Rd. Suite # A	Notary and Title Services	384	\$75.00	Roman Gonzalez	(214) 728-6748	New Occupancy
to go off premises beer and wine	01/22/2018	700 S Cockrell Hill Rd. Suite # 114	To Go Beer and Wine	1,200	\$75.00	Michael Thomas	(469) 399-7399	New Occupancy
mechanic shop - rebuild engines and transmissions	01/24/2018	218 Woodhaven Blvd.	Dallas Diesel Performance	5,000	\$75.00	Eduardo Machado	(469) 494-2980	New Occupancy

mechanic shop	01/24/2018	706 E Red Bird Ln. Suite # 112	Jay & Ben Automotive Repair	1,000	\$75.00	Rodney Torrez	(214) 878-4262	New Occupancy
retail - clothing and furniture	01/25/2018	306 E Camp Wisdom Rd.	50 & 50	7,266	\$75.00	Ali Tekbali	(469) 878-3956	New Occupancy
McDonalds Fast Food Restaurant	01/25/2018	120 W IH 20	JKS Duncanville Road LLC DBA McDonald's Restaurant	4,950	\$25.00	Jeffrey D. Smith	(972) 298-5655	New Building
auto repair and detail	01/29/2018	214 Woodhaven Blvd. Suite # # N	Figueroa Fausto	1,260	\$75.00	Fausto Figueroa	(214) 677-8161	New Occupancy
sale of woman clothing	01/29/2018	316 N Main	BLKJSmith Family, LLC	900	\$75.00	Brian K Smith	(469) 629-7677	New Occupancy
barber school	01/30/2018	751 W Wheatland Rd.	The Academy of Barbering	2,400	\$75.00	Cookie Peters	(214) 952-3877	New Occupancy

TOTALS:	Square Footage:	58,483.00	(Avg.: 3,440.18)					
	Total Projects:	17						
	Total Fees:							\$1,175.00

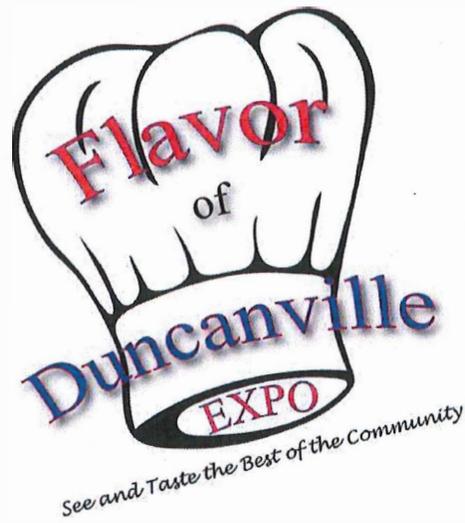


City of Duncanville's
**Certificate of Occupancy - Certificates
 Issued - MONTHLY (EDC)**
 Month of January, 2018

Project Description	CO Issue Date	Short Address	Tenant Name	Square Footage	Applicant Name	Reason for Application
Retail Antique Mall (Change of Ownership)	01/22/2018	215 W Camp Wisdom Rd. Suite # 8	RSLA ROX, Inc. DBA Knick Knacks	18,760	Richard Abramowitz	Change of Ownership
Carpentry and Upholstery (build cabinets/furniture and furniture upholstery) Rev 10-4-17	01/11/2018	1303 S Alexander Ave. Suite # F	Gabinetes GV	1,250	Efren Garcia	New Business
Retail Store-clothing, jewelry, cell phone accessories, and home goods.	01/11/2018	1530 S Clark Rd.	Kingdom Branded	975	Leslie Walton	New Business
Cell Phone Company for Cricket Wireless	01/02/2018	116 W Camp wisdom Rd.	Talk4less Wireless Communications LLC dba Cricket	1,300	Sergio Flores	New Business
Medical Office	01/02/2018	777 E Wheatland Rd. Suite # 108	Duncanville Children's Pediatric Care	3,444	Sudath Rannulu MD	Change of Ownership
Pharmacy	01/10/2018	700 S Cockrell Hill Rd. Suite # 188	Total Pharmacy	1,538	Adekunle Tometi	New Business
Food Pantry	01/10/2018	202 W Center St. Suite # D	Grace Place Food Pantry	400	Jeff Conrad	New Occupancy
Professional Services (bookkeeping, administration training, auditing, medical billing, consulting, and notary)	01/17/2018	202 E Wheatland Rd. Suite # 150	Central and Remote Advancement Team AKA Carat	500	Colette Green	New Occupancy
Popeye's Louisiana Kitchen (Fast Food)	01/30/2018	1901 S Main St.	Popeye's Louisiana Kitchen	2,373	Guillermo Perales	New Business
TOTALS:						
	Square Footage:	30,540.00	(Avg.: 3,393.33)			
	Total Projects:	9				

CO's Issued:

9



March 15, 4 p.m. - 8 p.m.

Duncanville High School

900 W. Camp Wisdom Road – Duncanville



Adults - \$10 & 5 & Under –Free

Students & Senior (62) - \$7

Tickets Available at the Chamber Office & Champions Cove

FREE FOOD TASTING WITH TICKET ADMISSION

Get your tickets today!

www.DuncanvilleChamber.org