



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

DCEDC MISSION STATEMENT
*TO SERVE AS A CATALYST FOR COMMUNITY DEVELOPMENT AND
ECONOMIC OPPORTUNITY.*

AGENDA

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE MEETING HELD ON FEBRUARY 19, 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 A PRESENTATION AND REQUEST FROM WEITZMAN GROUP FOR A FAÇADE AND ARCHITECTURAL IMPROVEMENT INCENTIVE GRANT FOR A MASONRY WALL FOR THE PROPERTY LOCATED AT 219 S CEDAR RIDGE DR, DUNCANVILLE, TX 75116.
8. EXECUTIVE SESSION.

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

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

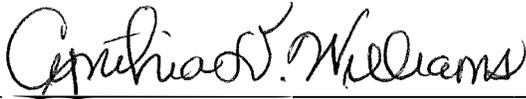
9. RECONVENE INTO OPEN SESSION.
10. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

11. RECEIVE STAFF AND BOARD REPORTS.

- RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
- IMPORTANT DATES/UPCOMING EVENTS:
 - 2018 R.E.D. SUMMIT
 - MARCH 22, 2018, 11:00 AM – 1:00 PM, HILTON GARDEN INN
 - PUBLIC MEETING – SOUTHERN GATEWAY PROJECT & DALLAS HORSESHOE PROJECT
 - MARCH 27, 2018, 5:30 PM – 7:30 PM, HILTON GARDEN INN

ADJOURNMENT

**POSTED BY THURSDAY
MARCH 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 licenciatarío 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, March 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, March 19, 2018

TITLE: Consider Approval of the DCEDC Minutes for the Meeting held on February 19, 2018.

BACKGROUND/HISTORY: Copies of the draft minutes for the Regular Meeting on February 19, 2018, are attached for review.

ATTACHMENTS: DCEDC Minutes from Thursday, February 19, 2018.

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
FEBRUARY 19, 2018**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, February 19, 2018, at 6:00 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
Dr. Terry Smith	Board Member

Board Members not in attendance:

All Board Members were in attendance.

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

The meeting was called to order by President Gordon at 6:00 PM.

Dr. Murrah 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 MEETING HELD ON JANUARY 11, 2018.

Mr. Galbraith 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.

President Gordon allowed the Board an opportunity to review the Financials. There were no questions/discussion.

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

Ms. James reported that comparing the current month to the same time last year, the City is up 7.10%. Year-to-Date, Duncanville, compared to the same time in 2016, is still up 6%.

Ms. James clarified the City Sales and Use Tax Comparison Summary submitted to the Board at the last DCEDC Meeting. In terms of the collections, the Summary showed the same numbers. The reason, is because last month was the first month the City starts receiving sales tax for the Fiscal Year. Every year it will be like that in January on the Summary. Staff did confirm this with the Finance Department.

There were further questions/discussion regarding the communities identified on the Summary. Ms. James reported that some of the communities on the Summary are standard for the City, which are used as benchmarks; however, Staff will ask the Finance Department to add Mansfield, and Midlothian, per the Board's request.

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

Ms. James reported that for the month, the EDC collections for sales tax is \$193,060, and the total expenditures is \$33,035, which leaves the EDC with a net profit of \$160,025. The report indicates where the EDC is located YTD, and where the EDC anticipates being at the end of the fiscal year, which includes the EDC Fund Balance as forwarded. The expenditures for EDC includes salaries, contractual services, and advertising. The Report also indicates the Transfer to the General Fund expense which, is standard, and the small beautification efforts.

There was further questions/discussion.

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

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

Ms. James reported that Bart Stevenson; Director of Parks and Recreation, and Craig Brasfield; General Manager of the Duncanville Fieldhouse will provide an update to City Council tomorrow night regarding the Fieldhouse façade improvements. She reiterated that those costs are not covered by the DCEDC, but by Hotel Occupancy Tax (HOT) Funds.

Ms. James also reported that today, the new Marketing Manager for the Fieldhouse started. That person will be responsible for marketing the facility as well as assisting with events hosed by the Fieldhouse.

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

Ms. James reported that this report highlights the activities of the Board, and at the last DCEDC meeting, the Board provided Staff with feedback regarding the Report. Staff did go back and make those modifications.

There was further questions/discussion, which included additional modifications from the Board.

Mr. Smithey made a motion to approve the 2017 DCEDC Annual Report with the additional modifications, seconded by Mr. Dial, the motion passed unanimously.

ITEM NO. 8 HOLD A PUBLIC HEARING REGARDING THE 2017 – 2018 DCEDC COMMUNITY ENHANCEMENT PROGRAM.

President Gordon opened the Public Hearing at 6:33 PM. There were no citizens for the Public Hearing. President Gordon closed the Public Hearing at 6:34 PM.

ITEM NO. 9 RECEIVE AND CONSIDER APPROVAL OF THE 2017 – 2018 DCEDC COMMUNITY ENHANCEMENT PROGRAM.

Ms. James reported that at the last DCEDC meeting, the Board provided Staff with feedback regarding the 2017 – 2018 DCEDC Community Enhancement Program. Staff went back and made those modifications as well, which included the modification of the DCEDC Mission and Vision Statement, and the removal of the DCEDC Disclaimer.

There was further questions/discussion.

Dr. Murrah made a motion to approve the 2017 – 2018 DCEDC Community Enhancement Program as presented, seconded by Mr. Dial, the motion passed unanimously.

ITEM NO. 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)).

President Gordon gave the Board a moment to review the Agenda Background information regarding this Agenda Item. The key to this Agenda Item is a statement he made in front of City Council on January 16, 2018. He then provided the Board with a background of the statement he made.

After further questions/discussion, Mr. Smithey made a motion to forward the amendment of the Bylaws as previously voted on by the Board at the DCEDC December 14, 2017 meeting to City Council. Dr. Smith seconded the motion. The vote was cast 6 for, 1 against (President Gordon).

ITEM NO. 11 EXECUTIVE SESSION.

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

- DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH67, SOUTH OF I-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.

The Board began Executive Session at 7:42 PM.

ITEM NO. 12 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 8:01 PM.

ITEM NO. 13 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

The Board took no action.

ITEM NO. 14 RECEIVE STAFF AND BOARD REPORTS.

- ***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/discussion.

- ***UPCOMING EVENTS***
 - Flavor of Duncanville
 - Duncanville High School
 - March 15, 2018, 4:00 PM – 8:00 PM

ADJOURNMENT

The meeting adjourned at 8:17 PM.

APPROVED:

**BARRY GORDON
PRESIDENT**

ATTEST:

**CYNTHIA D WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, March 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 the Board at the meeting. Mr. Anderson will not be in attendance to provide an update.



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, March 19, 2018

TITLE: Receive and Discuss City Sales and Use Tax Comparison Summary.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: The City Sales and Use Tax Comparison Summary is attached for the Board's review.

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

County/City	Rate	Net Payment	Comparable Payment	% Change	2018 Payments	2017 Payments	% Change
Dallas							
Addison	1.00%	1,139,929.89	1,010,209.37	12.84%	3,513,407.44	3,464,461.23	1.41%
Balch Springs	2.00%	572,069.25	508,646.26	12.46%	1,928,431.97	1,785,186.19	8.02%
Carrollton	1.00%	3,137,716.89	2,721,053.31	15.31%	9,838,686.87	8,926,081.02	10.22%
Cedar Hill	1.88%	1,018,837.50	989,822.38	2.93%	4,028,322.96	3,902,915.31	3.21%
Cockrell Hill	1.00%	44,188.14	23,132.30	91.02%	119,773.14	90,057.31	32.99%
Coppell	1.75%	3,832,957.11	2,876,204.56	33.26%	10,437,696.17	8,856,161.56	17.85%
Dallas	1.00%	22,448,275.05	21,746,262.11	3.22%	75,914,646.22	73,926,368.85	2.68%
De Soto	2.00%	855,853.17	811,618.12	5.45%	4,041,958.78	3,551,327.80	13.81%
Duncanville	2.00%	758,469.91	729,618.81	3.95%	2,548,434.85	2,418,010.17	5.39%
Farmers Branch	1.00%	1,125,909.10	1,141,490.90	-1.36%	3,639,321.47	3,687,774.42	-1.31%
Garland	1.00%	2,045,487.59	1,994,258.79	2.56%	7,140,462.74	7,222,965.78	-1.14%
Glenn Heights	1.00%	42,243.67	38,032.44	11.07%	146,504.34	139,793.28	4.80%
Highland Park	1.00%	286,819.22	265,792.93	7.91%	1,192,756.66	1,060,300.23	12.49%
Hutchins	2.00%	213,319.02	209,310.04	1.91%	610,605.22	605,810.01	0.79%
Irving	1.00%	5,081,275.85	5,206,946.97	-2.41%	16,683,664.75	17,845,344.40	-6.50%
Lancaster	2.00%	865,817.05	712,362.25	21.54%	2,736,372.09	2,409,245.19	13.57%
Mesquite	2.00%	2,971,669.96	2,890,937.25	2.79%	11,254,985.90	11,231,541.49	0.20%
Richardson	1.00%	2,739,397.26	2,981,727.93	-8.12%	9,884,485.76	9,605,842.14	2.90%
Rowlett	1.00%	478,900.36	487,386.13	-1.74%	1,717,751.47	1,734,316.12	-0.95%
Sachse	1.75%	181,691.00	202,396.72	-10.23%	704,160.94	697,034.29	1.02%
Seagoville	2.00%	235,885.77	226,936.09	3.94%	816,432.63	801,968.60	1.80%
Sunnyvale	2.00%	198,109.26	218,587.52	-9.36%	773,366.10	709,162.19	9.05%
University Park	1.00%	284,313.66	280,657.95	1.30%	1,151,002.10	1,114,768.14	3.25%
Wilmer	2.00%	261,845.59	237,329.64	10.32%	939,882.87	1,009,340.35	-6.88%
County Total		50,820,981.27	48,510,720.77	4.76%	171,763,113.44	166,795,776.07	2.98%

Tarrant							
Bedford	2.00%	\$776,941.14	\$809,763.23	-4.05%	\$2,695,974.91	\$2,629,326.66	2.53%
Hurst	1.50%	\$1,078,497.95	\$1,137,052.90	-5.14%	\$4,335,014.14	\$4,422,002.74	-1.96%
Southlake	1.88%	\$2,142,320.18	\$2,130,690.26	0.54%	\$7,835,121.52	\$7,803,138.42	0.40%
Grand Prairie	1.75%	\$4,355,192.26	\$4,056,589.81	7.36%	\$14,418,201.69	\$13,770,574.61	4.70%
Mansfield	2.00%	\$1,625,483.62	\$1,559,902.82	4.20%	\$5,839,149.27	\$5,482,223.66	6.51%
Grapevine	1.50%	\$3,344,510.75	\$3,045,980.80	9.80%	\$10,957,867.87	\$10,459,857.09	4.76%
Denton							
Corinth	1.75%	\$208,810.66	\$190,052.28	9.87%	\$669,694.10	\$623,720.40	7.37%



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, March 19, 2018

TITLE: Receive and Consider Approval of the DCEDC Monthly Budget Report.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James will present the DCEDC Monthly Budget Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, March 19, 2018

TITLE: Receive and Discuss the Duncanville Fieldhouse Budget Status Report.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James, will present the Duncanville Fieldhouse Budget Status Report to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, March 19, 2018

TITLE: Receive and Consider a Presentation and Request from Weitzman Group for a Façade and Architectural Improvement Incentive Grant for a Masonry Wall for the Property Located at 219 S Cedar Ridge Dr, Duncanville, TX 75116.

PRESENTED BY: Evan Smith, Development Manager at Weitzman

BACKGROUND/HISTORY:

Incentives & Grants Assistance Application

The Perfect Blend of Family, Community and Business

Property Owner Cedar Park Shopping Center, a Texas joint venture
Mailing Address 3 102 Maple Avenue, Suite 3 50
City Dallas State & Zip Texas 75201
Phone 214.954.0600 FAX 214.953 .0860 Email esmith@weitzmangroup.com

Project Representative Evan Smith
Mailing Address 3102 Maple Avenue, Suite 350
City Dallas State & Zip Texas 75201
Phone 214.954.0600

Business Name Cedar Park Shopping Center, a Texas joint venture
Property Address 201-33 1S. Cedar Ridge Dr., Duncanville, Texas 75116
Will You? Lease _____ OR Own the Property? OWN
Legal Description _____
Type of Business Retail Shopping Center Years in Business _____
Market Area _____ Business Plan Available? _____ (If yes, please attach)

Project Description: Describe the project and discuss any environmental impact the project may create.

Received notice from City of Duncanville regarding the poor condition of the existing wooden fence along the rear property line separating shopping center from the adjacent residential alley. Per City Ordinance, wooden fence must now be replaced with masonry screen wall. Remove existing wooden fence and construct of a 3 00linear foot concrete panel wall adhering to all City of Duncanville requirements.

Square footage of Project: 3 00 LF Date Projected for Occupation of Project/Initiation of Operations _____

Are you entering into a Loan? _____ **If yes, please answer the following:**

Loan Amount \$ _____
Down Payment \$ _____
Construction Price of Improvements or Buildings \$ _____
Lending Institution _____
Lender's Address _____
Lender's Contact Person _____

Employment Impact

Total Number of Jobs _____ Total Annual Payroll \$ _____
Type of Jobs Created _____

Percentage of Employees who will be Duncanville Residents _____
Number of Hourly Employees _____ Number of Salaried Employees _____

Fiscal Impact

Amount of Real/Personal Property Value Added to Tax Rolls \$ _____
Estimated Direct Sales Tax to be Generated \$ _____
Projected Total Annual Operating Budget of this Facility \$ _____
How will this project affect existing businesses and/or facilities? _____

Growth Expectations: Year One _____ Year Two _____ Year Three _____

What infrastructure construction would be required? _____

Interior Expenditures \$ _____ Exterior Expenditures \$ _____

Signage Update Grant

Maximum amount available: \$5,000

Amount Requested \$ _____

Program Specifications:

- 1. Grants may be approved for up to 70% of the lowest of the three bids, up to \$5,000.
- 2. Reimbursement will be made to the applicant up to 70% of the actual cost not to exceed the original amount approved.
- 3. Eligible costs include sign, labor costs, sign permit fee.
- 4. A City of Duncanville sign permit is required in order to receive reimbursement for the sign.

Attach the following documentation to the application:

- 1. A current photograph of the business showing the sign to be replaced. (The City will also take a photo of the building prior to work beginning.)
- 2. A sketch, drawing or computer image of proposed new signage.

Façade and Architectural Improvement Grant

Amount Requested \$ 70% of \$44,734.31

Description: Construction 300 linear foot concrete screen wall per code.

The DCEDC will consider all Façade and Architectural Improvements Grants on a case-by-case basis.

Infrastructure

Amount Requested \$ _____

Description: _____

Other

Amount Requested \$ _____

Description: _____

Total Grant Amount Requested \$ _____

*****If all requirements are not followed, the DCEDC Board has the authority to reject the grant request as well as not issue the grant funds for approved requests.**

AGREEMENT: I hereby certify that, to the best of my knowledge, all information submitted in the above Design Incentive Grant Application and all attachments are correct and accurate. I understand that by completing this application, I am making a formal request to receive an economic development grant for our company that is contingent based upon the acceptance/approval of the DCEDC Board and Duncanville City Council. I understand that the project workmanship must be approved by the City before grant money can be disbursed. Additionally, I understand that incentive or grant money is paid at the completion of the project as a reimbursement and that in order to be eligible for any type of DCEDC funding, a request and approval must be made prior to the commencement of the project (Design Incentive Grants cannot be approved retroactively). I also understand that the review and approval process will take a minimum of 30 days and that it is my responsibility to ensure that our project meets all City ordinances and/or requirements. The Grant can only be paid as a reimbursement of up to 70% of the actual cost not to exceed the original amount approved, and a Letter of Completion of work must be submitted to the City. I also understand that the approval of the Design Incentive Grants) is effective for one year from the date of City Council approval, and the project and request for disbursement of the grant funds must be made prior to the one-year approval anniversary. In addition, if the project is not completed within six months of the City Council approval date, I will be required to present an update to the DCEDC Board at their next regular meeting.

Printed Name Evan Smith

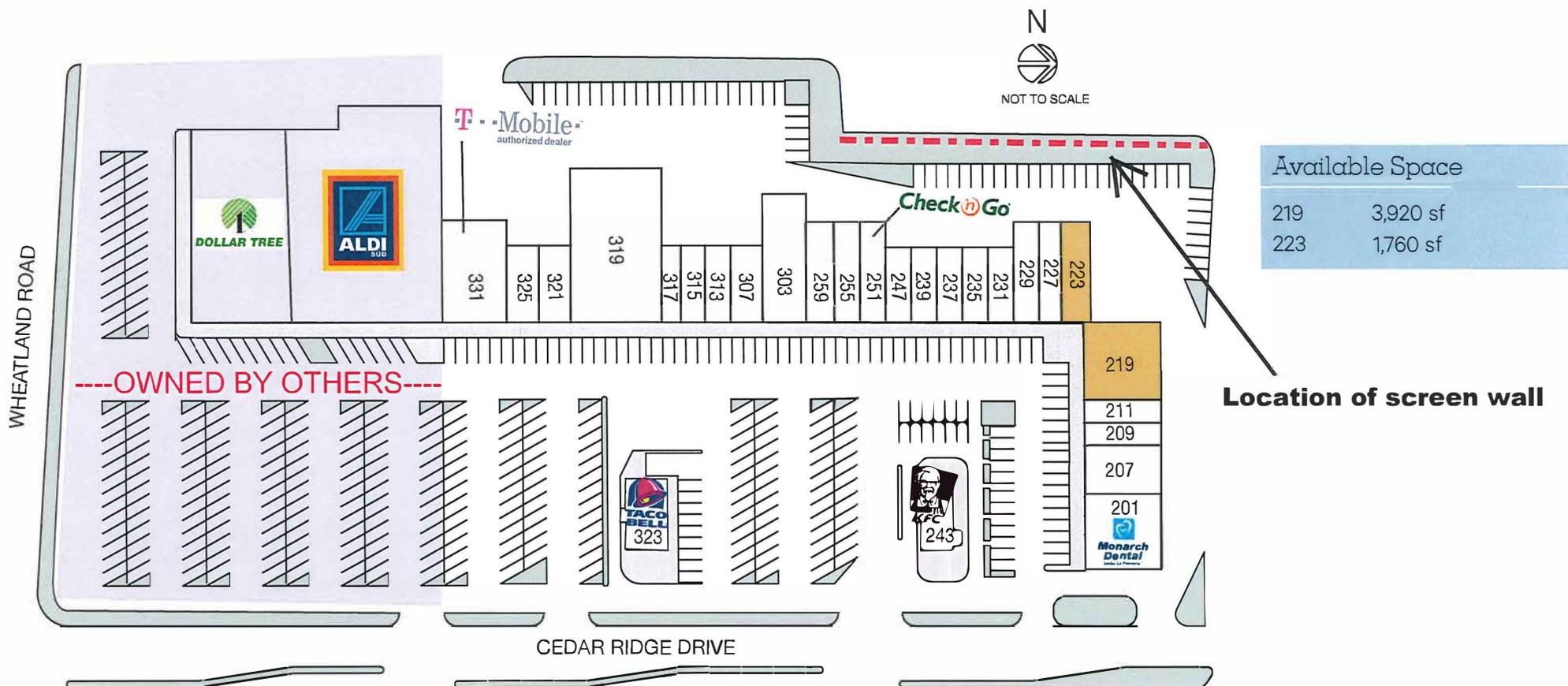
Date 3/13/2018

Signature 



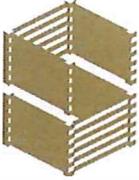
Duncanville
City of Champions

City of Duncanville
Economic Development Office
203 E Wheatland Road
PO Box 380280
Duncanville, TX 75138-0280
972.780.4997
www.duncanvilleEDC.com
jjames@ci.duncanville.tx.us



Current Tenants

315	Truly Jazzy Boutique	1,020 sf	303	Greedy's Sports Grill	4,053 sf	235	Seasons Nails	990 sf
331	T-Mobile Limited	4,000 sf	259	Good Hair Day Salon	1,500 sf	231	Amy's African Hair Braiding	960 sf
325	Yum N Go	1,348 sf	243	Kentucky Fried Chicken	1,557 sf	229	Klarity and Khaos	1,400 sf
321	Krystal Cleaners	1,652 sf	255	JZ Embroidery	1,455 sf	227	Lavishing Lashes	1,500 sf
319	TV Fashion Outlet	8,400 sf	251	Check-N-Go	1,920 sf	211	KMS Glam Studio	1,200 sf
317	Anna Tailor Shop	840 sf	247	Fragrance Depot	1,800 sf	209	Low Price Insurance Tax & More	624 sf
313	Travel Agents of Duncanville	1,020 sf	239	Gentleman Culture	1,200 sf	207	Onin Staffing	2,030 sf
307	Best Donuts	1,047 sf	237	Appliance Outlet	1,020 sf	201	Monarch Dental	3,400 sf



SUPERIOR CONCRETE PRODUCTS

1203 Raider Drive, Euless, TX 76040
Phone: 817-277-9255 Fax: 817-261-0194

ESTIMATE

DATE: February 6, 2018

CONTACT: Karen Kestler
COMPANY: Weitzman Group
EMAIL: kkestler@weitzmangroup.com
PHONE: 214-720-3628

PROJECT NAME: Cedar Park
LOCATION: Duncanville, TX

PRODUCT: SUPERIOR-COBBLESTONE MOW STRIP

TYPE:	Concrete Screening Wall	Steel Reinforced Concrete
TEXTURE:	Cobblestone Pattern	Smooth
COLOR:	"Light Earth Tone"	Natrual

SCOPE: Furnish & Install Furnish & Install

QUANTITY:	300	300
UNIT:	LF	LF
HEIGHT (feet):	6	12" x 4"

UNIT PRICE: \$119.75 \$18.00

SUB-TOTAL: \$35,925.00 \$5,400.00

TOTAL PRICE: \$41,325.00

Ryan Alarcon

Director of Business Development

ralarcon@concretefence.com

562-858-2743

NOTES:

1. Superior Concrete Products will conduct project on a design-build basis (furnish and install).
2. Price includes engineering, permits, materials, installation, footings and freight.
3. Screening wall shall be manufactured from reinforced precast concrete having a strength of 5,000 psi @ 28 days (min)
4. All work guaranteed for five years after installation.
5. SUPERIOR-COBBLESTONE is a trademark of Superior Concrete Products, Inc.
6. Product made in the USA by Superior's NPCA Certified Plant.

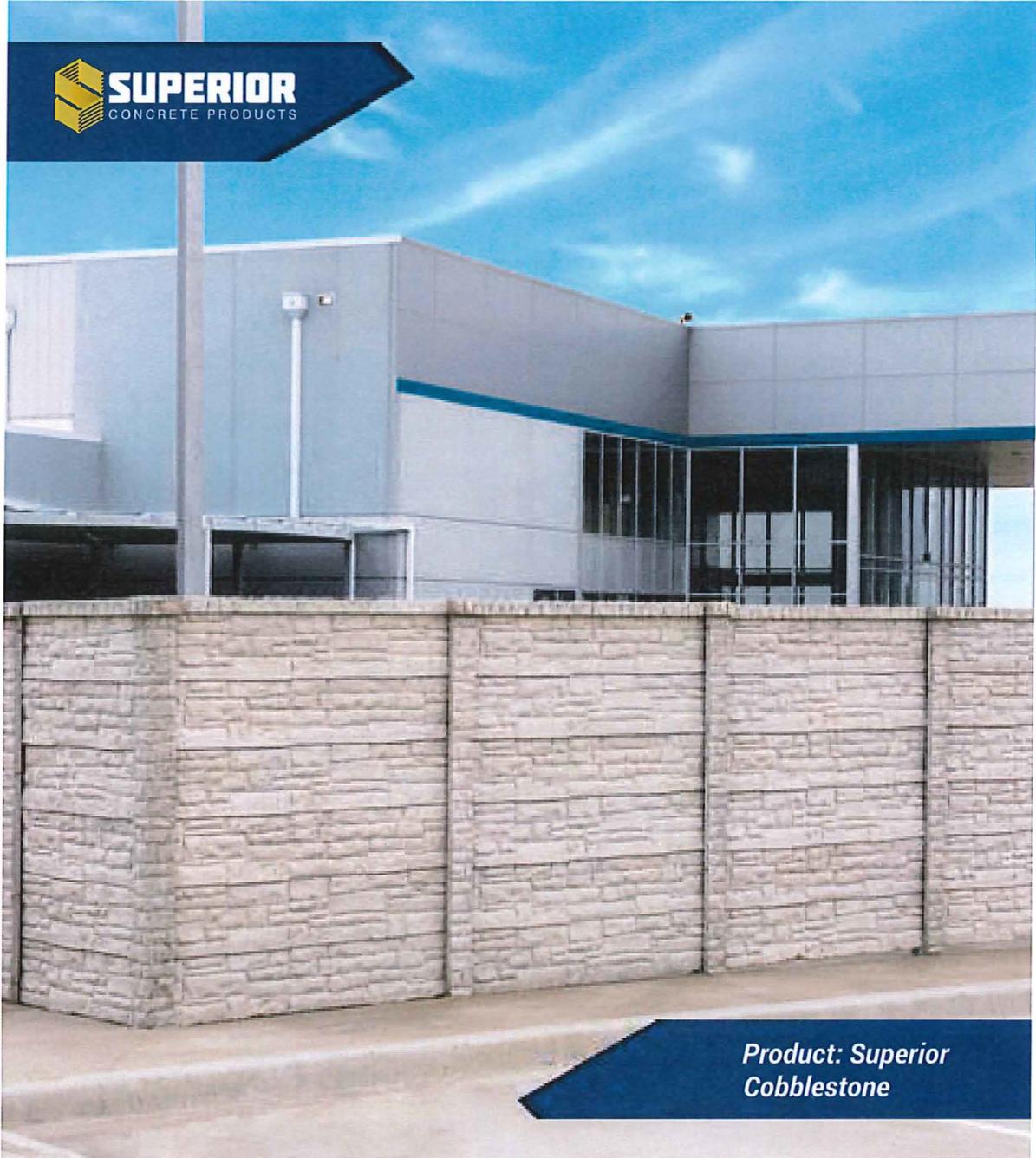
ADDENDUM

1. Superior Concrete Products will conduct project on a turnkey basis (furnish and install).
 - a. Price includes permits, engineering, materials, installation, footings, freight and a 5-year warranty.
 - b. All site plans, surveys and Metes & Bounds reports necessary to secure a fence permit are the owner's or buyer's responsibility. Superior Concrete Products is not responsible for any costs associated with obtaining these plans, surveys and reports..
 - c. All existing fence or fence line obstructions to be removed by owner prior to commencement of work.
2. Estimate includes installation of Superior's Wall System as follows:
 - a. Wall design per the California Building Code 2016, 110 MPH wind load, Exposure B.
 - b. In ground installation:
 - c. Price is based on installing screen wall in earth and includes the cost of core drilling into existing limestone.

Estimate is based on having at least 15' of clear access on one side of fence for use of skid steer and material staging. Additional cost to the buyer shall apply if access is insufficient to use equipment to excavate and handle materials.
 - d. Actual diameter and depth of postholes may be adjusted based on soil conditions and approval by structural engineer. These changes and/or rocky soil shall result in additional costs to customer Price is based on drilling piers with Bob Cat or equivalent. If the Bob Cat cannot be used, any or all piers shall be excavated by hand or by a 3rd party drilling rig at an additional costs to the customer.
3. Screen wall shall be furnished with decorative posts and panels.
4. Wall systems manufactured in a "Light Earth Tone". Red, White and Custom colors are premium colors.
5. Clear access to the fence line for delivery and placement of materials by forklift from commencement throughout the completion of work. No trenches or other subcontractor's material and/or equipment in fence line location.
6. Owner to stake fence line location with a one to three foot offset prior to commencement of work.
7. Once fence line layout has been completed and approved by owner/contractor or superintendent on the site, no changes can be made unless accompanied by a signed change order, which would represent any additional costs that may apply.
8. All existing fence or fence line obstructions to be removed by owner prior to commencement of work.
9. Height of fence to be determined from finish grade with a two-inch tolerance.
10. Soil from footing to be spread along fence line. If any or all of the excavated soil cannot be spread along the fence line, the customer shall be responsible for the additional costs incurred by Superior Concrete Products to remove and haul-off the soil.
11. Superior Concrete Products shall be responsible for cleanup and hauling of all debris resulting from install.
12. Water to be provided by owner at job site.

ADDENDUM - continued

13. All materials installed are first quality. Panels with incidental chips on the board “edges” are characteristic of the rustic appearance of the fence. Panels with chips that expose the tongue and groove interlock will not be used in the construction of the wall.
14. Superior Concrete Products will not replace or replant any vegetation that is damaged due to installation.
15. At the commencement of work, a 2’x 2’ free standing sign will be present on the job site throughout the duration of work, whereupon at the completion of work, at a pre-determined end position on the wall, a product sign will be affixed to the post.
16. All short sections will be billed and counted as a 5’ section.
17. Payment schedule: 25% due upon signing contract; 25% due at start of work; balance due upon completion of fence installation.
18. All work guaranteed for five years after installation.
19. Final inspection and acceptance of the screening wall shall be made by the owner's representative. The screening walls surface shall be inspected at a viewing distance, which is representative of the screening wall's normal viewing distance.
20. Price does not include the cost for Traffic Control Plan or any associated labor, equipment and materials.
21. Estimate is based on Prevailing Wage labor rates and does not include provisions for union wage rates.
22. Estimate does not include Bonds (Maintenance, Payment/Performance).
23. The price is good for 30 days after receipt of this estimate.



*Product: Superior
Cobblestone*

Barclay Construction Group

ESTIMATE

DATE	March 13, 2018
CONTACT:	Randy Gaubert
EMAIL:	rgaubert@flash.net
PHONE:	972-877-7307
PROJECT NAME:	Cedar Ridge Screen Wall
LOCATION:	Duncanville, TX
PRODUCT:	SUPERIOR-COBBLESTONE
TYPE:	Concrete Screening Wall
TEXTURE:	Cobblestone Pattern
COLOR:	"Light Earth Tone"
SCOPE:	Furnish & Install
QUANTITY:	300
UNIT:	LF
HEIGHT (feet):	6
UNIT PRICE:	\$188.50
TOTAL PRICE:	\$56,650.00

NOTES:

1. Barclay will conduct project on a design-build basis (furnish and install).
 2. Price includes engineering, permits, materials, installation, footings and freight.
 3. Screening wall shall be manufactured from reinforced precast concrete having a strength of 5,000 psi @ 28 days (min)
 4. All work guaranteed for five years after installation.
 5. SUPERIOR-COBBLESTONE is a trademark of Superior Concrete Products, Inc.
 6. Product made in the USA by Superior's NPCA Certified Plant.
1. Barclay will conduct project on a turnkey basis (furnish and install).
 - a. Price includes permits, engineering, materials, installation, footings, freight and a 5-year warranty.
 - b. All site plans, surveys and Metes & Bounds reports necessary to secure a fence permit are the owner's or buyer's responsibility. Barclay is not responsible for any costs associated with obtaining these plans, surveys and reports..
 - c. All existing fence or fence line obstructions to be removed by owner prior to commencement of work.
2. Estimate includes installation of Superior's Wall System as follows:
 - a. Wall design per the IBC 2015, 105 MPH wind load, Exposure B.
 - b. In ground installation:
 - c. Price is based on installing screen wall in earth and includes the cost of core drilling into existing limestone.
 - d. Estimate is based on having at least 15' of clear access on one side of fence for use of skid steer and material staging. Additional cost to the buyer shall apply if access is insufficient to use equipment to excavate and handle materials.
 - e. Actual diameter and depth of postholes may be adjusted based on soil conditions and approval by structural engineer. These changes and/or rocky soil shall result in additional costs to customer
 - f. Price is based on drilling piers with Bob Cat or equivalent. If the Bob Cat cannot be used, any or all piers shall be excavated by hand or by a 3rd party drilling rig at an additional costs to the customer.
3. Screen wall shall be furnished with decorative posts and panels.
 4. Wall systems manufactured in a "Light Earth Tone". Red, White and Custom colors are premium colors.
 5. Clear access to the fence line for delivery and placement of materials by forklift from commencement throughout the completion of work. No trenches or other subcontractor's material and/or equipment

in fence line location.

6. Owner to stake fence line location with a one to three foot offset prior to commencement of work.

7. Once fence line layout has been completed and approved by owner/contractor or superintendent on the site, no changes can be made unless accompanied by a signed change order, which would represent any additional costs that may apply.

8. All existing fence or fence line obstructions to be removed by owner prior to commencement of work.

9. Height of fence to be determined from finish grade with a two-inch tolerance.

10. Soil from footing to be spread along fence line. If any or all of the excavated soil cannot be spread along the fence line, the customer shall be responsible for the additional costs incurred by Superior Concrete Products to remove and haul-off the soil.

11. Barclay shall be responsible for cleanup and hauling of all debris resulting from install.

12. Water to be provided by owner at job site.

13. All materials installed are first quality. Panels with incidental chips on the board "edges" are characteristic of the rustic appearance of the fence. Panels with chips that expose the tongue and groove interlock will not be used in the construction of the wall.

14. Barclay will not replace or replant any vegetation that is damaged due to installation.

15. At the commencement of work, a 2'x 2' free standing sign will be present on the job site throughout the duration of work, whereupon at the completion of work, at a pre-determined end position on the wall, a product sign will be affixed to the post.

16. All short sections will be billed and counted as a 5' section.

17. Payment schedule: 25% due upon signing contract; 25% due at start of work; balance due upon completion of fence installation.

18. All work guaranteed for five years after installation.

19. Final inspection and acceptance of the screening wall shall be made by the owner's representative. The screening walls surface shall be inspected at a viewing distance, which is representative of the screening wall's normal viewing distance.

20. Price does not include the cost for Traffic Control Plan or any associated labor, equipment and materials.

21. Estimate is based on Prevailing Wage labor rates and does not include provisions for union wage rates.

22. Estimate does not include Bonds (Maintenance, Payment/Performance).

23. The price is good for 30 days after receipt of this estimate.

ZIEGLER CONSTRUCTION, INC.

"Excellence By Experience"
P.O. Box 1850, Euless, TX, 76039
(817)267-5500(o) (817)267-5501(f)
Proposal and Contract

TO: Weitzman Group
3102 Maple Avenue, Suite 350
Dallas, Texas 75201

DATE: February 22, 2018
TELE: 214/720-6677
EMAIL: ngriggs@weitzmangroup.com
CC: kkestler@weitzmangroup.com

ATTN: Nancy Griggs

ZIEGLER CONSTRUCTION, INC. hereinafter called the Company, offers to furnish all labor, equipment and materials necessary to complete the following described work and/or improvements at the following location:

Cedar Park, 207 S. Cedar Ridge, Duncanville, TX

Item 1: 6' Concrete Screen Wall. 305 Lf.

Remove 305 linear feet of existing wood fence. Install 305 linear feet by 6 feet tall Superior cobblestone concrete screen wall with posthole piers and 12" concrete mow strip. Includes engineering and permits per City specifications. Based on using "Light Earth Tone" color, in stock. Other color choices will require up to four (4) weeks.

Sub Total:	\$56,753.00
State and Local Sales Tax:	\$ 4,682.13
Total:	\$61,435.13

NOTE: Survey and site plan furnished by Owner of property, if needed for permit.

Bonds, inspections fees or lab fees, if required, at additional cost.

GUARANTEE: The Company guarantees the above work for materials and workmanship under normal use for a period of three (3) years excluding unusual abuse or neglect.

Payment to be made: Net 10 days.

This proposal is valid for fifteen (15) days. Above work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above involving extra costs will be executed only upon written change order and will become an extra charge over and above the contract amount.

RESPECTFULLY SUBMITTED:



Graham Shaw

ACCEPTANCE: If the foregoing meets with your acceptance, please sign and return a copy. Upon acceptance it is understood that the foregoing, including the terms and conditions attached hereto will constitute a full and complete agreement between us.

Accepted: _____

Date: _____

ZIEGLER CONSTRUCTION, INC.

Terms and Conditions.

1. Any deviation or modifications from the specifications of this contract and/or incidental work requested shall be set forth in writing and signed by both parties prior to completion.
2. Company will carry Workmen's Compensation and Accident Insurance covering our employees and Public Liability and Property Damage Insurance covering our Customers.
3. This proposal expires fifteen (15) days from the date of proposal but may be accepted at any later date at the sole option of the Company.
4. Company shall not be responsible for any damage to or deterioration of any of our work, whether completed or in progress, resulting from any causes beyond our control.
5. Company is not liable for and shall be held harmless for any damage to utilities, irrigation systems or any other items buried less than twelve inches (12") under the surface or located within the prescribed working depth of this contract.
6. Company is not responsible for removing vehicles from work areas. Company will give Customer advance notice and vehicles shall be moved at Customer's expense.
7. Duration of warranty will be in effect, as specified on contract, and remain in effect for that period under normal use excluding unusual abuse or neglect, or resulting from any causes beyond our control.
8. Company is not responsible for ponding on grades of less than .75% slope.
9. All saw cutting and concrete removals are based on standard six inch (6") penetration.
10. **Screening wall** shall be manufactured from reinforced precast concrete having a strength of 5,000 P.S.I. at twenty eight (28) days. Price includes permits, engineering, materials, installation, footings, freight and a three (3) year warranty. All site plans, surveys and Metes & Bounds reports necessary to secure a fence permit are the Owner's or Buyer's responsibility. Price is based on installing screen wall in earth. Estimate is based on having at least fifteen feet (15') of clear access on one side of fence for use of skid steer and material staging. Additional cost to the Buyer shall apply if access is insufficient to use equipment to excavate and handle materials. Actual diameter and depth of postholes may be adjusted based on soil conditions and approval by structural engineer. These changes and/or rocky soil shall result in additional costs to customer. Price is based on drilling piers with bobcat or equivalent. If the Bobcat cannot be used, any or all piers shall be excavated by hand or by a third party drilling rig at an additional cost to the customer. Screen wall shall be furnished with decorative posts and panels. Wall systems manufactured in a "Light Earth Tone". Red, white and custom colors or premium colors will result in additional cost. All existing fence line obstructions to be removed by Owner prior to commencement of work. Height of fence to be determined from finish grade with a two inch (2") tolerance. All materials installed are first quality. Panels with incidental chips on the board "edges" are characteristic of the rustic appearance of the fence. Panels with chips that expose the tongue and groove interlock will not be used in the construction of the wall. At the commencement of work, a 2'x2' free standing sign will be present on the job site throughout the duration of work, whereupon at the completion of work, at a pre-determined end position on the wall, a product sign will be affixed to the post. Price does not include the cost for Traffic Control Plan or any associated labor, equipment and materials. Estimate does not include Bonds.
11. **Terms of Payment.** Final and complete payment for all work performed under this contract shall be made within ten (10) business days of completion, and/or receipt of invoice or as otherwise stated on the contract. Interest at the rate of eighteen percent (18%) per annum shall be charged to your account and paid to Company on any and all unpaid balances from the due date to the date of receipt of payment. Reasonable Attorney's fees and cost of collection shall also be charged you and paid to Company if incurred by us.



207 S Cedar Ridge Dr

Remove existing fence and poles, install 305 Linear Feet of 6' tall Superior Cobblestone concrete screen wall fencing, piers, footings and mow strip as required by the City of Duncanville,

Google Earth

ZIEGLER CONSTRUCTION INC.

DATE: 2/16/18	PROJECT: Fence	DRAWN BY: [Signature]
------------------	-------------------	--------------------------



LIGHT EARTH TONE



January 26, 2018

CEDAR PARK SHOPPING CTR % CENCOR SERVICES INC
3102 MAPLE AVE STE 500
DALLAS, TX 75201-1262

Re: Fence in Disrepair at 259 S CEDAR RIDGE DR
CEDAR RIDGE BLK H Lot 1

22010500080010500

Maintaining property values and neighborhood desirability takes a concerted effort on the part of all residents of Duncanville. In an effort to prevent neighborhood deterioration, the City has adopted ordinances designed to protect the integrity of our neighborhoods.

An inspection of the above referenced property reveals it to be in violation of Sec. 12-113 of the Code of Ordinances of the City of Duncanville. On Jan. 26, 2018, the following violation was observed:

Violation: A fence or fences shall be maintained by the owners of the property or person in charge of the property so as to comply with the requirements of this article and shall also be maintained in good condition. Please repair or replace damage fence.

In order to comply with the above, you must repair, replace or remove any fence violations listed in the above noted violation(s) within 10 days of the date of this letter. If the owner of the property does not comply with the notice and correct the violation, citations may be written or the city may do the work or make the improvements required and pay for the work done or improvements made and charge the expenses to the owner of the property.

Please take steps to correct this condition so that further action from this department will not be necessary. If you have already taken measures to correct the problem, please accept our thanks for your efforts. ***If you have any questions or need additional time to comply, please call our office.***

Sincerely,

Angeleana Camacho
(972) 780-4961

Section 2. - Screening of nonresidential and apartment areas.

- A. In the event that apartment or other non-residential uses, side or back upon an existing Single Family, Duplex, or Residential "PD" District, a screening wall shall be erected on the property line. (See Figure #1)
- B. In the event that any other non-residential district sides or backs to an existing Apartment District, and is not separated there from by a street, a screening wall shall be erected on the property line. (See Figure #1)
- C. The owner of the apartment property, or other non-residential use, shall be responsible for and shall build and maintain the required screening wall on the property line dividing the property from the single-family or duplex residential district. This construction requirement applies only when an apartment use is adjacent to residential uses at the time of the apartment's construction, or when a single-family, duplex residential, or apartment use is adjacent to the non-residential use prior to the time of construction of the non-residential use.
- D. In the event that an existing apartment or other non-residential use, side or back upon an existing Single Family, Duplex, or Residential "PD" District and the non-residential or apartment use of the property discontinues for a period of six months, then a new screening wall shall be erected on the property line, in accordance with the requirements contained herein, prior to issuance of a certificate of occupancy for a new non-residential or apartment use of the property.
- E. The purpose of the screening wall or fence is to provide a visual and protective barrier between the properties. Required screening walls shall comply with the following general standards.
 1. The height of the screening wall shall be not less than six feet (6') nor more than eight feet (8') in height. Top of wall elevations shall be a minimum of six feet (6') above the adjacent parking lot grade. In cases of extreme grades, elevations, or drainage ways at the property line, the Director shall have the authority to cause the wall to be built at the most advantageous location on the property to provide a visual barrier.

2.

When screening is required between non-residential and residential uses, it shall be the responsibility of the non-residential use to construct and maintain the screening wall. Walls or portions of walls, that exhibit failure of the foundation, panel separation, tilting, shifting, leaning of columns, spalling, or other failure modes shall be replaced or repaired.

3. Any screening wall or fence required under the provisions of this section, under a Specific Use Permit, Special Use Permit, Planned Development District, or other requirement shall be constructed of masonry materials which do not contain openings except as detailed below.
4. Solid brick and concrete block walls shall comply with the following minimum requirements.
 - a. Minimum of 5" thick.
 - b. Concrete block walls shall have a textured surface on both sides.
 - c. Concrete block walls shall be painted on both sides. The product for use in providing color to the masonry surface shall be a product specifically designed for that purpose. Color samples shall be provided to the Building Official for final approval.
 - d. Walls shall be designed and sealed by a professional engineer licensed in the State of Texas.
5. Prefabricated walls constructed with concrete panel walls shall comply with the following minimum standards.
 - a. Panels shall be reinforced with both fiber mesh and steel reinforcement.
 - b. Reinforcing steel shall comply with the requirements of ACI-318 or per minimums specified herein, whichever is more stringent.
 - c. Welded wire shall conform to the requirements of ASTM A185 or ASTM A497.
 - d. All concrete for the prefabricated wall system shall have a minimum compressive strength of 5,000 psi at 28 days. Wall panels and columns shall be designed to meet the current City of Duncanville Building Code and wind load requirements to withstand a wind load of 90 miles per hour.
 - e.

Column spacing shall be a minimum five feet between columns, and a maximum of 8 feet between columns unless approved by the Public Works Department. Maximum and minimum distance between columns shall be measured from centerline to centerline.

- f. Panels shall have a molded stone, brick, stucco, masonry pattern or be textured on both sides.
 - g. Color shall be integral into the material of the wall panel and other components of the wall system and may not be painted. Color samples shall be provided to the Building Official for final approval.
 - h. Walls shall be designed to prevent movement between panels or openings resulting from settlement of the columns or wall foundation.
 - i. Walls shall be sealed with concrete adhesive (Polyurethane vulkem 116- color of vulkem to match as much as possible to the integral color) or equal at the joint between adjacent panels and down the tracks of one side of the concrete posts.
 - j. The screening wall shall require a minimum twelve (12) inches wide reinforced concrete mow strip. The concrete mow strip shall be a minimum thickness of four (4) inches and maximum of six (6) inches and be variable height to limit the gap between the wall panels and the mow strip finished grade to a maximum of 1½-inches. The concrete mow strip shall include a City approved method to accommodate surface drainage. Screening walls and mow strips shall be designed to accommodate through drainage if dictated by the drainage plans approved by Engineering Division.
 - k. Shop drawings sealed by a professional engineer licensed to practice in the State of Texas showing panel reinforcing, column spacing, footers, foundations, and required excavation and wall appurtenances for a complete functioning engineered prefabricated wall system.
 - l. All pre-cast concrete screening wall products shall be manufactured by a National Precast Concrete Association (NPCA) certified manufacturing plant with a minimum of 5 years of experience. A current copy of the manufacturer's NPCA certificate must be included with the sealed engineered drawings.
- 6.

Poured-in-place walls shall be designed by a professional engineer licensed to practice in the State of Texas. Poured-in-place walls shall have a rubbed finish and be painted on all sides. No voids or honeycombs shall be visible.

7. All wall or fence openings shall be equipped with gates equal in height and screening characteristics to the wall or fence.
 8. City of Duncanville or Duncanville Independent School District properties or facilities shall be exempt from this requirement.
- F. Outside storage of materials, commodities, or equipment shall be screened with a minimum six-foot (6') fence or wall. See Article XXIII for definition of outside storage.
1. In districts permitting open storage, screening shall be required only for those areas used for open storage. A minimum six-foot (6') screening fence or wall shall be provided and maintained at the property line adjacent to the area to be screened by one or a combination of the following methods:
 - a. Solid brick, masonry or precast concrete.
 - b. Vinyl.
 - c. Chain link with solid landscape screening.
 - d. Wrought iron with solid landscape.
 - e. Slats, fabric or other materials woven or attached to chain link fences shall not be permitted.
 2. No outside storage may exceed the height of the fence. Outside storage exceeding eight feet (8') shall require a variance before the Zoning Board of Adjustment.
 3. No outside storage permitted in the front yard.
- G. Refuse storage areas, not within a screened rear service area which are visible from a public right-of-way for all nonresidential, and multi-family uses shall be visually screened by a minimum six foot (6') screening wall meeting the requirements of Sections 2.E.4 thru 2.E.6 of this ordinance on all sides except the side used for garbage pickup service, such side shall provide a gate (see Figure #2). No container shall exceed the height of the screening wall. Refuse containers over eight (8') in height shall require a variance before the Zoning Board of Adjustment. Bollards shall be installed at the rear of the enclosure.
- H.

All mechanical, heating and air conditioning equipment (roof top or ground mount) shall be screened using materials approved by the Building Official from view at ground level from public streets and rights-of-way and from adjacent residential districts and Planned Development-2 Districts for residential uses.

- I. Alternate equivalent screening may be approved through the site plan approval process, under Article XIV-H.

(Ord. No. 2279, § 1, 8-2-16)



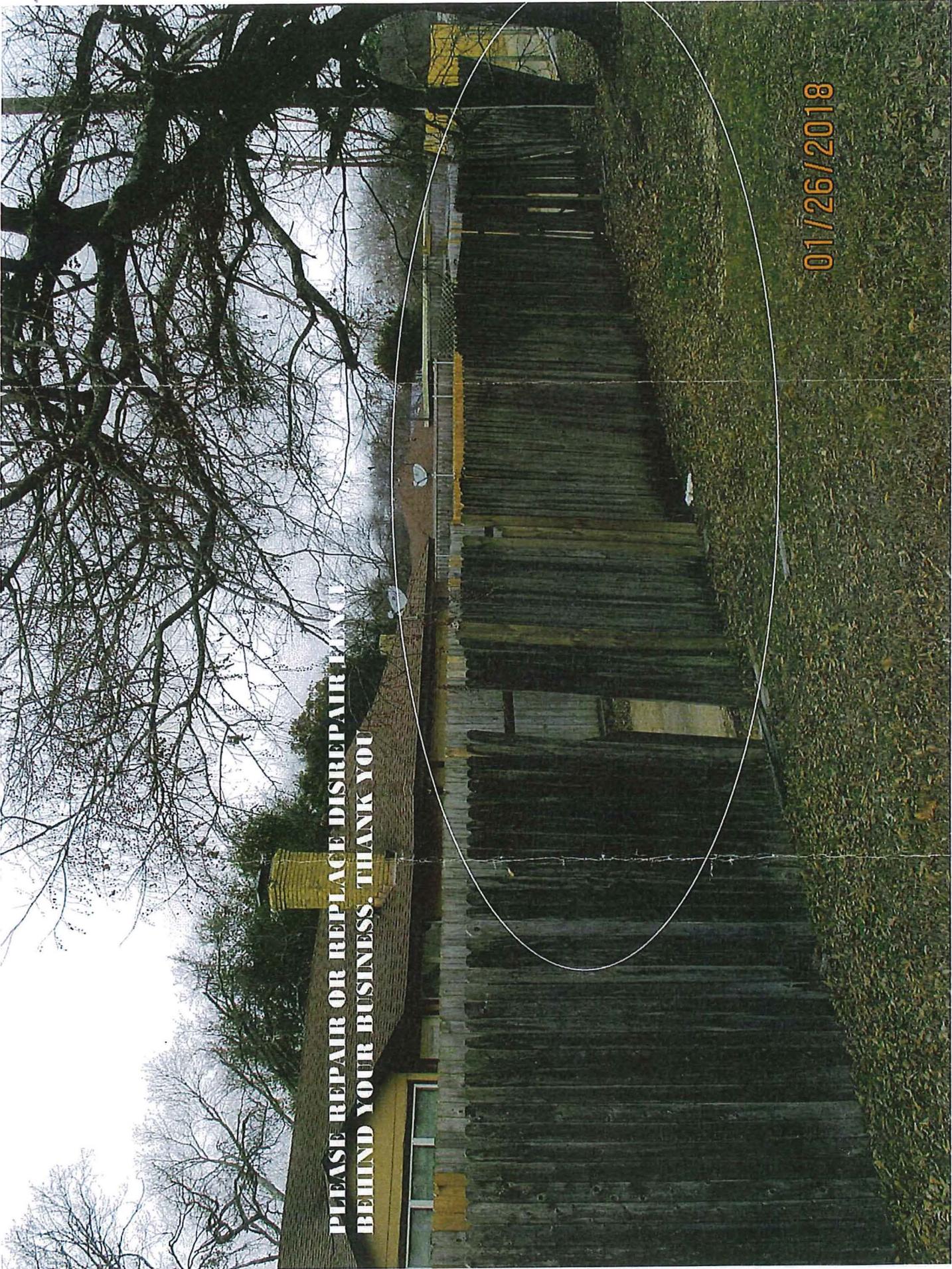
RECOMMENDATION TO REPLACE DILAPIDATED FENCE
FOR THE BUSINESS. THANK YOU

01/26/2018



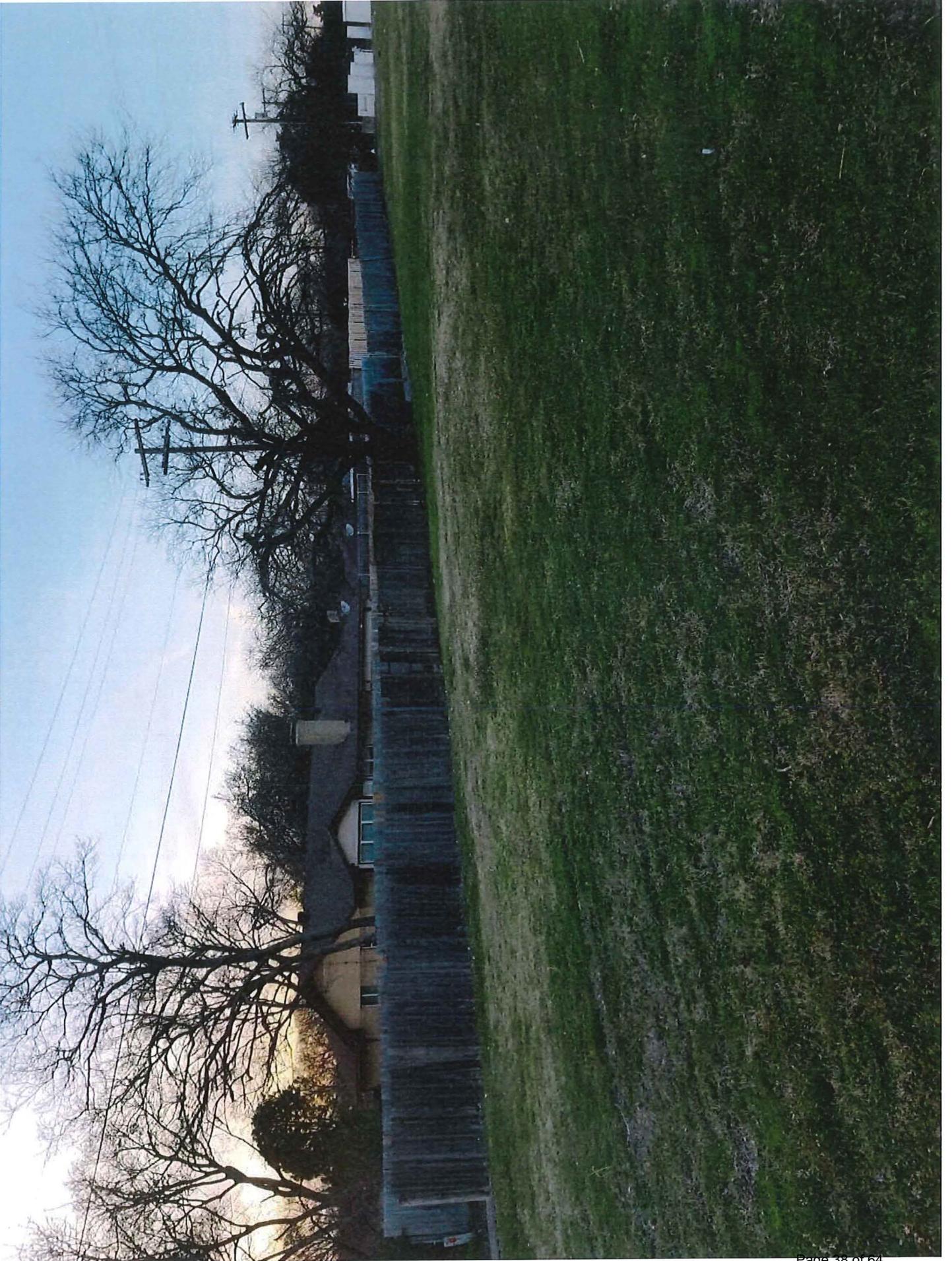
**PLEASE REPAIR OR REPLACE DISREPAIR FENCE
BEHIND YOUR BUSINESS. THANK YOU**

01/26/2018



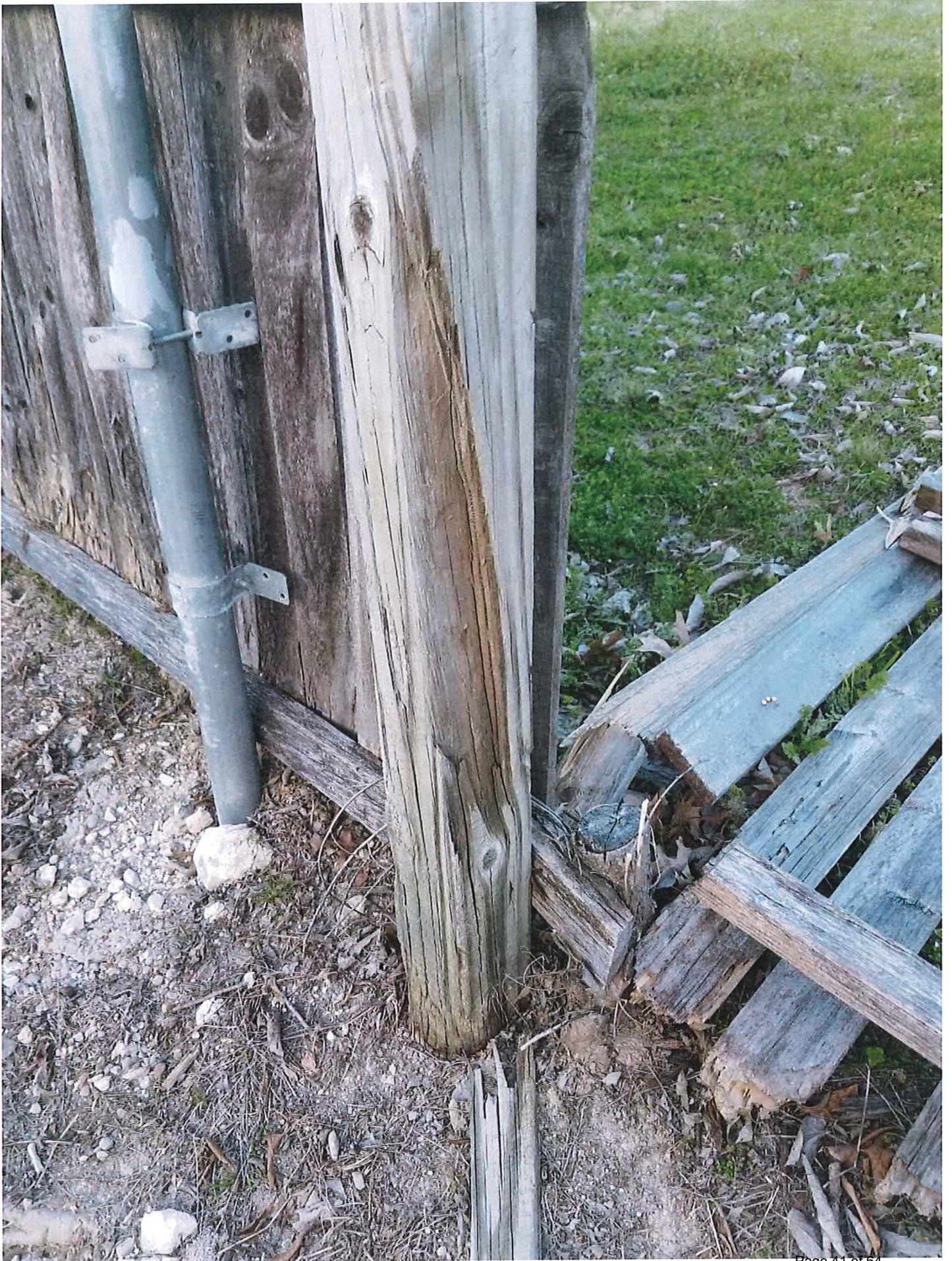
**PLEASE REPAIR OR REPLACE DISREPAIR ETC.
BEHIND YOUR BUSINESS. THANK YOU**

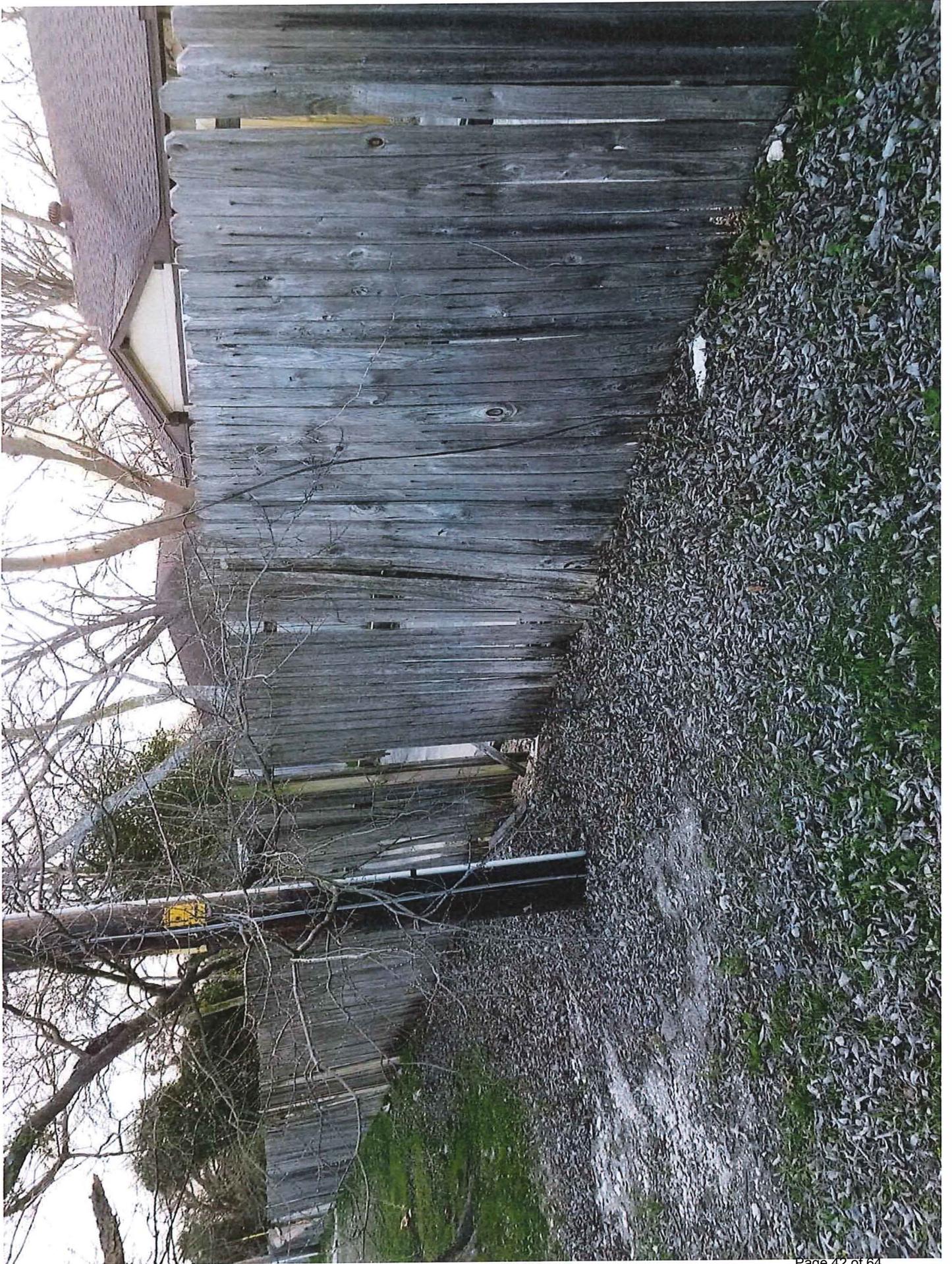
01/26/2018



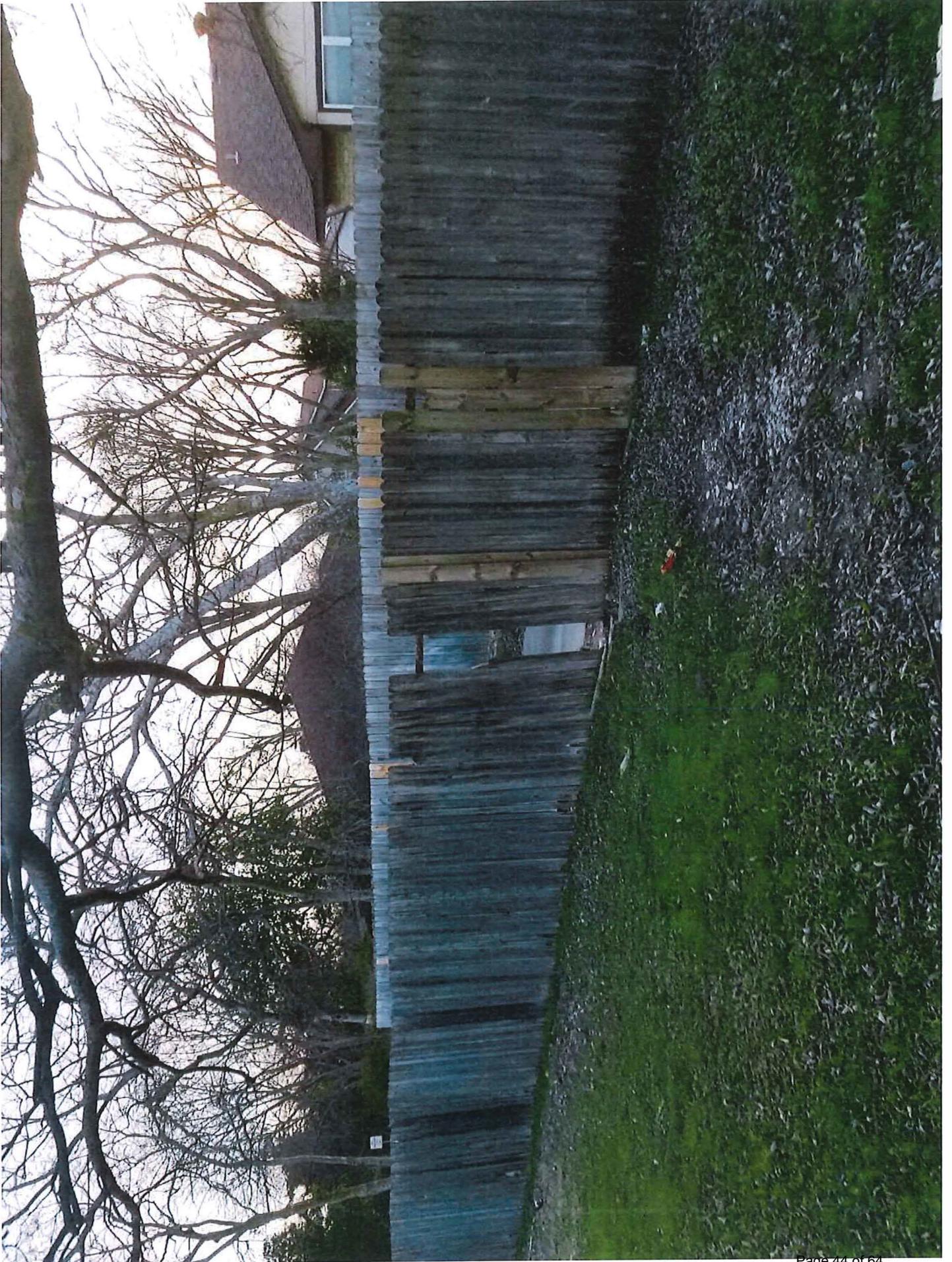


















Karen Kestler

Importance: High

From: Evan Smith
Sent: Wednesday, February 07, 2018 10:53 AM
To: Nancy Griggs; Karen Kestler
Subject: RE: Fence at Cedar Park SC
Importance: High

Ester Wright called me back and gave me some local contractors in Duncanville. I've highlighted those that she said were smaller and could likely do it for cheaper. When you reach out to these, say that they came recommended from Greg Contrarie, who works at the City of Duncanville. She also gave sample projects if we want to check their work.

Contractor	Contact Name	Phone Number	Sample Project (Wall)
	Julio Buentello	(214) 621-9538	626 Oriole
	Mark McCloud	(214) 282-3997	1211 S Alexander
Super Concrete		(817) 277-9255	411 W Daniieldale
Barclay Construction		(214) 882-8153	
N American Info Systems	Warren Smith	(972) 780-5283	242 W Wheatland

Evan Smith
Development Manager

weitzman[®]

direct: 214 720 6643
mobile: 469 859 5270

3102 Maple Avenue, Suite 350
Dallas, Texas 75201

[website](#) | [vCard](#) | [linkedin](#) | [facebook](#) | [twitter](#)

Karen Kestler

From: Evan Smith
Sent: Wednesday, February 07, 2018 9:01 AM
To: Ester Wright (ewright@duncanville.com)
Cc: Karen Kestler; Nancy Griggs
Subject: Re: Cedar Park Shopping Center - Rear Fence

Hi Ester

Just wanted to let you know that we received a bid back yesterday for the fence and it came in much higher than expected. Consequently we need to get more bids.

Do you have any recommendations on small local contractors that could do a job like this economically? Thanks - Evan

469.859.5270
Sent from my iPhone

On Feb 6, 2018, at 10:22 AM, Evan Smith <evansmith@weitzmangroup.com> wrote:

Ester

Thanks for speaking with me today. I've summarized our conversation below.

- Within the next 15-20 days, you will need to hear from us regarding a status on the engineering plans for permanent fence.
- We will be contacting a civil engineer for pricing and to begin work on the plans.
- We will review materials sent in the mail to Nancy Griggs for any EDC grant on the fence.
- Permanent structure should be constructed by the end of March (tentative...you will work with us if we are communicating).

Please let me know if I missed any of the key points in our conversation. Thanks – Evan

Evan Smith
Development Manager

<image001.png>

direct: 214 720 6643
mobile: 469 859 5270

3102 Maple Avenue, Suite 350
Dallas, Texas 75201

[website](#) | [vCard](#) | [linkedin](#) | [facebook](#) | [twitter](#)

Karen Kestler

From: Evan Smith
Sent: Wednesday, February 07, 2018 12:36 PM
To: Ester Wright (ewright@duncanville.com)
Subject: FW: Fence at Cedar Park SC

Importance: High

Ester

Can you confirm the following information? The property manager called Julio and it was the wrong number. Also, are you sure N American Info Systems does fences?

Contractor	Contact Name	Phone Number	Sample Project (Wall)
	Julio Buentello	(214) 621-9538	626 Oriole
	Mark McCloud	(214) 282-3997	1211 S Alexander
Super Concrete		(817) 277-9255	411 W Daniieldale
Barclay Construction		(214) 882-8153	
N American Info Systems	Warren Smith	(972) 780-5283	242 W Wheatland

Thanks again for your help!

Evan Smith
Development Manager



direct: 214 720 6643
mobile: 469 859 5270

3102 Maple Avenue, Suite 350
Dallas, Texas 75201

[website](#) | [vCard](#) | [linkedin](#) | [facebook](#) | [twitter](#)

Karen Kestler

From: Evan Smith
Sent: Monday, February 12, 2018 3:29 PM
To: Ester Wright (ewright@duncanville.com)
Cc: Nancy Griggs; Karen Kestler
Subject: Cedar Park Shopping Center - Wall : updates

Ester

Below is an update on the quotes we are getting for the wall at Cedar Park Shopping Center. We should have a decision later in the week, at which point we will have a rough idea of schedule. Thanks – Evan

Evan Smith
Development Manager

weitzman[®]

direct: 214 720 6643
mobile: 469 859 5270

3102 Maple Avenue, Suite 350
Dallas, Texas 75201

website | vCard | linkedin | facebook | twitter

From: Nancy Griggs
Sent: Monday, February 12, 2018 3:19 PM
To: Evan Smith; Karen Kestler
Subject: RE: Cedar Park - Wall : updates

All About Paving: Pete w/this company called and said they will remove all the fence, put in concrete footer, and cinder block w/cap. Peter w/All About Paving – his # is: 214-649-3129 . He REALLY wants this fence job! He measured the fence, it comes in at about 294 LF. Here is his quote via email *“Install 300x6 tall cinder block fence with concrete footer all fence will be done according to city drawings and specifications total price \$32,500 “*

All About Paving is one of the companies that the City of Duncanville sent to us. He is wanting a fast turnaround on this and quoted the 32,500 if they can get it started as soon as possible.

Epic: I reached out to Epic and no response. Lumber Marsey in construction knows them and will see if he can get a quote from them.

Barclay construction just called me and said that just on the approx.. figures of 300 LF, it is running about \$54,000. (includes take down of old fence, etc.). I told him I would let the team know but I don't think ya'll are wanting to spend that much. If you want more info, let me know and he will go out and write a formal proposal.

Superior: And of course we have Superior's quote. \$41,000.00

Buzz Fence Company: I also have another company, Buzz Fencing, going to look at it and give us a quote, hopefully tomorrow, at the latest Wed.

Ziegler Construction: Graham Shaw will have a quote for us Tuesday, at the latest Wednesday.

Karen Kestler

From: Nancy Griggs
Sent: Friday, February 23, 2018 2:05 PM
To: Karen Kestler; Evan Smith
Subject: FW: Screening Wall Requirements
Attachments: Screening-Requirements-Walls-and-Fences-Revised-8-2-16.pdf

Esther sent me this part of their requirements for the wall. She said it will cover the painting questions that we had.

Nancy Griggs
Property Management Assistant

weitzman[®]

direct: 214 720 6677
after hours emergency: 972-263-9882
fax: 214 953 0860

3102 Maple Avenue, Suite 350
Dallas, Texas 75201

website | vCard | linkedin | facebook | twitter

From: Esther Wright [<mailto:ewright@duncanville.com>]
Sent: Friday, February 23, 2018 2:03 PM
To: Nancy Griggs
Subject: FW: Screening Wall Requirements

If you have further questions. Let me know.

Esther

From: Chasidy Allen
Sent: Friday, February 23, 2018 1:57 PM
To: Esther Wright <ewright@duncanville.com>
Subject: Screening Wall Requirements

Esther,

Attached are the requirements. If they construct a concrete block wall it must be textured on both sides and painted on both sides (Section E.4). They may also choose to construct a prefabricated wall per the standards in the ordinance which can often times be more cost effective. They may contact me directly if they have any questions.

Thank you,

Chasidy Allen Benson, AICP
City Planner

City of Duncanville | Public Works Department
Phone: (972)707-3871 | Fax: (972) 780-6426

callen@duncanville.com | www.duncanville.com

Please note that my email address has changed to: callen@duncanville.com



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, February 19, 2018

TITLE: Executive Session.

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

- 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. 9

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. 10

MEETING DATE: Monday, March 19, 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. 11

MEETING DATE: Monday, March 19, 2018

TITLE: Receive Staff and Board Reports.

- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
 - 2018 R.E.D. Summit
 - March 22, 2018, 11:00 AM – 1:00 PM, Hilton Garden Inn
 - Public Meeting – Southern Gateway Project & Dallas Horseshoe Project
 - March 27, 2018, 5:30 PM – 7:30 PM, Hilton Garden Inn

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 important dates/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 February, 2018

Project Description	Project Start Date	Short Address	Tenant Name	Square Footage	Total Fees	Applicant Name	Applicant/Tenant Business Number	Reason for Application
apartment complex (change of ownership)	02/02/2018	800 Link Dr.	TMIF 800 Link LP	358,312	\$75.00	Yanira Mendoza	(972) 296-2111	Change of Ownership
Residential Apartments - Change in Ownership/Name	02/06/2018	800 N Merrill	CO3 Meadows on Merrill	169,436	\$75.00	Brenda Hernandez	(972) 298-6070	Change of Name Business Expansion
restaurant	02/12/2018	1540 S Clark Rd.	Shawn Hayes	2,800	\$75.00	Shawn Hayes	(972) 215-6294	New Occupancy
body shop	02/12/2018	606 Red Bird Ln. Suite # G	Auto Doctor	2,500	\$75.00	Jesus Chappa	(469) 371-2113	New Business
personal storage	02/15/2018	1142 S Cedar Ridge Dr. Suite # B	Sergio Sanchez (Personal Storage)	1,600	\$75.00	Sergio Sanchez	(469) 628-5175	New Occupancy
Insurance Agency	02/20/2018	407 N Cedar Ridge Dr. Suite # #200	Allstate Insurance Agency	740	\$75.00	Jeff Callens	(903) 561-9933	Change of Location
real estate office	02/26/2018	150 hwy 67 Suite # 200	Re/Max Ambassadors	1,087	\$75.00	Delia Rose	(972) 907-0000	New Occupancy
prep site - catering kitchen only	02/26/2018	207 E Camp Wisdom Rd. Suite # E	Desirae's Prep Site	720	\$75.00	Antanita Crain	(469) 288-8927	New Building

TOTALS:	Square Footage:	537,195.00	(Avg.: 67,149.38)
	Total Projects:	8	
	Total Fees:		\$600.00



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

Project Description	CO Issue Date	Short Address	Tenant Name	Square Footage	Applicant Name	Reason for Application
swimming pool supply and retail	02/27/2018	108 N Cedar Ridge Dr.	Michael R Dedeluk dba Louis Pools	928	Michael Dedeluk	New Occupancy
to go off premises beer and wine	02/13/2018	700 S Cockrell Hill Rd. Suite # 114	Good Times Daiquiris To Go	1,200	Michael Thomas	New Occupancy
McDonalds Fast Food Restaurant	02/22/2018	120 W IH 20	JKS Duncanville Road LLC DBA McDonald's Restaurant	4,950	Jeffrey D. Smith	New Building
Office - Temporary Employment Agency for General Labor	02/01/2018	150 hwy 67 #170	PeopleReady	1,466	Cody Koprovic	Change of Location
Ceramic Tile & Construction Office (with storage of personal vehicles)	02/02/2018	1182 Explorer St. Suite # G	Custom Pro Tile Design & Remodeling	1,500	Rodger Matthews	Change of Location
Small engine repair (vehicle)	02/19/2018	110 E Fain St.	H-Tech Foreign & Domestic Repair Service	1,440	Michael Smith	New Business
Retail Store-Fragrances and Accessories	02/02/2018	741 W Wheatland Rd.	Fragrances R-US	960	Marenza Roberts	New Business
used car sales and mechanic shop	02/13/2018	214 Woodhaven Blvd. Suite # B	GC Motor Auto Sales	2,500	Gary Adams	New Occupancy
state inspection and auto mechanic repair	02/02/2018	214 Woodhaven Blvd. Suite # A	JT Mack Auto Care LLC	2,000	Jimmie McNeal	New Occupancy
storage for cars	02/02/2018	1303 Alexander Ave. Suite # C	Personal Storage	1,250	Eric Ealba	New Occupancy
Sign Fabrication & Installation/Printing	02/02/2018	1030 Explorer St.	Promo Signs Ink, LLC	5,195	Roger Bauer	New Business

wellness spa	02/13/2018	920 E Hwy 67 Suite # 100	In-Touch Chiropractic Massage and Wellness	2,656	Marcellous Dunbar	New Business
Convenience Store and Restaurant	02/27/2018	1211 S Main St. Bldg. A	Main Stop Convenience Store	2,864	Tretisha George	New Occupancy
salon	02/02/2018	210 S Cedar Ridge Dr. Suite # A	Planet Salon Suites LLC	2,557	Khaleel Ahmed	New Occupancy
Real Estate Office	02/02/2018	1102 S Santa Fe Trl. Suite # #4	Giotto Real Estate Development LLC	800	Adam Gill	New Occupancy
change of ownership	02/02/2018	202 W Camp Wisdom Rd. Suite # B	Hispanos Beauty Salon	1,100	Evelin Yanet Martinez	Change of Ownership
pre-enrollment and sign up for gym	02/02/2018	111 S Cedar Ridge Suite # 114	Workout Anytime	1,820	Kevin Marrs	New Occupancy
mechanic shop	02/22/2018	706 E Red Bird Ln. Suite # 112	Jay & Ben Automotive Repair	1,000	Rodney Torrez	New Occupancy
Retail - sale of woman clothing	02/08/2018	316 N Main	BLKJSmith Family, LLC	900	Brian K Smith	New Occupancy
barber school	02/14/2018	751 W Wheatland Rd.	The Academy of Barbering	2,400	Cookie Peters	New Occupancy
office - staffing	02/13/2018	138 W Camp Wisdom Rd.	Key Personnel	1,892	David Schild	Business Expansion
healthcare office	02/19/2018	217 E Camp Wisdom Rd. Suite # #E	DFW Consolidated Healthcare Svcs	800	Patricia Mazie-Kalu	Change of Location
Vehicle Repair	02/27/2018	1303 S Alexander Ave. Suite # B	Service Masters Auto Collision	1,000	Jorge Solorzano	New Business
photography service	02/27/2018	402 W Wheatland Rd. Suite # 170 D	SAF II Image Photography	800	Fredrick Jones	New Occupancy

TOTALS:

Square Footage:	43,978.00	(Avg.: 1,832.42)
Total Projects:	24	
CO's Issued:	24	

The R.E.D. Summit

Thursday, March 22, 2018

The BSWP presents the 2018 R.E.D. Summit, a Regional Economic Development Summit presenting an Employers Roundtable, a Developers Panel, a Showcase of Developments, and a R.E.D. Luncheon, all on March 22, 2018, at the Hilton Garden Inn-Duncanville.

The Best Southwest Partnership?

"Where Growth and Opportunity Meet"?

Present?

The R.E.D. Summit?

Thursday, March 22, 2018?

Hilton Garden Inn?
800 N. Main?
Duncanville, TX 75116

The BSWP presents the 2018 R.E.D. Summit, a Regional Economic Development Summit presenting an Employers Roundtable, a Developers Panel, a Showcase of Developments, and a R.E.D. Luncheon, all on March 22, 2018, at the Hilton Garden Inn-Duncanville.

The Day's Agenda:

- 9:00 a.m. – Employers Roundtable (invitation only)
- 11:00 a.m. – R.E.D. Developers Panel in Ballroom
- 12:00 p.m. – R.E.D. Showcase in Ballroom (and during lunch)
- 12:15 p.m. - R.E.D. Luncheon in Ballroom

Come see what is happening *"Around and About"* the BSWP Region!



TxDOT NOTICE OF PUBLIC MEETING

The Southern Gateway Project

Dallas Horseshoe Project

Dallas County

CSJs: 0442-02-088, 0261-03-030, 0261-02-044, 0196-03-205, 0442-02-118, 0442-02-132,
1068-04-099, 1068-04-116, 0009-11-226

The Texas Department of Transportation (TxDOT) will conduct a public meeting on **Thursday, March 27, 2014 from 5:30 p.m. to 7:30 p.m.** at the Hilton Garden Inn, 800 N. Main St., Duncanville, Texas 75116. The purpose of the public meeting is to present project information and updates regarding the Southern Gateway Project and the Dallas Horseshoe Project. These corridors are being considered together at the meeting because they constitute a comprehensive, integrated approach to providing continuous high occupancy vehicles (HOV)/managed lanes along I-35E.

The two corridors have previously been environmentally cleared in separate environmental assessments:

- The Southern Gateway Project, I-35E from I-20 to 8th St. and US 67 from I-35E to FM 1382, was previously cleared as an Environmental Assessment (EA) in 2006.
- The Dallas Horseshoe Project, I-30 from Sylvan Ave. to west of I-45; and I-35E, from 8th St. to I-30; was previously cleared as an EA in 2012.

The environmental decisions made in the original documents will be reassessed and updated. For additional Southern Gateway Project information, visit www.thesoutherngateway.org and for Dallas Horseshoe Project information, visit www.dallashorseshoe.com

The purpose of the proposed projects is to develop long-term transportation and operational improvements for these corridors. The proposed projects are designed to enhance the regional and national transportation system by increasing capacity, reducing traffic congestion, improving mobility, improving design deficiencies and improving system linkages. The Southern Gateway Project is located within the cities of Cedar Hill, Dallas, De Soto, Duncanville, and Lancaster in Dallas County. The Dallas Horseshoe Project is located within the City of Dallas in Dallas County.

The ultimate improvements for the Southern Gateway Project approved in 2006 consisted of six main lanes, one reversible HOV lane, and two-lane frontage roads in each direction along I-35E from I-20 to US 67 and ten main lanes with two reversible HOV lanes from US 67 to 8th St. There would be discontinuous frontage roads between US 67 and 12th St./Beckley Ave along I-35E. Two lane frontage roads began at this point and continued to 8th St. Proposed improvements along US 67 consisted of six main lanes, two lane frontage roads, and one reversible HOV lane from Farm to Market Road (FM) 1382 to I-20 and two reversible HOV lanes from I-20 to I-35E.

The proposed ultimate improvements for the Southern Gateway Project extend along I-35E from I-20 to south of I-30 and US 67 from I-35E to FM 1382, a distance of approximately 19 miles. The recommended facilities along I-35E are six main lanes from I-20 to US 67 and ten main lanes from US 67 to 8th St. The recommended facility along US 67 is six main lanes from FM 1382 to I-35E. In the center median, the proposed recommendations consist of one reversible HOV/managed lane on I-35E from I-20 to US 67, two reversible HOV/managed lanes from US 67 to 8th St. On US 67, one reversible HOV/managed lane from FM 1382 to I-20 and two

reversible HOV/managed lanes from I-20 to I-35E. Improvements to ramps, frontage roads, and cross-streets would occur throughout the corridor. The Southern Gateway Project may be constructed in stages. The initial phase of improvements would involve the implementation of the HOV/managed lanes. Within the Dallas Horseshoe Project limits, two reversible HOV/managed lanes are proposed along I-35E from Reunion Blvd. to Colorado Blvd. to provide HOV continuity with the Southern Gateway Project.

The previously proposed improvements for the Dallas Horseshoe Project approved in 2012, along I-35E, consisted of two non-tolled reversible HOV lanes along I-35E between Reunion Blvd. and Colorado Blvd. The current proposed ultimate improvements to be addressed in the RCC for the Dallas Horseshoe Project along I-35 between Reunion Blvd. and Colorado Blvd. extend a distance of approximately 1.5 miles and consist of two tolled reversible HOV/managed lanes.

The proposed Southern Gateway Project is located within the Federal Emergency Management Agency designated 100-year floodplain at Cedar Creek, Five Mile Creek, Woody Branch, Ten Mile Creek, Bentle Branch, Ricketts Branch, and Mauk Branch. The hydraulic design for the proposed project would be in accordance with current TxDOT and Federal Highway Administration design policies and standards.

The Dallas Horseshoe Project traverses the Dallas Floodway, which is a public works project within the USACE jurisdiction; therefore, USACE review and approval per 33 U.S.C. Section 408 was required and has been completed. The Dallas Horseshoe Project, which is currently under construction was developed using the design-build delivery method of construction.

The meeting will be held in open house format to allow for questions and present project information. TxDOT staff and project consultants will be available to answer questions during the open house. Maps and other drawings depicting the project location and proposed improvements will be available. This and other project information is also on file and available for inspection at the TxDOT Dallas District, 4777 E. Highway 80, Mesquite, TX 75150; and at the City of Dallas, 1500 Marilla St., Dallas, TX 75201. The tentative construction schedule can also be obtained at the TxDOT Dallas District office.

All interested persons are invited to attend the public meeting. Persons requiring special communication or accommodation needs should contact the TxDOT Dallas District public information officer at (214) 320-6100 at least 2 working days prior to the meeting so that appropriate arrangements can be made. Because the meeting will be conducted in English, any request for language interpreters or other special communication needs should also be made at least 2 working days prior to the meeting. Every reasonable effort will be made to accommodate these needs.

Verbal and written comments from the public regarding the Southern Gateway Project and the Dallas Horseshoe Project can be presented at the meeting. Written comments can also be submitted to **Ashley Haire, P.E., TxDOT Dallas District, 4777 E. Highway 80, Mesquite, TX 75150-6643**. Comments may be presented for a period of 10 days after the meeting and must be postmarked by **April 7, 2014**, to be included as part of the official public record. For additional information, please contact **Ashley Haire, P.E., TxDOT Dallas District, via phone (214) 320-6611, or e-mail: Ashley.Haire@txdot.gov**.