



**DUNCANVILLE COMMUNITY AND
ECONOMIC DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX
SEPTEMBER 24, 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 REGULAR MEETING HELD ON AUGUST 27, 2018.
3. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
4. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
5. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
6. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
7. HOLD A PUBLIC HEARING REGARDING A PROPOSED INCENTIVE FROM THE DCEDC TO COX FARMS NURSERY, LLC IN AN AMOUNT NOT TO EXCEED \$22,975 TO ASSIST WITH THE FUNDING OF DRY STACK FIRE HYDRANTS, WHICH ARE REQUIRED BY THE CITY TO OPERATE THE GREENHOUSES.
8. CONSIDER APPROVAL OF A REVISED 2018 – 2019 DCEDC BUDGET TO INCLUDE THE \$22,975 INCENTIVE TO COX FARMS NURSERY, LLC TO ASSIST WITH THE FUNDING OF DRY STACK FIRE HYDRANTS, WHICH ARE REQUIRED BY THE CITY TO OPERATE THE GREENHOUSES.
9. RECEIVE STAFF AND BOARD REPORTS.
 - RECEIVE AN UPDATE ON THE NANCE PROPERTY.
 - RECEIVE AN UPDATE ON VILLAGE TECH SCHOOL.
 - RECEIVE AN UPDATE ON THE DCEDC PRESIDENT AND VICE PRESIDENT ELECTIONS.
 - RECEIVE AND DISCUSS OPTIONS FOR DEMOGRAPHIC SOFTWARE.
 - RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
 - CERTIFICATE OF OCCUPANCY - APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF AUGUST 2018
 - CERTIFICATE OF OCCUPANCY - CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF AUGUST 2018.
 - IMPORTANT DATES/UPCOMING EVENTS:

- ECONOMIC DEVELOPMENT SALES TAX WORKSHOP, SEPTEMBER 28, 2018, 8:00 AM – 4:00 PM, HYATT PLACE, 5101 N. PRESIDENT GEORGE BUSH HWY., GARLAND, TX 75040
- CONCERT IN THE PARK, SEPTEMBER 29, 2018, 6:00 PM – 8:00 PM, ARMSTRONG PARK AT DUSK
- NATIONAL NIGHT OUT (NNO), OCTOBER 2, 2018, 5:00 PM – 8:00 PM, DUNCANVILLE RECREATION CENTER
- MASCO CABINETS MANUFACTURING DAY OPEN HOUSE, OCTOBER 5, 2018, 9:30 AM - 3:00 PM., 520 BIG STONE GAP RD., DUNCANVILLE, TX 75137
- HEART OF DUNCANVILLE 5K, OCTOBER 13, 2018, 8:00 AM – 11:00 AM, BEN FRANKLIN APOTHECARY
- SWEEP IT OUT SATURDAY, OCTOBER 13, 2018, 8:00 AM – 1:00 PM, JAMES COLLINS BLVD.
- 2018 SMOKIN' BLUES & BBQ FESTIVAL, OCTOBER 19, 2018, 12:00 NOON – 11:00 PM, ARMSTRONG PARK
- 2018 SMOKIN' BLUES & BBQ FESTIVAL, OCTOBER 20, 2018, 7:00 AM – 11:00 PM, ARMSTRONG PARK
- LACE UP AGAINST DOMESTIC VIOLENCE, OCTOBER 21, 2018, 2:00 PM – 5:00 PM, RED BIRD SKATELAND
- BOO BASH 2018, OCTOBER 26, 2018, 7:00 PM – 9:00 PM, DUNCANVILLE RECREATION CENTER
- TAIL WAGGIN' TUTORS, OCTOBER 29, 2018, 2:00 PM – 3:00 PM, LIBRARY PROGRAMMING ROOM

ADJOURNMENT

**POSTED BY THURSDAY
SEPTEMBER 20, 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, September 24, 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, September 24, 2018

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting held on August 27, 2018.

BACKGROUND/HISTORY: Copies of the draft minutes for the Regular Meeting on August 27, 2018.

ATTACHMENTS: Draft DCEDC Regular Meeting Minutes from August 27, 2018.

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
MINUTES
AUGUST 27, 2018**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, August 27, 2018, at 6:00 PM in the City Council Briefing Room located at City Hall.

Board Members in attendance:

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

Board Members not in attendance:

All Board Members were in attendance with one (1) vacancy.

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

Guest(s) Present: Mark Cox (Cox Farms Nursery, LLC), and Monte Anderson (Options Real Estate)

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

The Meeting was called to order by President Dial 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 ANNUAL MEETING HELD ON JUNE 25, 2018.

Mr. Smithey made a motion to approve the DCEDC Minutes for the Annual Meeting held on June 25, 2018, as presented, seconded by Dr. Murrah, the vote passed unanimously.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JUNE 25, 2018.

Dr. Murrah made a motion to approve the DCEDC Minutes for the Regular Meeting held on June 25, 2018, as presented, seconded by Mr. Smithey, the vote passed unanimously.

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

Ms. James reported that the City Sales and Use Tax Comparison Summary for July and August is in the Packet. Comparing July's Sales Tax Revenues to the same time last year, the City is up 0.08%. But, year-to-date, comparing 2017 – 2016, the City is up 5.11%.

Comparing August's sales tax revenues to the same time last year, the City is up 25.53%. This could be caused by the additional sales in the building industry or prepayments. Staff will continue to research. But, year-to-date, the City is up 7.58%.

There was further questions/discussion.

Staff will make note that the County Total percentages on the August City Sales and Use Tax Comparison Summary are incorrect.

ITEM NO. 5 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORTS(S).

Ms. James reported that both Budgets are here tonight for the Board to review. However, the Board will vote on the Budgets separately.

For June, the DCEDC received \$215,931 in sales tax and did have some Economic Development activity. This included Duncanville beautification expenses of \$5,232 and the Transfer to the General Fund. DCEDC also had the payment of \$897,133, which was the remaining cost associated with the purchase of the Toyota Property. The DCEDC has already paid \$9,000 in earnest money. Because the City lags two months behind with sales tax revenues, the DCEDC ended with a negative budget balance of \$708,856 for the month, and a negative balance of \$229,156 year-to-date.

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

Total revenues for the month of July equaled \$231,830. The DCEDC did have some expenditures throughout the month for a total of \$29,842. That leaves the DCEDC's ending balance for the month at \$201,988. Again, the DCEDC is making up for last month's purchase. Therefore, the DCEDC ended the month of July with a negative budget balance of \$25,211. This does not take in account the current fund balance.

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

ITEM NO. 6 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT(S).

Ms. James reported that if any Board Member has questions, Staff will take those back to the Parks Department for answers. The Duncanville Fieldhouse Staff anticipates being in the black at the end of the year for O&M, which will be the first time in several years. Staff also signed GASO again this year.

There was further questions/discussion.

ITEM NO. 7 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Mr. Anderson reported that there is nothing out of the ordinary to report. Main Station continues to pay the extra \$2,000 debt principal down every month and is 100% full. Every time a loft is renewed, the rent is raised. He gave the art station space away for a year to the Design Studio Group. After that year, he was going to rent the space out to a nail salon; however, it did not work out. Now, the space has been leased to an art teacher at \$800 per month. He reported that everybody at Main Station is doing very well. He did have to evict one rent tenant, but immediately refilled the space.

There was further questions/discussion.

ITEM NO. 8 RECEIVE AND CONSIDER APPROVAL OF AN INCENTIVE REQUEST BY COX FARMS NURSERY, LLC IN AN AMOUNT NOT TO EXCEED \$57,792.00.

Mr. Cox reported that he purchased the "Original Store" in 2015 with great intentions. After purchasing the property, he was notified by the City that he needed to install fire hydrants to operate the greenhouses in the back. At first, the City wanted him to put in a road, but compromised on a dry line. This has been an ongoing issue for 2 ½ years, and his hope was that the City would change their mind. However, this is not the case. Mr. Cox believes that this is an unjustified expense for him especially since there have not been any fire hydrant requirements for the greenhouses for the last four years. Mr. Cox is asking the DCEDC for assistance with this project.

There was further questions/discussion.

Mr. Cox submitted three quotes to the Board. The Board discussed and reviewed these quotes during Item No. 9: Executive Session.

Ms. James reported that Staff wanted to bring this information to the Board tonight to get the process started. The Board will conduct a Public Hearing at the next DCEDC Meeting regarding this Agenda Item since Staff did not receive the grant request in time to post the public hearing notice as required by law. After the Public Hearing, it will go to City Council for approval.

ITEM NO. 9 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 PROPERTY LOCATED AT 730 E. INTERSTATE 20 OR I-20, DUNCANVILLE, TEXAS 75116.
- DISCUSS COX FARMS NURSERY, LLC GRANT REQUEST.

The Board began Executive Session at 7:26 PM.

ITEM NO. 10 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 8:29 PM.

ITEM NO. 11 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

Mr. Smithey made a motion to approve a grant to Cox Farms Nursery, LLC up to 70% of the lowest of three current bids not to exceed \$22,975 for dry stack fire hydrants contingent upon Mr. Cox submitting three current bids to the Economic Development Department, and all City and State ordinances and codes must be met. Payment will be made when a green tag is issued by the City of Duncanville Permit Department. The project must be complete within six months of grant approval by City Council and the Board authorizes the DCEDC President to sign any necessary documents. The motion was seconded by Mr. Galbraith. The vote was cast 5 for, 1 against.

ITEM NO. 12 RECEIVE STAFF AND BOARD REPORTS.

- ***RECEIVE AN UPDATE ON THE REAPPOINTMENT OF DCEDC BOARD MEMBERS.***

Ms. James reported that for the Board Members seeking reappointment, City Council cancelled the originally scheduled interviews. City Council wants to interview new as well as current Board Members. Those interviews will be scheduled within the next few weeks. The Interim City Secretary will contact Board Members with more information.

Staff will note that the Board requested more time/notice to prepare for the interview.

- ***RECEIVE AN UPDATE ON THE NEW PROPOSED CITY LOGO AND FUTURE ECONOMIC DEVELOPMENT MARKETING EFFORTS.***

Ms. James reported that the Duncanville Logo Design Advisory Committee was composed of residents appointed by City Council. Through several meetings with the Consultants, the Committee selected two proposed logos as a new City logo as well as keeping the current City logo. At the August 21, 2018, City Council Meeting, the Consultants made a presentation to City Council. After review, City Council made comments/suggestions, and asked the Consultants to make some modifications to the proposed logos as well as to the current City logo. The Consultants will come back to City Council sometime in late September with those modifications.

Ms. James also reported that the selected logo will go with the Economic Development marketing efforts. This is the first thing Staff wants to complete. Staff will put together a complete marketing campaign and will provide an update to the Board.

There was further questions/discussion.

- ***RECEIVE AN UPDATE ON THE HIGHWAY 67 AND I-20 PROJECTS.***

Ms. James reported that the City anticipated receiving multiple years of funding for the landscaping on these projects. However, TxDOT had a change in staffing, and the City did not receive the funding for 2019. Staff is trying to schedule a meeting to see what was earmarked to see how the City can move forward.

- ***RECEIVE AN UPDATE ON DEMOGRAPHIC SOFTWARE.***

Ms. James reported that Xceligent has disbanded, and unfortunately, ESRI is no longer going to offer our data information. Staff has not found a replacement for either, but plan to bring back options at our next meeting.

- **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/UPCOMING EVENTS:**

- **CONCERT IN THE PARK, SEPTEMBER 8, 2018, 7:00 PM – 8:30 PM, ARMSTRONG PARK AT DUSK**
- **DIA DE LA INDEPENDENCIA, SEPTEMBER 16, 2018, 5:30 PM – 8:30 PM, ARMSTRONG PARK**
- **CONCERT IN THE PARK, SEPTEMBER 22, 2018, 6:30 PM – 9:30 PM, ARMSTRONG PARK AT DUSK**
- **ECONOMIC DEVELOPMENT SALES TAX WORKSHOP, SEPTEMBER 28, 2018, 8:00 AM – 4:00 PM, HYATT PLACE, GARLAND, TX**
- **CONCERT IN THE PARK, SEPTEMBER 29, 2018, 6:00 PM – 8:00 PM, ARMSTRONG PARK AT DUSK**

ADJOURNMENT

The meeting adjourned at 9:01 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, September 24, 2018

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

PRESENTED BY: Director of Economic Development, Jessica James

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 - SEPTEMBER 2018

County/City	Rate	Net Payment	Comparable Payment	% Change	2018 Payments	2017 Payments	% Change
Dallas							
Addison	1.00%	1,113,326.14	1,088,668.58	2.26%	12,535,896.28	10,513,417.53	19.23%
Balch Springs	2.00%	622,802.83	648,683.09	-3.98%	5,873,570.19	5,566,062.37	5.52%
Carrollton	1.00%	2,788,470.10	3,029,967.95	-7.97%	29,910,518.48	27,441,724.46	8.99%
Cedar Hill	1.88%	1,198,377.52	1,180,215.47	1.53%	11,440,676.68	11,197,440.67	2.17%
Cockrell Hill	1.00%	35,080.37	35,313.93	-0.66%	357,095.68	277,587.37	28.64%
Coppell	1.75%	3,209,484.46	2,778,326.26	15.51%	29,008,479.83	26,683,076.39	8.71%
Dallas	1.00%	23,945,548.05	23,079,281.57	3.75%	228,277,429.86	219,954,689.92	3.78%
De Soto	2.00%	970,695.93	917,430.48	5.80%	10,212,158.59	9,280,976.98	10.03%
Duncanville	2.00%	906,973.60	776,192.36	16.84%	8,094,524.55	7,456,755.38	8.55%
Farmers Branch	1.00%	1,253,278.17	1,141,254.63	9.81%	10,839,478.55	10,813,972.22	0.23%
Garland	1.00%	2,354,924.10	2,349,981.78	0.21%	21,513,530.85	21,451,950.88	0.28%
Glenn Heights	1.00%	48,396.24	45,482.86	6.40%	443,542.65	399,019.03	11.15%
Highland Park	1.00%	270,123.50	243,486.49	10.93%	3,078,848.76	2,635,147.55	16.83%
Hutchins	2.00%	219,233.33	191,132.05	14.70%	1,925,589.80	1,859,321.35	3.56%
Irving	1.00%	5,239,814.67	5,116,028.52	2.41%	50,732,083.69	50,035,504.90	1.39%
Lancaster	2.00%	913,759.42	820,397.47	11.38%	8,565,655.24	7,386,935.68	15.95%
Mesquite	2.00%	3,548,240.65	3,406,019.50	4.17%	33,080,501.70	32,757,349.31	0.98%
Richardson	1.00%	3,116,016.98	2,964,576.85	5.10%	28,206,085.65	26,901,440.25	4.84%
Rowlett	1.00%	605,820.94	580,639.18	4.33%	5,403,731.42	5,126,502.81	5.40%
Sachse	1.75%	208,157.75	188,665.84	10.33%	2,111,792.35	1,955,715.72	7.98%
Seagoville	2.00%	274,260.98	245,888.37	11.53%	2,471,116.76	2,384,894.81	3.61%
Sunnyvale	2.00%	251,009.50	206,177.64	21.74%	2,493,386.02	1,964,446.92	26.92%
University Park	1.00%	309,362.52	273,466.18	13.12%	3,173,517.16	3,034,404.58	4.58%
Wilmer	2.00%	339,247.73	287,337.57	18.06%	2,840,896.71	2,850,609.88	-0.34%
County Total		53,742,405.48	51,594,614.62	4.16%	512,590,107.45	489,928,946.96	4.63%
Tarrant							
Bedford	2.00%	\$858,542.09	\$803,485.03	6.85%	\$8,265,682.14	\$7,734,356.17	6.86%
Hurst	1.50%	\$1,197,891.77	\$1,160,313.58	3.23%	\$12,101,993.47	\$11,965,036.01	1.14%
Grand Prairie	1.75%	\$4,651,884.81	\$4,292,818.49	8.36%	\$43,340,739.54	\$40,340,577.30	7.43%
Grapevine	1.50%	\$3,387,162.94	\$3,241,038.12	4.50%	\$31,976,149.18	\$30,536,831.90	4.71%
Southlake	1.88%	\$2,275,565.70	\$2,180,490.34	4.36%	\$21,542,486.55	\$20,937,285.31	2.89%
Mansfield	2.00%	\$1,844,430.02	\$1,765,077.64	4.49%	\$17,530,592.79	\$16,321,677.86	7.40%
Denton							
Corinth	1.75%	\$230,613.79	\$210,354.21	9.63%	\$2,034,669.49	\$1,920,908.11	5.92%
Ellis							
Midlothian	2.00%	\$653,765.38	\$646,136.35	1.18%	\$6,326,213.72	\$5,609,076.24	12.78%



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, September 24, 2018

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

PRESENTED BY: Director of Economic Development, Jessica James

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



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, September 24, 2018

TITLE: Receive and Discuss the Duncanville Fieldhouse Sports Facility Financial Status Report.

PRESENTED BY: Director of Economic Development, Jessica James

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



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, September 24, 2018

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

PRESENTED BY: Director of Economic Development, Jessica James

BACKGROUND/HISTORY: The Main Station Duncanville LTD's monthly statements will be provided to the Board at the meeting. Ms. James will provide an update to the Board.



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, September 24, 2018

TITLE: Hold a Public Hearing Regarding a Proposed Incentive from the DCEDC to Cox Farms Nursery, LLC in an Amount not to Exceed \$22,975 to assist with the Funding of Dry Stack Fire Hydrants, which are required by the City to Operate the Greenhouses.

BACKGROUND/HISTORY: At the August 27, 2018, meeting, Mr. Mark Cox provided the Board with an overview of his business, a summary of the upgrades needed, and the reason he is requesting funds from the DCEDC. The Board approved a grant to Cox Farms Nursery, LLC up to 70% of the lowest of three bids not to exceed \$22,975 for dry stack fire hydrants contingent upon Mr. Cox submitting current bids to the Economic Development Department, and all City and State ordinances and codes must be met. Payment will be made when a green tag is issued by the City of Duncanville Permit Department. The project must be complete within six months of grant approval by City Council and the Board authorizes the DCEDC President to sign any necessary documents. The vote was cast 5 for, 1 against.

ATTACHMENT(S): Updated quotes for the project will be provided to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, September 24, 2018

TITLE: Consider Approval of a Revised 2018 – 2019 DCEDC Budget to Include the \$22,975 Incentive to Cox Farms Nursery, LLC to Assist with the Funding of Dry Stack Fire Hydrants, which are Required by the City to Operate the Greenhouses.

PRESENTED BY: Director of Economic Development, Jessica James

BACKGROUND/HISTORY: At the August 27, 2018, DCEDC Meeting, the Board approved a grant to Cox Farms Nursery, LLC up to 70% of the lowest of three bids not to exceed \$22,975 for dry stack fire hydrants contingent upon Mr. Cox submitting current bids to the Economic Development Department, and all City and State ordinances and codes must be met. Payment will be made when a green tag is issued by the City of Duncanville Permit Department. The project must be complete within six months of grant approval by City Council and the Board authorizes the DCEDC President to sign any necessary documents. The vote was cast 5 for, 1 against.

The motion did not include adjusting the budget to include this amount. Staff brought this back to the Board for consideration.

ATTACHMENTS: The approved FY 2018 – 2019 DCEDC Budget is attached the Board's review.

**CITY OF DUNCANVILLE
FISCAL YEAR 2018-19 PROPOSED BUDGET
DUNCANVILLE COMMUNITY & ECONOMIC
DEVELOPMENT CORPORATION BOARD**

	SOURCES & USES OF FUNDS	2016-17 ACTUAL	2017-18 BUDGET	2017-18 REVISED	2018-19 BUDGET
1	REVENUES				
2	4-B Sales Tax	\$ 2,498,862	\$ 2,566,042	\$ 2,613,198	\$ 2,691,593
3	Interest Income	5,202	4,000	5,500	5,500
4	Miscellaneous Income	47,572	-	-	-
5	Total Revenue	\$ 2,551,636	\$ 2,570,042	\$ 2,618,698	\$ 2,697,093
6	EXPENSES				
7	Annual Recurring Expenditures				
8	Economic Development	\$ 275,346	\$ 312,444	\$ 293,849	\$ 309,302
9	KDB	8,016	11,971	11,014	12,141
10	Transfer to General Fund	71,891	69,331	69,331	73,082
11	Sub-Total Annual Recurring Expenditures	\$ 355,253	\$ 393,746	\$ 374,194	\$ 394,525
12					
13	Annual Program Expenditures				
14					
15	Design Grants	\$ 1,818	\$ 60,000	\$ 60,000	\$ 60,000
16	Demo/Rebuild Program	\$ -	\$ -	\$ 100,000	\$ 100,000
17	Main Station Railroad Flats Water and Mowing Costs	-	100	100	100
18	Beautification	102,010	149,836	123,729	125,145
19	Sustainable Beautification	-	10,000	10,000	15,000
20	Sub-Total Annual Program Expenditures	\$ 103,828	\$ 219,936	\$ 293,829	\$ 300,245
21					
22	Open and Completed Economic Development Project Expenditures				
23	Dallas Heart & Vascular Consultants (wall project) 50% to be paid Phase I with remaining 50% paid Phase II	-	-	28,500	-
24	W B Service Company (Projected end is FY18)	44,985	24,654	24,654	-
25	Hampton Inn Suites	-	45,000	45,000	-
26	Ten Hagen Excavating	-	-	48,000	-
27	GK Steel Fabrication	76,083	-	-	-
28	Transfer to TIF Fund	150,000	-	-	-
29	Sub-Total Open Econ. Dev. Project Expenditures	\$ 271,068	\$ 69,654	\$ 146,154	\$ -
30					
31	Debt Service Expenditures				
32	Fieldhouse Debt (Series 2016) Last pymt Feb. 2025	\$ 535,050	\$ 538,650	\$ 538,650	\$ 536,550
33	Debt Service (Series 2016) Last pymt Feb. 2021	491,227	492,666	492,666	492,652
34	Bond Issue Costs	41,141	-	-	-
35	Paying Agent Fees	-	800	800	800
36	Sub-Total Debt Service Expenditures	\$ 1,067,418	\$ 1,032,116	\$ 1,032,116	\$ 1,030,002
37					
38	Purchase of Toyota Property	\$ -	\$ -	\$ 900,000	\$ -
39	Demo/Asbestos Abatement for Toyota Property	-	-	175,000	-
40	Total Expenditures	\$ 1,797,567	\$ 1,715,452	\$ 2,921,293	\$ 1,724,772
41					
42	Net Profit (Loss)	\$ 754,069	\$ 854,590	\$ (302,595)	\$ 972,321
43					
44	FUND BALANCE				
45	BEGINNING BALANCE	\$ 839,033	\$ 1,351,690	\$ 1,593,102	\$ 1,290,507
46					
47	ENDING BALANCE	\$ 1,593,102	\$ 2,206,280	\$ 1,290,507	\$ 2,262,828



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, September 24, 2018

TITLE: Receive Staff Reports and Board Reports.

- Receive an Update on the Nance Property.
- Receive an Update on Village Tech School.
- Receive an Update on the DCEDC President and Vice President Elections.
- Receive and Discuss Options for Demographic Software.
- Receive Business and Events Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of August 2018 (Attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of August 2018 (Attached).
- Important Dates/Upcoming Events:
 - Economic Development Sales Tax Workshop, September 28, 2018, 8:00 AM – 4:00 PM, Hyatt Place, 5101 N. President George Bush Hwy., Garland, TX 75040
 - Concert in the Park, September 29, 2018, 6:00 PM – 8:00 PM, Armstrong Park at Dusk
 - National Night Out (NNO), October 2, 2018, 5:00 PM – 8:00 PM, Duncanville Recreation Center
 - Masco Cabinets Manufacturing Day Open House, October 5, 2018, 9:30 AM - 3:00 PM., 520 Big Stone Gap Rd., Duncanville, TX 75137
 - Heart of Duncanville 5K, October 13, 2018, 8:00 AM – 11:00 AM, Ben Franklin Apothecary
 - Sweep it Out Saturday, October 13, 2018, 8:00 AM – 1:00 PM, James Collins Blvd.
 - 2018 Smokin' Blues & BBQ Festival, October 19, 2018, 12:00 Noon – 11:00 PM, Armstrong Park
 - 2018 Smokin' Blues & BBQ Festival, October 20, 2018, 7:00 AM – 11:00 PM, Armstrong Park
 - Lace Up Against Domestic Violence, October 21, 2018, 2:00 PM – 5:00 PM, Red Bird Skateland
 - Boo Bash 2018, October 26, 2018, 7:00 PM – 9:00 PM, Duncanville Recreation Center
 - Tail Waggin' Tutors, October 29, 2018, 2:00 PM – 3:00 PM, Library Programming Room

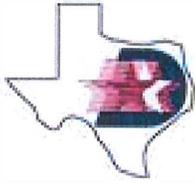
PRESENTED BY: Director of Economic Development, Jessica James

BACKGROUND/HISTORY: Ms. James will present 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):

- Flyers of Important Dates/Upcoming Events.



**City of Duncanville's
Certificate of Occupancy -
Applications Received - MONTHLY
(EDC)**

Month of August, 2018

Project Description	Project Start Date	Short Address	Tenant Name	Square Footage	Total Fees	Applicant Name	Applicant/Tenant Business Number	Reason for Application
La Quinta Inn & Suites Hotel	08/02/2018	835 E Hwy 67	La Quinta	51,323	\$25.00	Vishal Patel		New Business
retail home decor and furniture	08/02/2018	712 N Main St. Suite # A	Decor Attic	600	\$75.00	Angela Lockett	(214) 841-0144	New Occupancy
insurance agency office	08/03/2018	108 W Fairmeadows Dr. Suite # A	Tejano Legacy Insurance	700	\$75.00	Margarito Cerda		New Occupancy
Dog grooming boutique with retail	08/06/2018	1103 S Main St.	Rudy's Pawsome Kingdom	896	\$75.00	Pamela Norman		New Occupancy
realty office	08/06/2018	415 W Danieldale Suite # 120	Townview Realtors	2,167	\$25.00	Kenneth R. Medlock	(214) 948-9368	New Business
storage, office & general auto repair	08/06/2018	1155 S Cedar Ridge	Lott Property	1,200	\$75.00	Linda Wood	(972) 296-6630	New Occupancy
salon for skin care only	08/08/2018	1019 S Main St. Suite # 112	Facial Studio	600	\$75.00	Cantarus Mclaurin	(682) 412-4218	New Occupancy
consulting office	08/09/2018	210 B Cedar Ridge Suite # 101 A	Universal Dynamics	1,500	\$75.00	Carlos Gosserand	(469) 513-2882	Change of Location
retail sales - furniture and appliances	08/13/2018	215 W Camp Wisdom Rd. Suite # 10-11	Moreno Appliances Inc.	4,000	\$75.00	Erendira Elizabeth Espinoza Gonzalez	(972) 824-3597	New Occupancy
beauty and barber salon	08/14/2018	428 N Main St.	Eccentric Elegance Studio	1,000	\$75.00	Mavel Hanson	(214) 621-1634	New Occupancy
sale of Herbalife shakes and teas	08/16/2018	111 S Cedar Ridge Dr. Suite # 135	Wholly Nutricion	1,400	\$75.00	Esther Fernandez	(214) 845-1753	New Occupancy
forensic restoration services (name change only)	08/20/2018	1034 Explorer St.	Stanley Restoration LLC DBA BioSheen of Texas	1,000	\$7.50	Rob Reynolds	(972) 808-6020	Change of Name

shop to repair machines	08/20/2018	602 E Red Bird Ln. Suite # G	Alex's Machine Shop	1,250	\$75.00	Elsa Moreira	(214) 325-1256	New Occupancy
retail - sale of cigars and accessories - lighters, ash trays, etc. (change in ownership)	08/24/2018	100 S Main St. Suite # 116	3 R's Cigars	1,000	\$75.00	Jeffrey d Stroup	(972) 572-4427	New Occupancy
office for Dedicated Transportation Solutions - brokerage department	08/24/2018	407 N Cedar Ridge Dr. Suite # 220	Dedicated Transportation Solutions	1,038	\$75.00	Michael Law	(817) 617-1675	New Occupancy
restaurant	08/27/2018	630 Oriole Blvd.	Vacant - Nick's Pizza & Pasta	1,632	\$75.00	Mefat Gjocaj	(254) 239-6467	New Occupancy
copying and Xeroxing business	08/28/2018	1184 Explorer St. Suite # A	A & W Graphics	1,400	\$75.00	Lawrence E Thrasher	(214) 905-0877	Change of Location
body work and detail shop	08/30/2018	602 E Red Bird Ln. Suite # M-N	Auto Collision Repair	2,500	\$75.00	Marvin Osorto	(214) 713-5139	New Occupancy

TOTALS:	Square Footage:	75,206.00	(Avg.: 4,178.11)					
	Total Projects:	18						
	Total Fees:							\$1,182.50



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

Project Description	CO Issue Date	Short Address	Tenant Name	Square Footage	Applicant Name	Reason for Application
OFFICE FOR IN HOME PERSONAL CARE SERVICE (CHANGE IN OWNERSHIP)	08/28/2018	515 N Cedar Ridge Dr. Suite # 8	Mollie's Heart LLC dba Home Instead Senior Care	1,316	Sandi Allen	Change of Ownership
shoe repair	08/28/2018	318 N Main St.	Affordable Shoe Repair	800	Jerence Smith	New Occupancy
auto repair shop, 70% new tires and 30% used tires, new wheels (change in ownership)	08/17/2018	255 W Camp Wisdom Rd.	Wheel Works 1	5,400	Maher Rahal	Change of Ownership Change of Name
La Quinta Inn & Suites Hotel	08/08/2018	835 E Hwy 67	La Quinta	51,323	Vishal Patel	New Business
Dog grooming boutique with retail	08/28/2018	1103 S Main St.	Rudy's Pawsome Kingdom	896	Pamela Norman	New Occupancy
realty office	08/28/2018	415 W Daniieldale Suite # 120	Townview Realtors	2,167	Kenneth R. Medlock	New Business
forensic restoration services (name change only)	08/28/2018	1034 Explorer St.	Stanley Restoration LLC DBA BioSheen of Texas	1,000	Rob Reynolds	Change of Name
hair braiding and weaving	08/20/2018	700 N Clark Rd. Suite # 180	Braids-N-Weaves	930	Mamadou Kane	New Occupancy
self serve car wash (change in ownership)	08/20/2018	419 E Daniieldale Rd.	Kwik Kar Wash	2,200	Eric Gonzalez	Change of Ownership Change of Name
retail clothing	08/20/2018	215 W Camp Wisdom Rd. Suite # 2	Euphoria Bridal Boutique/ Advance Hospitality Unif	1,500	Latitia Carter	New Occupancy
retail clothing & accessories	08/17/2018	426 E Wheatland	A Dose of Faith	1,488	Sweana Jeffries	New Occupancy
public charter	08/17/2018	402 W Daniieldale	Village Tech	47,137	Jeremy Jameson	New Occupancy

school serving grades Pre-k4 - 12th (to include portables) Occupancy Load 1st Floor: 2457 Occupancy Load 2nd Floor: 368		St.	Schools			
retail sales - nutrition and fitness products (product only)	08/17/2018	129 W Wheatland Rd.	Red Fit Club	1,198	Hetzel Lopez Campuzano	New Occupancy
wellness rehab	08/17/2018	920 E Hwy 67 Suite # 112	Medi-ssage Wellness	2,773	Yolanda May	New Business
convenience store (change in ownership)	08/09/2018	406 W Camp Wisdom Rd.	Shyamaji Inc dba Shop & Go	3,000	Gokarna Dahal	Change of Ownership
COMMERCIAL TRUCKING COMPANY (OFFICE ONLY)	08/17/2018	214 S Main St. Suite # 209	MICHAEL L HAL	739	Michael Hal	New Occupancy
dental office- (change in ownership) THIS CERTIFICATE OF OCCUPANCY LIMITS THE USE OF SEDATION TO LEVELS 1, 2 & 3 AS ESTABLISHED BY THE TEXAS STATE BOARD OF DENTAL EXAMINERS	08/28/2018	411 W Daniieldale Rd. Suite # 112	Lake Ridge Dental	2,200	Chris Carney	Change of Ownership
auto repair	08/17/2018	602 E Red Bird Ln. Suite # H	I & M Auto Repair	1,200	Israel Casarez	New Occupancy
barbershop (name change only)	08/15/2018	108 W Camp Wisdom Rd.	Wisdom Cutz LLC	1,200	Michael Surrell	Change of Name
TOTALS:	Square Footage:	128,467.00	(Avg.: 6,761.42)			
	Total Projects:	19				
	CO's Issued:	19				



Published on *Texas Economic Development Council* (<https://texasedc.org>)

[Home](#) > 2018 Richardson Economic Development Sales Tax Workshop

2018 Richardson Economic Development Sales Tax Workshop



[Register for Event](#)

[1]

[List of Registrants](#)

[2]

Date of Event: Friday, September 28, 2018

Time of Event: 8:00 AM - 4:00 PM

Registration Deadline: Friday, September 17, 2018

Registration Rate: \$175

The Economic Development Sales Tax Workshop are designed specifically for EDC Board Members and local elected officials and include information about economic and community development in general, and changes to the Economic Development Sales Tax Law. The workshops will include a discussion of changes to the Economic Development Sales Tax law that occurred during the 85th session of the Texas Legislature. Workshop attendees will receive Open Meetings Act and Public Information Act certification as a part of this course. Attendees of the Economic Development Sales Tax Workshop will be provided training materials, a light breakfast, and lunch.

Hyatt Place

5101 N President George Bush Hwy
Garland, TX 75040
(972) 414-3500

Overnight Accommodations:

The TEDC's discounted room block rate at the Hyatt Place is currently **\$119.00/night+tax**. There are **limited number** of rooms available in the TEDC's room block. The room block rate will expire on **September 10th**, 2018.

To book your reservation by phone: (972) 414-3500

To book your reservation online: [Room Reservation Link](#) ^[3]

Registration and Payment Policy: All registrations are to be made online. Registrations will not be accepted by mail, email, telephone or fax. Payments in advance are encouraged, unless specified to be paid prior to the event. Invoices are required to be paid within 30 days following the event. Payments may be made in the form of check or online via credit card. Purchase orders will not be accepted as a form of payment.

Cancellation, Refund and No-Show Policy: All cancellations must be received in writing via email to TEDC staff at crystal@texasedc.org ^[4]. Cancellations received in writing on or before September 20, 2018, and which payment has been received, will be refunded via check following the event. There will be no refunds for cancellations received after September 20, 2018. A registered attendee who does not submit a written cancellation or attend the event, is considered a No-Show and is not eligible for a refund. A registered attendee who does not submit a written notice of cancellation or attend the event is still responsible for the registration fee.

Source URL: <https://texasedc.org/2018-richardson-economic-development-sales-tax-workshop>

Links:

[1] https://tedc.memberclicks.net/index.php?option=com_mc&view=mc&mcid=form_250981

[2] <https://texasedc.org/sites/default/files/files/EDST/Richardson%20EDST%20Attendees.pdf>

[3] https://dallasgarland.place.hyatt.com/en/hotel/home.html?corp_id=G-TEDC
[4] <mailto:crystal@texasedc.org>

SEPTMBER

CONCERT SERIES

Brought to you by

DUNCANVILLE PARKS & RECREATION

Free Admission • Armstrong Park

SEPTEMBER 8



Monica Saldivar

Pop • 7 PM

SEPTEMBER 16



Crystal Torres

Dia de la Independencia • 5:30 PM



digitECH

SEPTEMBER 22



Tin Man Band

R&B / Jazz • 6:30 PM

SEPTEMBER 29



Relampago USA

Tejano • 6 PM



More information:
P: 972.780.5070
www.duncanville.com

SAVE THE DATE:



POLICE • COMMUNITY PARTNERSHIPS

Duncanville Police Department

will be hosting a city wide

National Night Out Event

October 2nd from 5pm to 8:00pm

at the

Duncanville Recreation Center 201 James Collins Blvd

For more information please contact Officer Doug Sisk
at (972) 780-5027 or dsisk@duncanvillepd.com

5th Annual



Saturday, October 13, 2018

8:00 A.M.

at Ben Franklin Apothecary

(302 N. Main Street, Duncanville)



Register at:

www.HeartOfDuncanville5K.com

Or in person at Ben Franklin Apothecary

Nearly \$82,000 has been raised to support the Duncanville ISD Education Foundation over the past four years!



SWEEP IT OUT

Saturday

OCTOBER 13, 2018
8 AM TO 1 PM
JAMES COLLINS BLVD.

VOLUNTEER TO
PICK UP LITTER
(LUNCH WILL BE PROVIDED)

**BRING: PAPER FOR SHREDDING - BULKY TRASH - BRUSH -
ELECTRONICS TO BE RECYCLED - DONATIONS FOR GOODWILL**

Mini household hazardous waste collection limited to 100 residents. **Must have voucher.** Starting October 8 at 10 am, the first 100 callers will receive voucher by calling Donald McKinney at 972.780.4937 or Angie Martinez at 972.780.3844.



Goodwill Industries of Dallas, Inc.



We'll handle it from here.



More Information: Donald McKinney, 972.780.4937 • Vickie Glass, 972.707.3830 • www.duncanville.com

OCTOBER
19TH - 20TH,
2018

ARMSTRONG
PARK.
DUNCANVILLE,
TEXAS



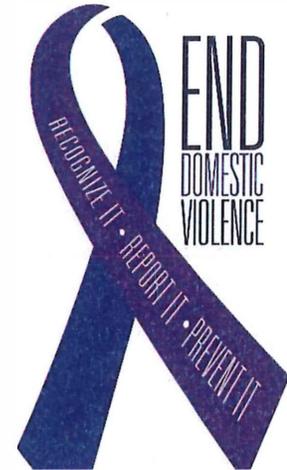
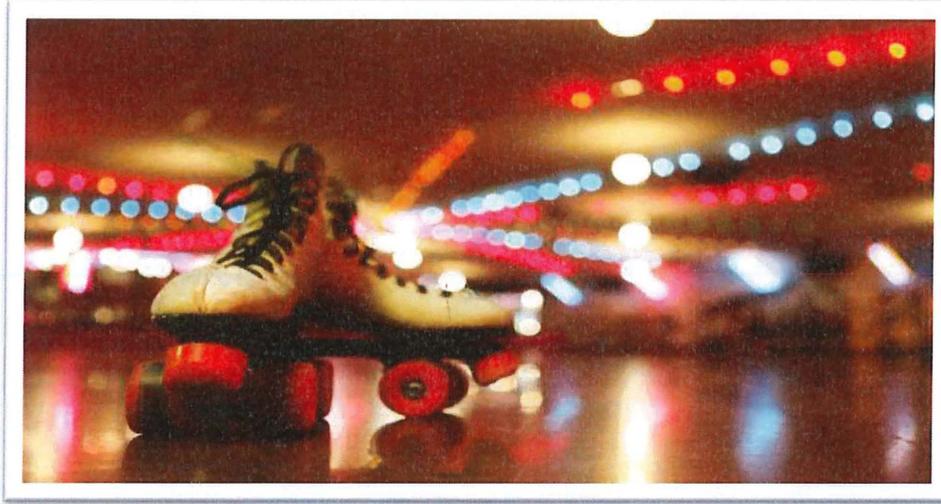
SMOKIN' BLUES **& BBQ FESTIVAL**

KCBS Sanctioned BBQ Competition & Live Blues Music Festival

Kid's Que Off, Great American Cook Off & More

smokinbluesbbqfest.com

Lace Up Against Domestic Violence



The Duncanville Police Department invites you to participate in the first annual domestic violence awareness event sponsored by:

Redbird Skateland

Sunday, October 21, 2018 · 2 PM – 5 PM

Please bring the family, and do not forget to **wear purple for free entry**. The goal is to raise awareness and educate the community about the help and resources available to those experiencing domestic violence.

Activities include: skating with a cop, fingerprinting for children and a raffle. Donations are welcomed, and all proceeds will go directly to a local domestic violence shelter.

For more information, contact: Jessica Caudillo, Crime Victims Advocate at 972-707-3832.
Redbird Skateland: 1206 N. Duncanville Road, Duncanville, Texas 75116



ZOMBIE

BOO BASH 2018

FREE FAMILY FUN & PRIZES

FRIDAY | OCTOBER 26 | 7PM - 10PM



DUNCANVILLE PUBLIC LIBRARY & RECREATION CENTER

201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116 | WWW.DUNCANVILLE.COM | 972.780.5070



ZOMBIE BOO BASH 2018

GAMES | FOOD | CANDY | FACE PAINTING | BOUNCE HOUSES | HAY RIDE | HAUNTED HOUSE

Ghouls, Ghosts, & Goblins Creative Writing Contest

Calling all Students 5th - 6th Grade!

The winner will be published in the Library's November Newsletter!

Submit your story by **October 20, 2018.**

Come to Boo Bash October 26 to find out the winner.

The stories will be judged on creativity, grammar, & originality.

COSTUME CONTEST

CONTEST BEGINS AT 7:30PM.

AGE RANGES:

- INFANT TO 4 YEARS
- 5 YEARS - 12 YEARS
- 13 YEARS - 18 YEARS

ZOMBIE MOVIE SHOWCASE

ADULTS ONLY | 18 YEARS AND OVER

DOUBLE FEATURE

ZOMBIELAND BEGINNING AT 7PM

DAWN OF THE DEAD AT 8:45PM

Located in the Library Program Room



ALL THOSE DEAD OR UNDEAD INVITED!

Fall Programs

September 1 - December 8, 2018



Preschool Story Time

Thursdays at 10:15 a.m.
Ages 3-6 years and a caregiver
Stories, songs, flannel stories, puppets, music

Nursery Rhyme Time

Thursdays at 11:15 a.m.

Tiempo de Historias en Español

Spanish Story Time

Thursdays at 6:00 p.m.
All ages

Baby Signs

STORY TIME



Baby Signs Story Time with Miss Amy

Tuesdays— October 2, 9, 16, 23, 30 and November 6
11:15 a.m.
Ages 0-3 years and a caregiver

Tail Waggin' Tutors - Therapy Dogs International

Saturdays— September 22, October 27, November 17, December 15
2:00 - 3:00 p.m.

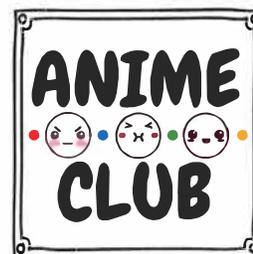


LEGO® Maniacs

Tuesdays— September 11, October 9, November 13, December 4
7:00 p.m.

Anime Club

Thursdays— September 6, October 4, November 1, December 6
7:00 p.m.



Stop Motion Animation Classes

Thursdays— September 20, October 18, November 15
7:00 p.m.
Must bring phone/tablet for taking photos