

**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
JUNE 25, 2018**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 25, 2018, at 6:15 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.

Staff Present: Economic Development Director, Jessica James; Director of Public Works, Bryan G. Ramey II, P.E.; and Economic Development Coordinator, Cynthia D. Williams

The Meeting was called to order by President Dial at 6:16 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 REGULAR MEETING HELD ON MAY 31, 2018.***

Dr. Murrah made a motion to approve the May 31, 2018, minutes as presented, seconded by Mr. Galbraith, the vote passed unanimously.

***ITEM NO. 3 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.***

Ms. James reported that Duncanville's sales tax collections are up 13.26% when comparing last month to the same time from the previous year. Year-to-date, Duncanville is still up 6.03%. Duncanville has several months of seeing sales tax numbers higher than what was anticipated. Since revenue collections are higher than projections, the Finance Department has adjusted the projected revenues for the EDC. The building industry continues to drive sales tax collections. Our large businesses are very important to the health of our overall economy.

**ITEM NO. 4 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.**

Ms. James reported that the EDC received \$275,864 in revenue for the current month's sales tax collections, which brings the EDC's total revenue for the year-to-date to just over 1.3 million. The EDC did receive some interest on its investments, which brings the EDC's total revenue for the month to \$277,532. The EDC had \$22,288 in expenditures for the month, which includes one membership payment, miscellaneous costs, office supplies, salaries, and insurance. KDB spent \$454. The EDC also had a transfer to the General Fund of \$5,784. The transfer to the General Fund is costs associated with providing funds to Finance, Human Resources, and all the other supportive departments. Beautification spent \$8,049.

Staff added a Property Purchases line item, which list a total of \$9,000 for earnest money on the property located at 730 E. Interstate 20 or I-20. Since the EDC did not close on the purchasing of the property until June, the expenditure will appear on the next EDC Budget. When the expenditure appears on the budget for the purchase of the property, the budget will show a net loss of approximately \$312,000 for the end of the year. However, that does not include the EDC's Fund Balance. The projected fund balance at the end of the year is still \$1.28 million. Even with the purchase of the property, the EDC will continue to have a healthy fund balance.

The EDC's total expenditures for the month equals \$45,575. Comparing total expenses to total revenues, the DCEDC will have a net profit of \$231,958 for the current period.

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

**ITEM NO. 5 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.**

Ms. James reported that the Fieldhouse is already behind a million dollars because of its debt service obligations; however, at the end of the year, the Fieldhouse should end \$120,000 in the black for its operational costs. Staff went over this last week with City Council in the Budget Workshops, and this will be the first time since the City purchased the property that the Fieldhouse is in the black.

Staff does not anticipate the Fieldhouse coming to the EDC asking for more money in the future. The EDC still has the Debt Service payment to pay, which is projected to be \$538,650. The Fieldhouse did hire some additional staff, and is continuing to look at ways to offset those additional expenditures.

The Board had further questions and discussion.

**ITEM NO. 6 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.**

Ms. James reported that Mr. Anderson is not present tonight to provide an update for the Board. This is not one of the quarters that he must attend a meeting. If the Board has any questions, Staff will follow-up with Mr. Anderson.

The Board had no further questions and discussion.

**ITEM NO. 7 RECEIVE AND DISCUSS A PRESENTATION ON U.S. 67 LANDSCAPE DESIGN.**

After an introduction from Ms. James, Mr. Ramey provided the Board with a presentation that included the project history, a review of the Landscape Corridor Master Plan, a review of the U.S. 67 Landscape Design Scope of Work, and the timeline for the next steps.

The Board had further questions/discussion.

**ITEM NO. 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 PROPERTY LOCATED AT 730 E. INTERSTATE 20 OR I-20, DUNCANVILLE, TEXAS 75116

The Board began Executive Session at 7:34 PM.

**ITEM NO. 9 RECONVENE INTO OPEN SESSION.**

The Board reconvened into Open Session at 7:55 PM.

**ITEM NO. 10 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.**

The Board took no action.

**ITEM NO. 11 RECEIVE STAFF AND BOARD REPORTS.**

- **RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.**

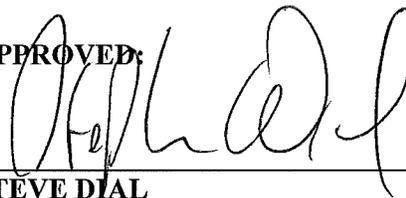
Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy. The Board had further questions and discussion.

- **IMPORTANT DATES/UPCOMING EVENTS:**
  - DUNCANVILLE DESIGN LOCO ADVISORY COMMITTEE MEETING
    - JUNE 27, 2018, 4:00 PM – 6:00 PM, CITY COUNCIL BRIEING ROOM
  - 4<sup>TH</sup> OF JULY PARADE – HOSTED BY THE DUNCANVILLE LIONS CLUB
    - JULY 4, 2018, 9:00 AM – 10:30 AM, FREEMAN, WHEATLAND, AND MAIN STREETS
  - INDEPENDENCE DAY CELEBRATION
    - JULY 4, 2018, 9:00 AM – 10:00 PM, ARMSTRONG PARK
  - MOVIE IN THE PARK – FOOD TRUCK FRIDAY
    - JULY 6, 2018, 8:30 PM – 11:00 PM, ARMSTRONG PARK
  - MOVIE IN THE PARK – FOOD TRUCK FRIDAY
    - JULY 13, 2018, 8:30 PM – 11:00 PM, ARMSTRONG PARK
  - MOVIE IN THE PARK – FOOD TRUCK FRIDAY
    - JULY 20, 2018, 8:30 PM – 11:00 PM, ARMSTRONG PARK

**ADJOURNMENT**

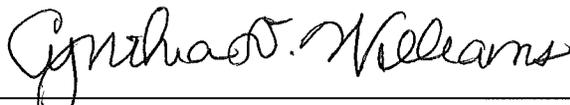
*The meeting adjourned at 8:06 PM.*

**APPROVED:**



**STEVE DIAL  
PRESIDENT**

**ATTEST:**



**CYNTHIA D. WILLIAMS  
DIRECTOR OF ECONOMIC DEVELOPMENT**