



**DUNCANVILLE COMMUNITY AND
ECONOMIC DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX
AUGUST 27, 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 ANNUAL MEETING HELD ON JUNE 25, 2018.
3. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JUNE 25, 2018.
4. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY(S).
5. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT(S).
6. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT(S).
7. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
8. RECEIVE AND CONSIDER APPROVAL OF AN INCENTIVE REQUEST BY COX FARMS NURSERY, LLC IN AN AMOUNT NOT TO EXCEED \$57,792.00.
9. EXECUTIVE SESSION.

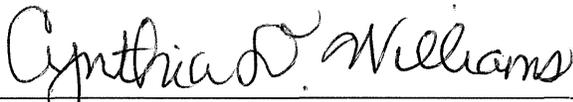
In accordance with the Texas Government Code Section 551.087 (2) Deliberations Regarding Economic Development Negotiations, deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- DISCUSS PROPERTY LOCATED AT 730 E. INTERSTATE 20 OR I-20, DUNCANVILLE, TEXAS 75116.
- DISCUSS COX FARMS NURSERY, LLC GRANT REQUEST.

10. RECONVENE INTO OPEN SESSION.
11. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.
12. RECEIVE STAFF AND BOARD REPORTS.
 - RECEIVE AN UPDATE ON THE REAPPOINTMENT OF DCEDC BOARD MEMBERS.
 - RECEIVE AN UPDATE ON THE NEW PROPOSED CITY LOGO AND FUTURE ECONOMIC DEVELOPMENT MARKETING EFFORTS.
 - RECEIVE AN UPDATE ON THE HIGHWAY 67 AND I-20 PROJECTS.
 - RECEIVE AN UPDATE ON DEMOGRAPHIC SOFTWARE.
 - RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
 - 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
 - CONCERT IN THE PARK, SEPTEMBER 29, 2018, 6:00 PM – 8:00 PM, ARMSTRONG PARK AT DUSK
 - ECONOMIC DEVELOPMENT SALES TAX WORKSHOP, SEPTEMBER 28, 2018, 8:00 AM – 4:00 PM, HYATT PLACE, RICHARDSON, TX

ADJOURNMENT

**POSTED BY THURSDAY
AUGUST 23, 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, August 27, 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, August 27, 2018

TITLE: Consider Approval of the DCEDC Minutes for the Annual Meeting Held on June 25, 2018.

BACKGROUND/HISTORY: Copies of the draft minutes for the Annual Meeting on June 25, 2018.

ATTACHMENTS: Draft DCEDC Annual Meeting Minutes from June 25, 2018.

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

The Annual Meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 25, 2018, at 6:00 PM in the City Council Briefing Room located at City Hall.

Steve Dial	President
Derwin Broughton	Vice President
Dave Galbraith	Board Member
Grady Smithey	Board Member
Dr. Matt Murrah	Board Member
Dr. Terry Smith	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: Jessica James, Economic Development Director; Bryan G. Ramey II, P.E., Director of Public Works; and Cynthia D. Williams, Economic Development Coordinator

Dr. Murrah offered the Invocation.

Ms. James explained the Bylaws requirement for a DCEDC Annual Meeting.

No citizens spoke at the Annual Meeting.

The meeting adjourned at 6:06 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, August 27, 2018

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on June 25, 2018.

BACKGROUND/HISTORY: Copies of the draft minutes for the Regular Meeting on June 25, 2018.

ATTACHMENTS: Draft DCEDC Regular Meeting Minutes from June 25, 2018.

**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 DUNCANILLE 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*
 - *4TH 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**



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, August 27, 2018

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

PRESENTED BY: Jessica James, Director of Economic Development

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

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

County/City	Rate	Net Payment	Comparable Payment	% Change	2017 Payments	2016 Payments	% Change
Dallas							
Addison	1.00%	1,266,269.46	1,187,981.44	6.59%	10,114,525.53	8,070,101.17	25.33%
Balch Springs	2.00%	645,257.76	675,492.58	-4.47%	4,555,245.65	4,311,483.63	5.65%
Carrollton	1.00%	3,557,242.08	3,062,264.33	16.16%	23,584,626.47	20,900,209.52	12.84%
Cedar Hill	1.88%	1,192,714.63	1,149,792.57	3.73%	8,862,261.65	8,649,622.17	2.45%
Cockrell Hill	1.00%	58,567.94	28,785.92	103.46%	286,447.02	210,929.99	35.80%
Coppell	1.75%	3,427,926.78	2,978,332.20	15.09%	22,798,457.20	20,779,287.61	9.71%
Dallas	1.00%	24,177,405.88	23,342,863.40	3.57%	176,080,517.17	169,533,695.02	3.86%
De Soto	2.00%	944,522.83	888,167.15	6.34%	8,093,643.26	7,254,380.36	11.56%
Duncanville	2.00%	914,446.54	913,708.88	0.08%	6,170,261.29	5,870,221.49	5.11%
Farmers Branch	1.00%	1,237,395.02	1,200,134.67	3.10%	8,499,668.72	8,430,027.09	0.82%
Garland	1.00%	2,340,962.52	2,458,023.11	-4.76%	16,430,131.92	16,537,385.83	-0.64%
Glenn Heights	1.00%	48,252.90	41,256.16	16.95%	336,590.61	307,034.39	9.62%
Highland Park	1.00%	327,318.83	224,214.77	45.98%	2,456,943.22	2,125,340.63	15.60%
Hutchins	2.00%	209,745.35	211,038.11	-0.61%	1,449,206.18	1,408,480.71	2.89%
Irving	1.00%	5,545,229.15	5,068,583.88	9.40%	38,662,478.73	38,632,517.59	0.07%
Lancaster	2.00%	1,011,230.97	784,127.47	28.96%	6,637,208.00	5,613,765.16	18.23%
Mesquite	2.00%	3,398,894.44	3,475,124.94	-2.19%	25,470,922.46	25,277,259.72	0.76%
Richardson	1.00%	2,799,978.65	2,961,968.86	-5.46%	21,514,221.49	20,667,787.39	4.09%
Rowlett	1.00%	613,166.79	572,640.71	7.07%	4,106,483.87	3,983,948.10	3.07%
Sachse	1.75%	241,222.94	196,492.60	22.76%	1,622,633.21	1,501,639.00	8.05%
Seagoville	2.00%	277,330.58	262,040.19	5.83%	1,885,087.69	1,851,640.00	1.80%
Sunnyvale	2.00%	298,432.25	226,833.46	31.56%	1,980,741.45	1,532,885.02	29.21%
University Park	1.00%	359,184.09	390,109.47	-7.92%	2,503,328.44	2,483,047.72	0.81%
Wilmer	2.00%	289,179.05	287,839.09	0.46%	2,137,815.91	2,216,158.71	-3.53%
County Total		55,181,877.43	52,587,815.96	4.93%	396,239,447.14	378,148,848.02	4.78%
Tarrant							
Bedford	2.00%	\$924,725.92	\$840,262.46	10.05%	\$6,324,461.14	\$5,944,125.07	6.39%
Hurst	1.50%	\$1,312,408.55	\$1,210,775.45	8.39%	\$9,415,712.60	\$9,371,936.00	0.46%
Grand Prairie	1.75%	\$4,831,310.60	\$4,449,022.41	8.59%	\$33,029,611.17	\$31,019,559.34	6.47%
Grapevine	1.50%	\$3,416,028.31	\$3,259,632.73	4.79%	\$24,515,354.95	\$23,566,303.54	4.02%
Southlake	1.88%	\$2,573,435.27	\$2,236,848.95	15.04%	\$16,829,016.74	\$16,410,497.52	2.55%
Mansfield	2.00%	\$1,842,755.50	\$1,698,174.14	8.51%	\$13,392,442.71	\$12,363,128.99	8.32%
Denton							
Corinth	1.75%	\$204,704.12	\$191,067.99	7.13%	\$1,535,478.48	\$1,453,398.43	5.64%
Ellis							
Midlothian	2.00%	\$703,615.81	\$705,315.09	-0.24%	\$4,801,017.67	\$4,197,504.52	14.37%

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

County/City	Rate	Net Payment	Comparable Payment	% Change	2017 Payments	2016 Payments	% Change
Dallas							
Addison	1.00%	1,308,044.61	1,354,647.78	-3.44%	11,422,570.14	9,424,748.95	21.19%
Balch Springs	2.00%	695,521.71	605,895.65	14.79%	5,250,767.36	4,917,379.28	6.77%
Carrollton	1.00%	3,537,421.91	3,511,546.99	0.73%	27,122,048.38	24,411,756.51	11.10%
Cedar Hill	1.88%	1,380,037.51	1,367,603.03	0.90%	10,242,299.16	10,017,225.20	2.24%
Cockrell Hill	1.00%	35,568.29	31,343.45	13.47%	322,015.31	242,273.44	32.91%
Coppell	1.75%	3,000,538.17	3,125,462.52	-3.99%	25,798,995.37	23,904,750.13	7.92%
Dallas	1.00%	28,251,364.64	27,341,713.33	3.32%	204,331,881.81	196,875,408.35	3.78%
De Soto	2.00%	1,147,819.40	1,109,166.14	3.48%	9,241,462.66	8,363,546.50	10.49%
Duncanville	2.00%	1,017,289.66	810,341.53	25.53%	7,187,550.95	6,680,563.02	7.58%
Farmers Branch	1.00%	1,086,531.66	1,242,690.50	-12.56%	9,586,200.38	9,672,717.59	-0.89%
Garland	1.00%	2,728,474.83	2,564,583.27	6.39%	19,158,606.75	19,101,969.10	0.29%
Glenn Heights	1.00%	58,555.80	46,501.78	25.92%	395,146.41	353,536.17	11.76%
Highland Park	1.00%	351,782.04	266,320.43	32.08%	2,808,725.26	2,391,661.06	17.43%
Hutchins	2.00%	257,150.29	259,708.59	-0.98%	1,706,356.47	1,668,189.30	2.28%
Irving	1.00%	6,829,790.29	6,286,958.79	8.63%	45,492,269.02	44,919,476.38	1.27%
Lancaster	2.00%	1,014,687.82	952,773.05	6.49%	7,651,895.82	6,566,538.21	16.52%
Mesquite	2.00%	4,061,338.59	4,074,070.09	-0.31%	29,532,261.05	29,351,329.81	0.61%
Richardson	1.00%	3,575,847.18	3,269,076.01	9.38%	25,090,068.67	23,936,863.40	4.81%
Rowlett	1.00%	691,426.61	561,915.53	23.04%	4,797,910.48	4,545,863.63	5.54%
Sachse	1.75%	281,001.39	265,410.88	5.87%	1,903,634.60	1,767,049.88	7.72%
Seagoville	2.00%	311,768.09	287,366.44	8.49%	2,196,855.78	2,139,006.44	2.70%
Sunnyvale	2.00%	261,635.07	225,384.26	16.08%	2,242,376.52	1,758,269.28	27.53%
University Park	1.00%	360,826.20	277,890.68	29.84%	2,864,154.64	2,760,938.40	3.73%
Wilmer	2.00%	363,833.07	347,113.60	4.81%	2,501,648.98	2,563,272.31	-2.40%
County Total	§0.35	62,608,254.83	60,185,484.32	217.96%	458,847,701.97	438,334,332.34	202.88%
Tarrant							
Bedford	2.00%	\$1,082,678.91	\$986,746.07	9.72%	\$7,407,140.05	\$6,930,871.14	6.87%
Hurst	1.50%	\$1,488,389.10	\$1,432,786.43	3.88%	\$10,904,101.70	\$10,804,722.43	0.91%
Grand Prairie	1.75%	\$5,659,243.56	\$5,028,199.47	12.55%	\$38,688,854.73	\$36,047,758.81	7.32%
Grapevine	1.50%	\$4,073,631.29	\$3,729,490.24	9.22%	\$28,588,986.24	\$27,295,793.78	4.73%
Southlake	1.88%	\$2,437,904.11	\$2,346,297.45	3.90%	\$19,266,920.85	\$18,756,794.97	2.71%
Mansfield	2.00%	\$2,293,720.06	\$2,193,471.23	4.57%	\$15,686,162.77	\$14,556,600.22	7.75%
Denton							
Corinth	1.75%	\$268,577.22	\$257,155.47	4.44%	\$1,804,055.70	\$1,710,553.90	5.46%
Ellis							
Midlothian	2.00%	\$871,430.67	\$765,435.37	13.84%	\$5,672,448.34	\$4,962,939.89	14.29%



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, August 27, 2018

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

PRESENTED BY: Jessica James, Director of Economic Development

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



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, August 27, 2018

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

PRESENTED BY: Jessica James, Director of Economic Development

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



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, August 27, 2018

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

PRESENTED BY: Jessica James, Director of Economic Development

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



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, August 27, 2018

TITLE: Receive and Consider Approval of an Incentive Request by Cox Farms Nursery, LLC in an Amount Not to Exceed \$57,792.00.

BACKGROUND/HISTORY: Cox Farms Market is owned and operated by founder Mark Cox, who has grown up in the produce business. He was a part of the industry and his father before him. By his teenage years, Mark was using his pick-up truck to travel from Hereford to Dallas to pick up produce.

After moving to Dallas, Mark decided to continue doing what he knew best by opening his own store in Duncanville, Texas. The "Original Store" has served the Duncanville and neighboring communities for over 20 years. With four generations worth of experience, Cox Farms Market provides the community with high quality foods at a reasonable price.

Cox Farms Nursery, LLC is required by the City of Duncanville to install fire hydrants to operate the green houses. The grant request is to cover the cost associated with the installation of these hydrants. The property was a former nursery and is located at 110 Azalea Lane.

ATTACHMENT(S):

- Additional detailed information will be provided during the Executive Session to review with the Board.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, August 27, 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 PROPERTY LOCATED AT 730 E. INTERSTATE 20 OR I-20, DUNCANVILLE, TEXAS 75116.
- DISCUSS COX FARMS NURSERY, LLC GRANT REQUEST.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, August 27, 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. 11

MEETING DATE: Monday, August 27, 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 closed Executive Session.



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, August 27, 2018

TITLE: Receive Staff Reports and Board Reports.

- Receive an update on the Reappointment of DCEDC Board Members.
- Receive an update on the New Proposed City Logo and Future Economic Development Marketing Efforts.
- Receive an Update on the Highway 67 and I-20 Projects.
- Receive an Update on Demographic Software.
- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
 - Concert in the Park, September 8, 2018, 7:00 PM – 8:30 PM, Armstrong Park at Dusk
 - Día 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
 - Concert in the Park, September 29, 2018, 6:00 PM – 8:00 PM, Armstrong Park at Dusk
 - Economic Development Sales Tax Workshop, September 28, 2018, 8:00 AM – 4:00 PM, Hyatt Place, Richardson, TX

PRESENTED BY: Jessica James, Director of Economic Development

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):

- City of Duncanville's Certificate of Occupancy – Applications Received for the Previous Two Months (EDC)
- City of Duncanville's Certificate of Occupancy – Certificates Issued for the Previous Two Months (EDC)

New Options vs. Current Logo

Texas / D / Star



Hill / Tree / Trail



Current



SEPTMBER

CONCERT SERIES

Brought to you by
DUNCANVILLE PARKS & RECREATION
Free Admission - Armstrong Park

SEPTEMBER 8

SEPTEMBER 16



Monica Saldivar

Pop • 7 PM



Crystal Torres

Dia de la Independencia • 5:30 PM



Grupo Pregon

SEPTEMBER 22

SEPTEMBER 29



Tin Man Band

R&B / Jazz • 6:30 PM

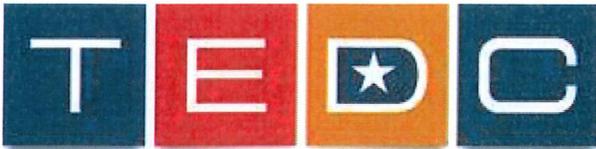


Relampago USA

Tejano • 6 PM



More information:
P: 972.780.5070
www.duncanville.com



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 27th**, 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>



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

Project Description	Project Start Date	Short Address	Tenant Name	Square Footage	Total Fees	Applicant Name	Applicant/Tenant Business Number	Reason for Application
Body Shop Repairs (body work on cars only)	06/05/2018	706 E Red Bird Suite # 121	RB Auto Body Repair	2,000	\$75.00	Roderick Bryant	(972) 513-6526	New Occupancy
auto sales	06/08/2018	308 W Camp Wisdom Rd. Suite # A	Comet Motorsports	1,200	\$75.00	David Robinson	(469) 688-9296	Change of Location
self serve car wash (change in ownership)	06/18/2018	419 E Danieldale Rd.	Kwik Kar Wash	2,200	\$75.00	Eric Gonzalez	(817) 781-8824	Change of Ownership Change of Name
fast food restaurant	06/22/2018	306 N CEDAR RIDGE DR	Thomas Fried Chicken	1,485	\$75.00	Nhan Le	(972) 641-8088	New Occupancy
retail clothing	06/26/2018	215 W Camp Wisdom Rd. Suite # 2	Euphoria Bridal Boutique/ Advance Hospitality Unif	1,500	\$75.00	Latitia Carter	(214) 527-6621	New Occupancy
retail clothing & accessories	06/27/2018	426 E Wheatland	A Dose of Faith	1,488	\$75.00	Sweana Jeffries	(972) 217-5133	New Occupancy
hair salon (to include eyelashes, facials, nails)	06/28/2018	1455 Acton Ave.	Sims Hair Lounge	1,338	\$75.00	Sharecka Sims	(214) 713-8238	New Occupancy
child development/ CPR Training for Adult Learners (training facility)	06/29/2018	219 S Cedar Ridge Suite # 219	The Key Is Me	3,920	\$75.00	Pictra Payne	(469) 643-9218	New Occupancy
TOTALS:	Square Footage:	15,131.00	(Avg.: 1,891.38)					
	Total Projects:	8						
	Total Fees:							\$600.00



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

Project Description	CO Issue Date	Short Address	Tenant Name	Square Footage	Applicant Name	Reason for Application
eye lash extension, make up, beauty spa (no hair)	06/21/2018	223 Cedar Ridge Dr. Suite # 223	Lavishing Lashes	1,500	Davia McKenzie	New Occupancy
Millwork	06/25/2018	1414 N Main St. Suite # I	Rise It up, LLC	1,250	Francisco J Celis	New Business
retail fashion and mobile fingerprints service	06/19/2018	336 E Camp Wisdom Rd. Suite # B	Finishing Touch	750	Trudie Jean Hines	New Occupancy
APARTMENT COMPLEX (CHANGE IN OWNERSHIP)	06/04/2018	1407 Acton Ave. Suite # 01 Bldg. 1406	CANDLELIGHT PARK	2,000	Mickee Trevino	Change of Ownership
PIZZA HUT RESTAURANT (change in ownership)	06/05/2018	210 S Cedar Ridge Dr. Suite # D	Pizza Hut #034545	1,552	Ampex Brands PH of Dallas Inc.	Change of Ownership
Boutique - Clothing	06/05/2018	207 E Camp Wisdom Rd. Suite # C	Naviv Juci Coutour	948	Armonda Woodson	New Occupancy
Nail Salon Services (beauty) & Spa	06/25/2018	220 S Cedar Ridge Dr.	Duncanville Nail Salon	5,200	Kenny Nguyen	New Occupancy
Title Insurance Office (change in ownership; name change)	06/19/2018	336 S Cedar Ridge Dr.	Providence Title Company	2,000	Jennifer Hill	Change of Ownership Change of Name
corporate office for transport refrigeration company	06/05/2018	102 N Main St.	W & B Service Co L.P.	2,433	Phil McGann	New Occupancy
Church & Office (SUP Ord. 2243)	06/19/2018	619 Mercury #106 & 108	Restoration, Empowerment & Purpose Ministries, Inc	1,600	Ric Henderson	New Occupancy
BEAUTY SUPPLY RETAIL AND SALON	06/25/2018	101 W Camp Wisdom Rd. Suite # C	P.H.C.	900	Terry L Parker	Change of Location

Hair Salon	06/19/2018	707 Oriole Blvd.	Meraki Hair Lounge	900	Donna Garrett	New Occupancy
HOME HEALTH OFFICE SPACE ONLY	06/05/2018	150 E hwy 67 Suite # 250	Encompass Home Health of DFW, LLC	2,599	Kelsey Nicholas	Change of Location
beauty salon	06/05/2018	210 S Cedar Ridge Dr.	Studio 204	250	Raechandra Mozee	New Occupancy
distribute medical supplies	06/05/2018	1126 Explorer Suite # F-G	RAM Surgical Supplies	6,000	Adrian Davis	New Occupancy
wigs and hair extensions (retail)	06/19/2018	214 S Main Suite # 100 B	Beauty By Bossladii	682	Carrie Turner	New Occupancy
salon (esthetics only, no hair) lash extensions, lash lifts, waxing, make up, spray tan	06/19/2018	119 Wheatland Suite # G	Lash X Beaute Lounge	353	Johanna Alvear	New Occupancy
storage for floral and party design	06/19/2018	1182 Explorer St. Suite # E	J Monroe Designs (personal storage)	1,500	James C. Monroe	New Occupancy
(Amended) - car wash, mechanic, tires, state inspection, and a storage area for auto parts (5000 square ft. total; 709 square feet of 5000 is storage area)	06/18/2018	1506 S Clark Rd.	Speedy's Garage Car Wash & Lube	5,000	Cornelius Stanton	New Occupancy
TOTALS:						
	Square Footage:	37,417.00	(Avg.: 1,969.32)			
	Total Projects:	19				
	CO's Issued:	19				



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

Project Description	Project Start Date	Short Address	Tenant Name	Square Footage	Total Fees	Applicant Name	Applicant/Tenant Business Number	Reason for Application
child care center for ages 2-12 yrs. (change in ownership)	07/02/2018	1407 Oak Ridge Dr.	Whiz Kids Learning Center	4,536	\$75.00	Maliha Ibrahim	(817) 715-8657	Change of Ownership
property management office	07/03/2018	1106 S Santa Fe Trail #12 St.	CNCS Properties	150	\$75.00	Tom Rockwell	(817) 366-8321	Change of Location
warehouse storage of cabinet materials	07/05/2018	1010 N Duncanville Rd.	Obadiah Inc dba Ideal Floors	15,158	\$75.00	Shawn Hames	(972) 201-9263	New Occupancy
public charter school serving grades Pre-k4 - 12th (to include portables)	07/09/2018	402 W Daniieldale St.	Village Tech Schools	47,137	\$75.00	Jeremy Jameson	(469) 454-4441	New Occupancy
office for business services (marketing & promotions)	07/09/2018	606 Oriole Suite # 303	BGM	405	\$75.00	Roger Franklin	(214) 229-2962	New Occupancy
storage for equipment	07/10/2018	1184 Explorer Suite # B	Grillo's BBQ (Personal Storage)	1,000	\$75.00	Mike Greer	(469) 337-0185	New Occupancy
office for mortgage company	07/10/2018	1318 S Main St. Suite # 103	Affiliated Bank Mortgage	940	\$75.00	Harlan M. Cooper	(972) 572-5600	New Occupancy
retail sales - nutrition and fitness products (product only)	07/20/2018	129 W Wheatland Rd.	Red Fit Club	1,198	\$75.00	Hetzel Lopez Campuzano	(214) 583-7700	New Occupancy
wellness rehab	07/24/2018	920 E Hwy 67 Suite # 112	Medi-ssage Wellness	2,773	\$25.00	Yolanda May	(972) 835-2902	New Business
shoe repair	07/25/2018	318 N Main St.	Affordable Shoe Repair	800	\$75.00	Jerence Smith	(469) 264-3317	New Occupancy

body work in unit A, office and storage of vehicles in unit B and C	07/25/2018	1111 Explorer St. Suite # A - C	Lifestyle Automotive	3,000	\$75.00	Homar Gracia	(214) 400-9918	New Occupancy
COMMERCIAL TRUCKING COMPANY (OFFICE ONLY)	07/27/2018	214 S Main St. Suite # 209	MICHAEL L HAL	739	\$75.00	Michael Hal	(972) 709-7737	New Occupancy
auto repair shop, 70% new tires and 30% used tires, new wheels (change in ownership)	07/27/2018	255 W Camp Wisdom Rd.	Wheel Works 1	5,400	\$75.00	Maher Rahal	(817) 262-8333	Change of Ownership Change of Name
dental office- (non sedating.) (change of ownership)	07/30/2018	411 W Daniel Dale Rd. Suite # 112	Lake Ridge Dental	2,200	\$75.00	Chris Carney	(972) 478-1201	Change of Ownership
auto repair	07/31/2018	602 E Red Bird Ln. Suite # H	I & M Auto Repair	1,200	\$75.00	Israel Casarez		New Occupancy
TOTALS:								
	Square Footage:	86,636.00		(Avg.: 5,775.73)				
	Total Projects:	15						
	Total Fees:							\$1,075.00



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

Project Description	CO Issue Date	Short Address	Tenant Name	Square Footage	Applicant Name	Reason for Application
fitness & nutrition (includes shakes)	07/17/2018	454 E Wheatland Rd.	Shake It Off Fitness and Nutrition	1,845	Ramona Gomez	Change of Location
restaurant - shaved ice, smoothies, candy bars, chips and pickles	07/17/2018	107 N Cedar Ridge Dr. Suite # 124	Snobiz	1,426	Chandra Collier	New Occupancy
beauty salon	07/17/2018	606 Oriole Blvd. Suite # 208 Bldg. B	Nimo's Beauty and Styles LLC	750	Jessica Nimo	New Occupancy
wholesale of electrical supplies	07/24/2018	1126 S Cedar Ridge Dr. Suite # 114	DFW Electrical Supply LLC	3,600	Dora Millford	New Occupancy
self serve car wash (change in ownership)	07/17/2018	315 W Camp Wisdom Rd.	Kwik Kar Wash	3,380	Eric Gonzalez	Change of Ownership Change of Name
self serve car wash (change in ownership)	07/17/2018	318 N Cedar Ridge Dr.	Kwik Kar Wash	2,820	Eric Gonzalez	Change of Ownership
Law Office	07/27/2018	627 Mercury	Guest & Associates, P.C.	2,000	Kenneth Guest	Change of Location
family practice clinic	07/17/2018	315 S Cockrell Hill Suite # 200	T. Garrett Family Health and Wellness Clinic	2,000	Travicia Garrett	New Occupancy
hair salon	07/17/2018	217 E Camp Wisdom Rd. Suite # #C	Salon 180	954	Nicole Dotie	Change of Ownership Change of Name
cell phone retail	07/27/2018	411 E Camp Wisdom Rd. Suite # 411	Boost Mobile	1,890	Bon Hwi Ku	New Business
donut shop (change in ownership)	07/10/2018	307 S Cedar Ridge Dr.	Best Donuts	1,040	Kevin Yi	Change of Ownership
mechanical & upholstery	07/17/2018	631 E Hwy 67 Suite # B	Dallas Premier Custom	3,100	Michael Hinojosa	New Occupancy
tool & equipment	07/24/2018	1182 Explorer	Puritan Services	1,500	Chad Jackson	Change of

storage and office for plumbing business		Suite # K	LLC			Location
chiropractic office	07/17/2018	402 W Wheatland Suite # 140	Precision Chiro Clinics	500		Brittany Phillips New Occupancy
retail wigs & hair extensions, hair braiding	07/18/2018	214 S Main Suite # 100 B	Beauty By Bossladii	682		Carrie Turner Business Expansion
art workshops/art studio	07/27/2018	100 S Main Suite # 114	Kreative Mindsets	744		Deana D Davila New Occupancy
dual salon & spa (beauty & barber)	07/27/2018	934 S Cedar Ridge Dr.	Hairmosa Beauty Salon & Spa	4,000		Rocio M. Canamar New Occupancy
light manufacturing and assembly of dental devices	07/27/2018	1427 Godwin Ln.	Quality Aspirators	2,400		Keith Wiley New Occupancy
electrical contractor office (including vehicle and heavy storage) and firearms manufacturing	07/27/2018	629 Space Way Dr	Multifamily Electrical, LLC & Eagle Combat, LLC	5,000		Scott A. Dubuisson Business Expansion
TOTALS:	Square Footage:	39,631.00	(Avg.: 2,085.84)			
	Total Projects:	19				
	CO's Issued:	19				