

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
SPECIAL CALLED MEETING
MAY 16, 2019**

A special called meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Thursday, May 16, 2019, at 6:30 PM in the Meeting Rooms located at the Duncanville Public Library.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton, AIA	Vice President
Michael Grace	Board Member
Kenneth Govan	Board Member
Chan Williams	Board Member
Dr. Terry Smith	Board Member

Board Members Not in Attendance:

Dave Galbraith	Board Member
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City Council Members Present: Johnette Jameson, District 5

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

Guest Present: Tracey Maynor, CEO; and Caitlin Partin, Marketing Manager at W & B Service Company

CALL TO ORDER

The meeting was called to order by President Dial at 6:54 PM.

INVOCATION

Mr. Govan offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

President Dial read the item into record. The following spoke during the Citizen's Public Forum:

Mr. Homer Fincannon, 546 Wind River Dr. - spoke in favor of W & B Service Company.

ITEM NO. 2 DISCUSS AND CONSIDER REQUESTED ASSISTANCE FROM W & B SERVICE COMPANY IN THE AMOUNT OF \$847,564 FOR AN UNDERGROUND DETENTION FACILITY.

Ms. James introduced Mr. Maynor and Ms. Partin with W & B Service Company. She stated that Mr. Maynor is the CEO of W & B, and Ms. Partin is his Marketing Manager. They are in attendance tonight to make an incentive request for an underground detention facility for the property located at 1200 N. Main St., Duncanville, TX.

Mr. Maynor reported that the detention ponds are already on his property. However, they would like to put the detention underground. W & B would build a parking lot above the underground detention to address their need for additional parking and space. The water flow and discharge would not change.

Mr. Maynor explained that at first, he wanted to put a two-story building right on the front of their current operation. As they went through this process, it was discovered that it would take up a bunch of parking spaces out front. This would not allow enough opportunity to grow and would disrupt operations. Mr. Maynor presented an elevation of this concept to the Board. If able, he would like to build their new corporate headquarters on their existing Duncanville property. Because they are landlocked and unable to purchase property around their current facility he would like to build his new corporate office in the northwest corner.

Mr. Maynor further discussed his current business growth and future growth plans. Mr. Maynor reported that Duncanville has been great, and they desire to stay in Duncanville. Their first preference is to stay on campus. The only way that will work is if the Board assists with the cost of the underground detention facility. If not, they must look elsewhere. The second option is to relocate somewhere else in Duncanville. The third option is to look up US-75 & Woodall Rodgers between the Design District and Interstate 635 for a location.

The Board had further questions/discussion.

ITEM NO. 3 HOLD A PUBLIC HEARING REGARDING A PROPOSED INCENTIVE FROM THE DCEDC TO W & B SERVICE COMPANY IN AN AMOUNT NOT TO EXCEED \$847,564 FOR ASSISTANCE WITH AN UNDERGROUND DETENTION FACILITY.

President Dial opened the Public Hearing at 7:27 PM. There were no citizens for the Public Hearing. Mr. Broughton made a motion, seconded by Mr. Govan to close the Public Hearing. President Dial closed the Public Hearing at 7:32 PM.

ITEM NO. 4 DISCUSS AND CONSIDER CITY COUNCIL'S DIRECTION TO THE DCEDC BOARD REGARDING THE PROPERTY LOCATED AT 730 E. IH-20.

President Dial briefed the Board Members that did not have the opportunity to attend the May 7, 2019, City Council meeting on what took place at the meeting.

Ms. James passed out additional information to the Board including a report from the City's Building Inspections Department as well as a quote from Binswanger Glass. The quote from Binswanger will attempt to bring the site structure up to code as far as security. This will include changing out any broken windows, changing out any missing windows, as well, as changing out any glass that has wording. Staff will; however, get multiple quotes.

Ms. James updated the Board about a meeting held with Chasidy Allen, Mr. Anderson, and Mr. Ricardo Garza. Mr. Anderson requested the meeting. The group discussed Mr. Anderson's idea on how to develop the property and the interest Mr. Garza had in the property to expand his business. Ms. James noted that Mr. Anderson later pitched the property to W&B for their business expansion project as well.

The Board had further questions/discussion. It is the consensus of the Board that Staff will compile a list of the scope of work and solicit contractors to bring the building up to compliance.

The DCEDC Board took a break from 7:58 PM to 8:02 PM.

ITEM NO. 5 DISCUSS AND CONSIDER AMENDING THE DCEDC FY 18 – 19 BUDGET TO INCLUDE A MARKET STUDY FOR THE PROPERTY LOCATED AT 730 E. IH-20.

Ms. James reported that the market study would cost approximately \$36,000. It would take about 4-8 weeks to complete the study. The study would provide five different analysis based on different development options.

The Board had further questions/discussion.

Dr. Smith made a motion to amend the DCEDC FY 18 – 19 budget to include a market study for the property located at 730 E. IH-20 seconded by Mr. Govan, the motion passed unanimously.

ITEM NO 6 EXECUTIVE SESSION.

In accordance with the TX Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.087 (1). Deliberation Regarding Economic Development Negotiations, to discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- DISCUSS REQUESTED ASSISTANCE FROM W & B SERVICE COMPANY.

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

- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX

The Board began Executive Session at 8:27 PM.

ITEM NO. 7 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 9:29 PM.

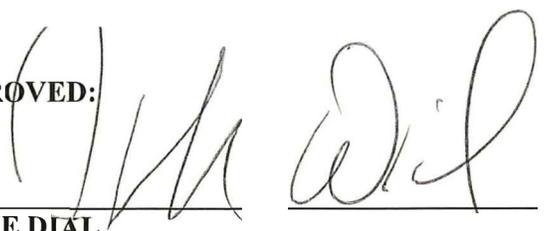
ITEM NO. 8 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

The Board took no action.

ADJOURNMENT

The meeting adjourned at 9:31 PM.

APPROVED:



STEVE DIAL
PRESIDENT

ATTEST:



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR