



**DUNCANVILLE COMMUNITY AND
ECONOMIC DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX
JULY 22, 2019 @ 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 CITY COUNCIL AND DCEDC MINUTES FOR THE JOINT MEETING HELD ON JUNE 24, 2019.
3. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE ANNUAL MEETING HELD ON JUNE 24, 2019.
4. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JUNE 24, 2019.
5. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
6. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
7. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
8. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
9. DISCUSS AND CONSIDER REQUESTED DEMOLITION/REBUILD PROGRAM INCENTIVE FROM THE DCEDC TO PALIO PARTNERS IN THE AMOUNT NOT TO EXCEED \$44,680 TO ASSIST WITH THE REPURPOSING OF THE BUILDING LOCATED AT 103 N. CEDAR RIDGE RD., DUNCANVILLE, TX 75116.
10. HOLD A PUBLIC HEARING REGARDING A PROPOSED DEMOLITION/REBUILD PROGRAM INCENTIVE FROM THE DCEDC TO PALIO PARTNERS IN THE AMOUNT NOT TO EXCEED \$44,680 TO ASSIST WITH THE REPURPOSING OF THE BUILDING LOCATED AT 103 N. CEDAR RIDGE RD., DUNCANVILLE, TX 75116.

11. DISCUSS AND CONSIDER REQUESTED DEMOLITION/REBUILD PROGRAM INCENTIVE FROM THE DCEDC TO RUSSELL GLEN COMPANY IN THE AMOUNT OF \$246,750 TO ASSIST WITH THE REPURPOSING OF THE BUILDING LOCATED AT 106 E. HIGHWAY 67, DUNCANVILLE, TX 75137.
12. DISCUSS AND CONSIDER REQUESTED ASSISTANCE FROM W&B SERVICE COMPANY IN THE AMOUNT OF \$847,564 FOR AN UNDERGROUND DETENTION FACILITY.
13. DISCUSS AND CONSIDER REQUESTED ASSISTANCE FROM THE DUNCANVILLE POLICE DEPARTMENT IN THE AMOUNT OF THE LOWEST OF THREE BIDS NOT TO EXCEED \$26,000 FOR A TRAILER MOUNTED CAMERA SYSTEM.
14. EXECUTIVE SESSION.

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

- DISCUSS REQUESTED ASSISTANCE FROM PALIO PARTNERS.
- DISCUSS REQUESTED ASSISTANCE FROM RUSSELL GLEN COMPANY.
- DISCUSS REQUESTED ASSISTANCE FROM THE DUNCANVILLE POLICE DEPARTMENT.

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.

15. RECONVENE INTO OPEN SESSION.
16. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.
17. RECEIVE STAFF AND BOARD REPORTS.
 - RECEIVE AND DISCUSS BOARD MEMBER DAVE GALBRAITH'S PERSONAL PROPERTY SITE ASSESSMENT FOR THE PROPERTY LOCATED AT 730 E. IH-20.
 - RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
 - IMPORTANT DATES/UPCOMING EVENTS:
 - LUNCH, LAUGH AND LEARN; JULY 25, 2019, 11:30 AM – 1:00 PM, LUBY'S CAFETERIA, 926 HIGHWAY 67, DUNCANVILLE, TX 75137.
 - TGIF BREAKFAST SERIES; AUGUST 2, 9, 16, 23, 2019, 7:15 AM – 9:30 AM, METHODIST CHARLTON MEDICAL CENTER – AUDITORIUM, 3600 W. WHEATLAND RD., DALLAS, TX 75237.
 - ECONOMIC DEVELOPMENT SALES TAX WORKSHOP; NOVEMBER 22, 2019, HAMPTON INN & SUITES DALLAS - MESQUITE, 1700 RODEO DR., MESQUITE, TX 75149.

ADJOURNMENT

**POSTED BY THURSDAY
JULY 18, 2019 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, July 22, 2019

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 comments 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, July 22, 2019

TITLE: Consider Approval of the City Council and DCEDC Minutes for the Joint Meeting Held on June 24, 2019.

BACKGROUND/HISTORY: Copies of the draft minutes of the City Council and DCEDC Joint Meeting held on June 24, 2019.

ATTACHMENT(S): Draft minutes of the City Council and DCEDC Joint Meeting held on June 24, 2019.

**DUNCANVILLE CITY COUNCIL AND THE
DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
JOINT MEETING
JUNE 24, 2019**

A joint meeting of the Duncanville City Council and the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 24, 2019, at 6:00 PM at the D.L. Hopkins, Jr. Senior Center Northside Room located at 206 James Collins Blvd., Duncanville, TX 75116.

City Council Members in Attendance:

Barry L. Gordon	Mayor
Joe Veracruz	Council Member; District 1
Don McBurnett	Council Member; District 2
Monte Anderson	Council Member, District 3
Mark D. Cooks	Council Member; District 4
Johnette Jameson	Council Member; District 5
Patrick Harvey	Council Member, At-Large

City Council Members Not in Attendance:

All City Council Members were in attendance.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton	Vice President
Michael Grace	Board Member
Kenneth Govan	Board Member
Chan Williams	Board Member
Dave Galbraith	Board Member

Board Members Not in Attendance:

Dr. Terry Smith	Board Member
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Staff Present: City Manager Kevin Hugman, Economic Development Director Jessica James, City Secretary Kristin Downs, and Economic Development Coordinator Cynthia D. Williams

Guest Present: City Attorney Robert Hager

Mayor Gordon called the City Council to order at 6:05 PM.

President Dial called the DCEDC to order at 6:05 PM.

ITEM NO. 1 THE DCEDC WILL DELIBERATE THE FOLLOWING ITEMS WITH CITY COUNCIL; HOWEVER, NO VOTE OR ACTION BY THE DCEDC BOARD WILL BE TAKEN:

A. RECEIVE AND DISCUSS POTENTIAL DEVELOPMENT IN THE CITY.

Ms. James provided the City Council and the Board with a copy of a zoning map of the City of Duncanville. She reviewed each of the areas in the city available for potential development. Currently, Staff is working with the business owners, and several brokers/developers regarding these properties.

The City Council and the Board had further questions/discussion.

B. DISCUSS GOALS AND OBJECTIVES OF CITY COUNCIL RELATED TO DCEDC.

The City Council, the Board, and Staff discussed the goals and objectives of City Council related to the DCEDC.

Council Member At-Large Harvey stated that economic development takes patience, and that things do not happen overnight. Because we have so few parcels, the result will be worth the investment to wait for the right opportunity. He believes we should honor that and wait for the opportunities to come. He also thanked the DCEDC for their commitment to serve.

Mayor Gordon would like to know if there is a way that confidential information can legally be communicated to the City Council.

Mr. Anderson would like to have a meeting/workshop with the City Council and the DCEDC to include Google maps, etc. to further discuss development in the City of Duncanville.

Mayor Gordon and Mr. Cooks thanked the DCEDC.

ADJOURNMENT

The DCEDC meeting adjourned at 7:05 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, July 22, 2019

TITLE: Consider Approval of the DCEDC Minutes for the Annual Meeting Held on June 24, 2019.

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC for the Annual Meeting held on June 24, 2019.

ATTACHMENT(S): Draft DCEDC Minutes of the Annual Meeting held on June 24, 2019.

**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
ANNUAL MEETING
JUNE 24, 2019**

The Annual Meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 24, 2019, at 7:00 PM at the D.L. Hopkins, Jr. Senior Center Northside Room located at 206 James Collins Blvd., Duncanville, Texas.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton	Vice President
Michael Grace	Board Member
Kenneth Govan	Board Member
Chan Williams	Board Member
Dave Galbraith	Board Member

Board Members Not in Attendance:

Dr. Terry Smith	Board Member
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City Council Members Present: There were no City Council Members present at this meeting.

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

CALL TO ORDER

The meeting was called to order by President Dial at 7:11 PM.

INVOCATION

Mr. Galbraith offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

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

Grady Smithey, 1806 Cedar Hill Rd. - spoke on the property located at 609 E. Daniieldale Rd., Duncanville, TX.

ITEM NO. 2 ANNUAL MEETING

President Dial explained the Bylaws requirement for a DCEDC Annual Meeting. There was no one that spoke during the Annual Meeting.

ADJOURNMENT

The meeting adjourned at 7:15 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, July 22, 2019

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on June 24, 2019.

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC for the Regular Meeting held on June 24, 2019.

ATTACHMENT(S): Draft DCEDC Minutes of the Regular Meeting held on June 24, 2019.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
REGULAR MEETING
JUNE 24, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 24, 2019, at 7:30 PM at the D.L. Hopkins, Jr. Senior Center Northside Room located at 206 James Collins Blvd., Duncanville, Texas.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton, AIA	Vice President
Dave Galbraith	Board Member
Michael Grace	Board Member
Kenneth Govan	Board Member
Chan Williams	Board Member

Board Members Not in Attendance:

Dr. Terry Smith	Board Member
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City Council Members Present: There were no Council Members present at this meeting.

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

Guest Present: Waylon Longino, Owner of Noble Real Estate

CALL TO ORDER

The meeting was called to order by President Dial at 7:31 PM.

INVOCATION

Mr. Galbraith 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 PLANNING SESSION HELD ON MARCH 18, 2019.

Mr. Broughton made a motion to approve the minutes for the Planning Session held on March 18, 2019, seconded by Mr. Govan, the motion passed unanimously.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON APRIL 22, 2019.

Ms. James reported that Mr. Galbraith sent Staff an email regarding the accuracy of the minutes. Staff reviewed the tape and discovered that comments and the distribution of his Personal Site Assessment information on the property located at 730 E. IH20 was discussed in Executive Session. Because items in Executive Session are not discussed in open session, that information is not recorded or placed in the minutes.

Mr. Broughton made a motion to approve the minutes for the Regular Meeting held on April 22, 2019, seconded by Ms. Chan Williams, the motion passed unanimously.

Mr. Galbraith believes that his Personal Site Assessment of the 730 E. IH20 property should be noted in tonight's meeting minutes or brought back for further discussion at the next DCEDC meeting.

The Board had further questions/discussion. At the consensus of the Board, Staff will add it as an agenda item at the next meeting.

ITEM NO. 4 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING HELD ON MAY 16, 2019.

Mr. Broughton made a motion to approve the minutes for the Special Called Meeting held on May 16, 2019, seconded by Ms. Chan Williams, the motion passed unanimously.

ITEM NO. 5 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Ms. James reported that Sales tax collections for June sales (August payment) shows a decrease of -1.54% over the same period last year, with an overall decrease YTD for FY 19 sales tax collections of -1.46% compared to FY 18 sales tax revenue YTD.

The Board had further questions/discussion.

ITEM NO. 6 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Ms. James reported that the EDC collected \$267,313 in sales tax revenue. The EDC had expenses of \$32,002, which included memberships, travel, salaries, and equipment rentals. The KDB had expenses of \$1,028. The \$6,090 Transfer to the General Fund includes supportive service charges. The \$15,561 for Beautification efforts includes water and ground maintenance.

The Total Expenditures for EDC for the month were \$54,681, which leaves the EDC with a net profit of \$212,632 for the month. Year-to-Date, the EDC has a net profit of \$545,812.

Staff has not adjusted the Fund Balance, but will continue to monitor. HAV-R Properties, Redbird Skateland, and Cox Farms have completed their projects. The payments for these projects will be reflected in future DCEDC Monthly Budget Reports.

Mr. Grace made a motion to approve the DCEDC Monthly Budget Report as presented, seconded by Ms. Chan Williams, the motion passed unanimously.

ITEM NO. 7 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.

Ms. James reported that revenues equaled \$169,625.80 for the month of May. The Fieldhouse had \$135,445.40 worth of expenses and is finally in the black. The year-to-date revenues for the Fieldhouse are \$1,889,734, and the expenses are still lower.

The Board had further questions/discussion.

ITEM NO. 8 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES

Ms. James reported that Bryan Kaeser, the Founder of Black & Bitter Coffee and Books, was at this meeting earlier, but had to leave. The Coffee Shop seems to be doing very well. Mr. Kaeser will open MudHook, a burger bar, within the next month or so. It will be a good addition to the Main Station.

Ms. James gave the Board time to review the financials. If the Board has any questions, Staff will refer them to Mr. Anderson for answers.

The Board had further questions/discussion, but no specific questions for Mr. Anderson.

ITEM NO. 9 DISCUSS AND CONSIDER REQUESTED DEMOLITION/REBUILD PROGRAM INCENTIVE FROM THE DCEDC TO RUSSELL GLEN COMPANY IN THE AMOUNT OF \$246,750 TO ASSIST WITH THE REPURPOSING OF THE BUILDING LOCATED AT 106 E. HIGHWAY 67, DUNANVILLE, TX 75137.

Mr. Longino with Noble Real Estate provided the Board with background information as well as what their plan is for the property. Terrence Maiden with Russell Glen Company and Mr. Longino are in partnership with this project. They are purchasing the property and would like to redevelop it. Mr. Maiden originally came up with the idea. They would like to add some value to the area and the property as well as help recruit some national tenants. Mr. Longino is with a preferred development company with a national chain. The national chain has seen, approved, and told Mr. Longino and Mr. Maiden what they want to see there. The requested grant from the DCEDC is focused solely on the exterior, i.e., repainting, new roofs, etc. They will spend additional money on the inside at their expense. The total expense of the project is about \$2.7 million. They are requesting a total of \$246,750 to help bridge the gap.

The Board had further questions/discussion.

ITEM NO. 10 HOLD A PUBLIC HEARING REGARDING A PROPOSED DEMOLITION/REBUILD PROGRAM INCENTIVE FROM THE DCEDC TO RUSSELL GLEN COMPANY IN THE AMOUNT OF \$246,750 TO ASSIST WITH THE REPURPOSING OF THE BUILDING LOCATED AT 106 E. HIGHWAY 67, DUNANVILLE, TX 75137.

President Dial opened the Public Hearing at 8:26 PM.

No one spoke during the Public Hearing.

Mr. Govan made a motion, seconded by Mr. Grace to close the Public Hearing.

President Dial closed the Public Hearing at 8:27 PM.

ITEM NO. 11 RECEIVE AND CONSIDER APPROVAL OF THE PROPOSED FISCAL YEAR 2019 – 2020 DCEDC BUDGET.

Ms. James reported that there is a slight decrease projected on the sales tax collections. The total revenues are slightly down. The proposed fiscal year 2019 – 2020 DCEDC budget will increase because currently the DCEDC pays two parties to supply us with demographic information. Since Xceligent is no longer available, Staff plans to hire another company to assist the DCEDC. Staff also plans to hire a part time intern to help develop a building database. Staff will also use the intern to distribute incentive packets Duncanville businesses. This database will be available for other departments in the city to use as well, i.e., the Fire Department. Currently, the other departments do not have the funds to partner with the DCEDC. Ms. James reminded the Board that each Board Member receives \$500 per year for workshops, conferences, and webinars. If there is a conference, etc. that a Board Member would like to attend, they should inform Staff. The Texas Economic Development Council (TEDC) has annual Economic Development Sales Tax Workshops. The State recommends that Board Members attend at least every two years. The next local Economic Development Sales Tax Workshop is scheduled to take place on November 22, 2019 in Mesquite, TX.

In the DCEDC proposed budget, in order to be more conservative, Staff decreased the Miscellaneous Line Item. This line item is used to purchase items such as dinner for the Board at monthly meetings. Unfortunately, the Board has almost depleted last year's fund balance, which was higher. Therefore, Staff recommends increasing that line item by another \$300 for the FY 19 – 20 budget.

Staff would also like to increase the Design Incentive Grants amount by another \$25,000. This will help with the reimbursement for Façade Grants.

The Board had further questions/discussion.

Mr. Broughton made a motion to approve the proposed fiscal year 2019 – 2020 DCEDC Budget with the following revisions of increasing line item number eight in the amount of \$300, which includes the cost of an intern for DCEDC, seconded by Mr. Grace, the vote passed unanimously.

ITEM NO. 12 EXECUTIVE SESSION.

In accordance with the Texas 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 RUSSELL GLEN COMPANY.

The DCEDC began Executive Session at 9:38 PM.

ITEM NO. 13 RECONVENE INTO OPEN SESSION.

The DCEDC reconvened into Open Session at 10:27 PM.

ITEM NO. 14 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

No action was taken by the DCEDC.

ITEM NO. 15 RECEIVE STAFF AND BOARD REPORTS.

- **RECEIVE KDB AND BEAUTIFICATION UPDATE.**

Timothy Hamilton, Parks Superintendent, provided the Board with a presentation on the Park Department's beautification efforts, which are funded by the DCEDC budget. Mr. Hamilton's presentation specifically addressed the sustainable plantings line item in the budget and how the Parks Department is striving to achieve this goal of the DCEDC.

The Board had further questions/discussion.

- **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.

Officers with the Duncanville Police Department came to Staff requesting funding for a trailer mounted system with two PTZ cameras. The quote for a complete system is \$26,000. This type of camera system will benefit our local businesses and their patrons.

The Board had further questions/discussion.

Staff will place this request on the next DCEDC meeting agenda as an item for further consideration and discussion.

- **IMPORTANT DATES/UPCOMING EVENTS:**
 - **DISTRICT 4 LUNCH & LEARN WITH COUNCIL MEMBER COOKS; JUNE 27, 2019 AT 6:00 PM – 7:00 PM, LUBY'S CAFETERIA, 926 HIGHWAY 67, DUNANVILLE, TX.**
 - **ECONOMIC DEVELOPMENT SALES TAX WORKSHOP; NOVEMBER 22, 2019, HAMPTON INN, 1700 RODEO DR., MESQUITE TX.**

ADJOURNMENT

The meeting adjourned at 10:42 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, July 22, 2019

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

PRESENTED BY: Jessica James, Director of Economic Development

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

STATE OF TEXAS
COMPTROLLER OF PUBLIC ACCOUNTS
CITY SALES AND USE TAX COMPARISON SUMMARY - JULY 2019

County/City	Rate	Net Payment	Comparable Payment	% Change	2018 Payments	2017 Payments	% Change
Dallas							
Addison	1.00%	\$1,164,646.11	\$1,266,269.46	-8.02%	\$8,965,731.59	\$10,114,525.53	-11.35%
Balch Springs	2.00%	\$694,285.62	\$645,257.76	7.59%	\$4,518,424.60	\$4,555,245.65	-0.80%
Carrollton	1.00%	\$3,006,830.00	\$3,557,242.08	-15.47%	\$22,163,004.93	\$23,584,626.47	-6.02%
Cedar Hill	1.88%	\$1,183,182.18	\$1,192,714.63	-0.79%	\$9,151,059.94	\$8,862,261.65	3.25%
Cockrell Hill	1.00%	\$27,389.84	\$58,567.94	-53.23%	\$236,286.96	\$286,447.02	-17.51%
Coppell	1.75%	\$3,090,831.09	\$3,427,926.78	-9.83%	\$25,285,785.40	\$22,798,457.20	10.91%
Dallas	1.00%	\$25,618,829.21	\$24,177,405.88	5.96%	\$185,276,474.86	\$176,080,517.17	5.22%
De Soto	2.00%	\$1,019,482.15	\$944,522.83	7.93%	\$8,294,802.82	\$8,093,643.26	2.48%
Duncanville	2.00%	\$879,867.74	\$914,446.54	-3.78%	\$6,054,331.52	\$6,170,261.29	-1.87%
Farmers Branch	1.00%	\$1,479,011.83	\$1,237,395.02	19.52%	\$10,031,546.84	\$8,499,668.72	18.02%
Garland	1.00%	\$2,332,065.27	\$2,340,962.52	-0.38%	\$16,664,718.41	\$16,430,131.92	1.42%
Glenn Heights	1.00%	\$53,224.27	\$48,252.90	10.30%	\$403,596.19	\$336,590.61	19.90%
Highland Park	1.00%	\$349,386.93	\$327,318.83	6.74%	\$2,609,772.76	\$2,456,943.22	6.22%
Hutchins	2.00%	\$294,676.98	\$209,745.35	40.49%	\$1,527,529.72	\$1,449,206.18	5.40%
Irving	1.00%	\$5,577,353.66	\$5,545,229.15	0.57%	\$44,220,401.50	\$38,662,478.73	14.37%
Lancaster	2.00%	\$875,202.51	\$1,011,230.97	-13.45%	\$6,315,902.19	\$6,637,208.00	-4.84%
Mesquite	2.00%	\$3,389,325.09	\$3,398,894.44	-0.28%	\$25,812,434.84	\$25,470,922.46	1.34%
Richardson	1.00%	\$2,941,578.03	\$2,799,978.65	5.05%	\$22,701,714.94	\$21,514,221.49	5.51%
Rowlett	1.00%	\$545,543.09	\$613,166.79	-11.02%	\$4,180,909.35	\$4,106,483.87	1.81%
Sachse	1.75%	\$233,227.58	\$241,222.94	-3.31%	\$1,687,369.20	\$1,622,633.21	3.98%
Seagoville	2.00%	\$329,759.50	\$277,330.58	18.90%	\$2,130,209.15	\$1,885,087.69	13.00%
Sunnyvale	2.00%	\$235,179.63	\$298,432.25	-21.19%	\$1,936,025.67	\$1,980,741.45	-2.25%
University Park	1.00%	\$351,554.95	\$359,184.09	-2.12%	\$2,686,443.26	\$2,503,328.44	7.31%
Wilmer	2.00%	\$347,473.74	\$289,179.05	20.15%	\$2,637,556.46	\$2,137,815.91	23.37%
County Total		\$ 56,019,907.00	\$ 55,181,877.43	1.52%	\$ 415,492,033.10	\$ 396,239,447.14	4.86%
Tarrant							
Bedford	2.00%	\$936,033.88	\$924,725.92	1.22%	\$6,743,073.42	\$6,324,461.14	6.61%
Hurst	1.50%	\$1,226,729.33	\$1,312,408.55	-6.52%	\$9,235,469.10	\$9,415,712.60	-1.91%
Grand Prairie	1.75%	\$4,805,504.11	\$4,831,310.60	-0.53%	\$34,267,143.17	\$33,029,611.17	3.74%
Grapevine	1.50%	\$2,374,529.92	\$3,416,028.31	-30.48%	\$26,088,140.79	\$24,515,354.95	6.41%
Southlake	1.88%	\$2,444,000.59	\$2,573,435.27	-5.02%	\$16,583,416.04	\$16,829,016.74	-1.45%
Mansfield	2.00%	\$1,905,351.38	\$1,842,755.50	3.39%	\$14,235,261.44	\$13,392,442.71	6.29%
Denton							
Corinth	1.75%	\$213,852.43	\$204,704.12	4.46%	\$1,615,666.11	\$1,535,478.48	5.22%
Ellis							
Midlothian	2.00%	\$825,392.21	\$703,615.81	17.30%	\$5,199,181.49	\$4,801,017.67	8.29%



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, July 22, 2019

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

PRESENTED BY: Jessica James, Director of Economic Development

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



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, July 22, 2019

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

PRESENTED BY: Jessica James, Director of Economic Development

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



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, July 22, 2019

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 Statement(s) will be provided to the Board at the meeting for review and discussion.



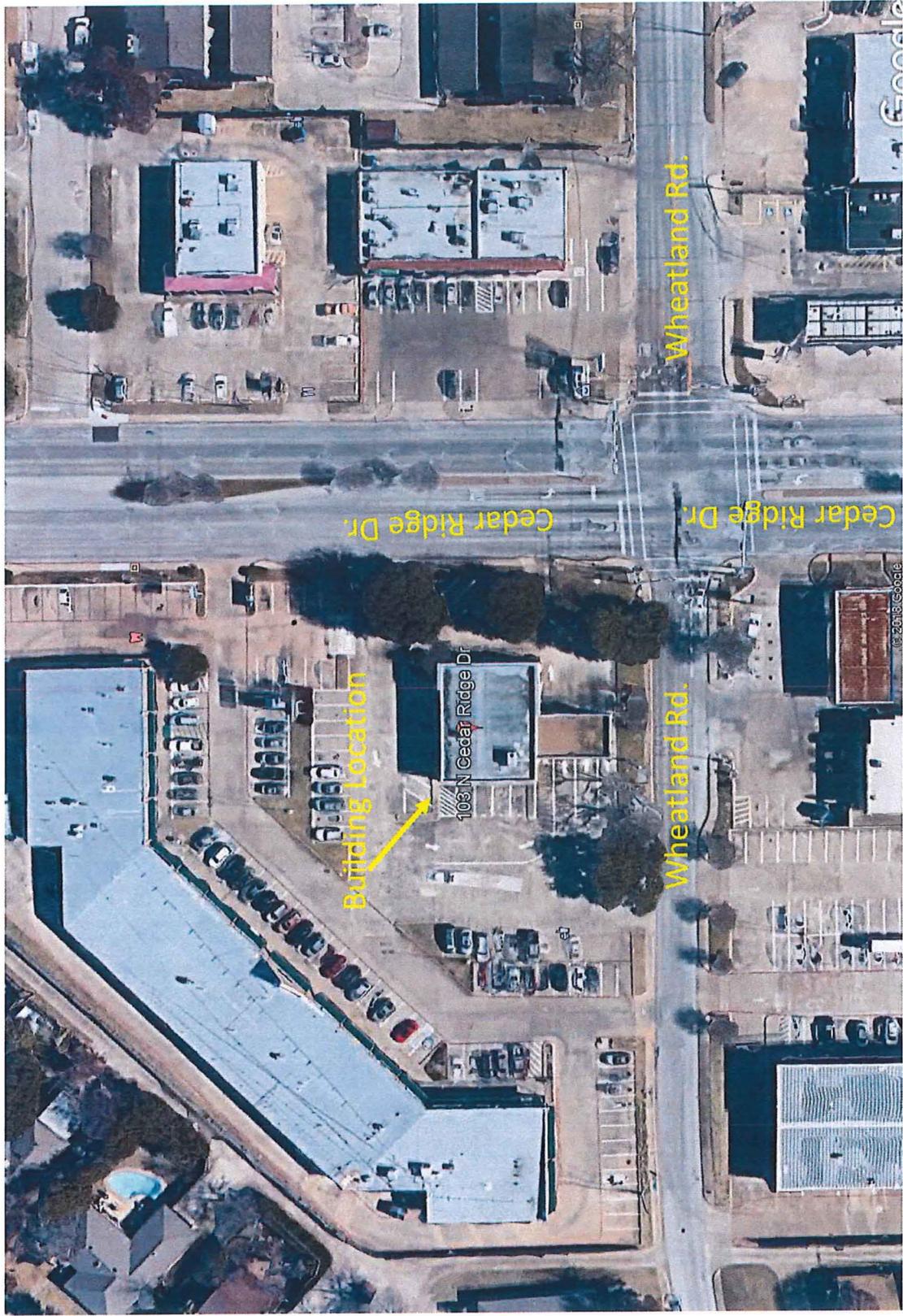
AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, July 22, 2019

TITLE: Discuss and Consider Requested Demolition/Rebuild Program Incentive from the DCEDC to Palio Partners in the Amount Not to Exceed \$44,680 to Assist with the Repurposing of the Building Located at 103 N. Cedar Ridge Rd., Duncanville, TX 75116.

BACKGROUND/HISTORY: Additional detailed information will be provided during the Executive Session to review with the Board.





AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, July 22, 2019

TITLE: Hold A Public Hearing Regarding A Proposed Demolition/Rebuild Program Incentive from the DCEDC to Palio Partners in the Amount Not to Exceed \$44,680 to Assist with the Repurposing of the Building Located at 103 N. Cedar Ridge Rd., Duncanville, TX 75116.

BACKGROUND/HISTORY: Additional detailed information will be provided during the Executive Session to review with the Board.



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, July 22, 2019

TITLE: Discuss and Consider Requested Demolition/Rebuild Program Incentive from the DCEDC to Russell Glen Company in the Amount of \$246,750 to Assist with the Repurposing of the Building Located at 106 E. Highway 67, Duncanville, TX 75137.

BACKGROUND/HISTORY: Additional detailed information will be provided during the Executive Session to review with the Board.





AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, July 22, 2019

TITLE: Discuss and Consider Requested Assistance from W&B Service Company in the Amount of \$847,564 for an Underground Detention Facility.

BACKGROUND/HISTORY: Additional detailed information will be provided during the Executive Session to review with the Board.



AGENDA BACKGROUND

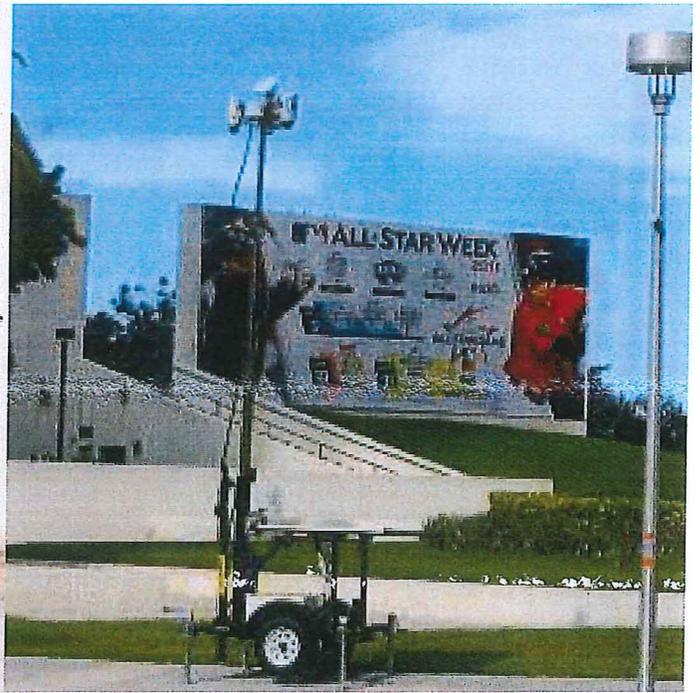
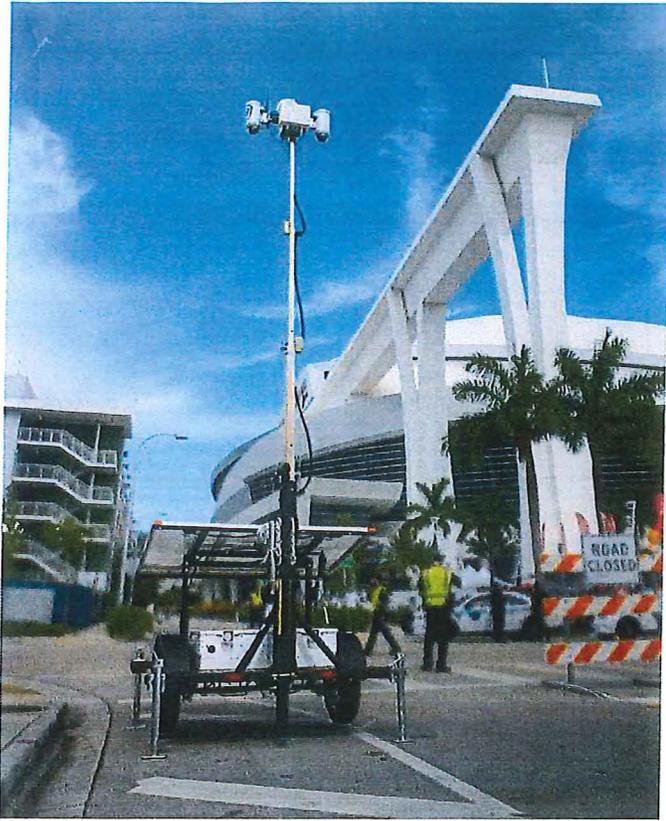
ITEM NO. 13

MEETING DATE: Monday, July 22, 2019

TITLE: Discuss and Consider Requested Assistance from the Duncanville Police Department in the Amount of the Lowest of Three Bids Not to Exceed \$26,000 for a Trailer Mounted Camera System.

BACKGROUND/HISTORY: The Duncanville Police Department is requesting assistance for funding to purchase a trailer mounted camera system in order to assist businesses with their security needs.

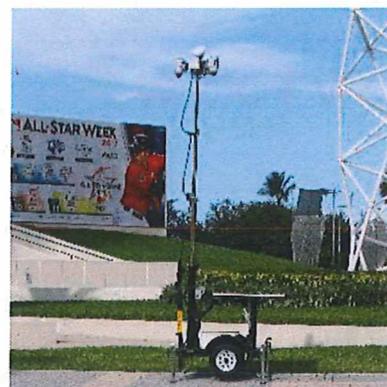
ATTACHMENT(S): The picture of the trailer mounted camera system is attached along with the three bids obtained for consideration.



WIRELESS CCTV

Proposal for: Duncanville PD

Private and Confidential



Prepared for:
Det. David Moon

Date: **Monday, 03 June 2019**

Prepared by:
Richard Harries

Wireless CCTV LLC
866 Presidential Drive
Suite 406
Richardson
Texas
75081

Tel: + 1 877 805-9475



2. Solutions and Systems Overview

WCCTV Mini Dome Range:

Wireless CCTV's Mini Dome Range provides the user with complete flexibility. The Range takes the Standard WCCTV Feature set and integrates a selection of Industry Leading PTZ Camera Options designed to suit all deployment and budgetary requirements.

The system can be deployed in any location and is ideal for rapid installation and temporary surveillance applications.

WCCTV 4G IR Mini Dome

WCCTV's 4G IR Mini Dome is a rapid deployment pole camera specifically designed for mobile video surveillance applications. The system delivers live and recorded high definition images via 4G LTE networks.

Standard Features

- 4G LTE and Wi-Fi Ready
- Low Power Low Light HD PTZ
- Universal Mounting Bracket
- 15ft Power Cord
- Flight Case

Options

- 500GB – 4TBYTE HDD/SSD
- Video Analytics License
- Heartbeat Diagnostics License
- 4G LTE Data-plans 1GB – 20GB
- Up to 3 Additional Cameras
- Solar Pack
- Solar Trailer



WCCTV Surveillance Trailer Range:

Wireless CCTV has a Range of Surveillance Trailers purpose built to complement the Mini Dome camera Range in scenarios where neither pole or shore power are viable options.

Standard Features

DOT Approved Mini-Trailer with 20" Ball hitch

Removable Draw Bar

20ft Hand Cranked Mast

400Ah Battery (8 Days Autonomy)*

Security Sealed Battery Enclosure

2 Camera Bracket set

Power and Comms Cables.

[6 minute Install](#)

Options

260, 390 or 520watt solar array

200/400 battery upgrade

Tilting Draw Bar

4 camera Bracket upgrade

LPR Enclosure Upgrade

200/400Ah battery upgrade



3. Price

WCCTV Solar Trailer

Product Code	Item & Category	Description	QTY
101-9999	IR MINIDOME	Mini dome + IR HD PTZ Camera (OEM) + 4G LTE + WiFi + Antenna Set + Mounting Bracket + 15ft 110v Cable + Flight Case	1
101-2042	2 TBYTE HDD	2 TBYTE Hard Disk Drive compatible with any WCCTV Mini dome or V4 NVR	1
101-0998	IR PTZ	Secondary HD IR PTZ camera, Low Light 26 x Optical, 200ft IR, compatible with any WCCTV base unit	1
101-9995	260 Watt Solar Trailer	DOT Approved Trailer +20ft mast + 400Amp Battery + 260Watt solar Array + removable Draw bar + Cable Set	1
VER10GB2YR	Verizon 2year 10GB	Verizon Data plan + WCCTV Support Package + Connection Fee	1
147-0132	Tilting Draw Bar for Trailer	Tilting draw bar upgrade for any wcctv solar trailer	1
SHIP	Shipping	Shipping	1
TOTAL			\$25,885.18

- Pricing based on GSA schedule 84 price list (contract number GS-07F-031DA)
- *pricing excludes sales tax at the prevailing rate

4. Data Plan Support Services

The suggested solution does not include a data plan (to be supplied by client)

Support Provided	WCCTV Data Plan
2 year warranty	Included
Advanced replacement	Included
Remote install	Included
Network management	Included
Remote bespoke training	Included
Remote diagnostics	Included
Support guides: •Install •software	Included
Training on demand	Included
Email tech support	Included
Telephone tech support	Included
Training videos	Included
Support Package	Included
Connection fee	Included

5. WCCTV Heartbeat - Proactive Diagnostics

What does WCCTV Heartbeat detect?

Connection Issues: We will report if the connection to your WCCTV system fails or the system goes offline

Camera Failures: We can detect if a camera has developed a fault or has been tampered with.

Hard Disk Failures: We can detect any hard disk failures or if the system stops recording.

Recording Issues: Reports if the system records for less time than expected.

Time & Date Inaccuracy: Reports when the time is incorrect or tampered with



QUOTE

21559

FALCON 3100

DATE: 6/21/2019
 QUOTE #: 21559
 QUOTE EXP: 7/23/2019
 PROJECT NAME: Duncanville Police Department /Falcon 3100

TO: Duncanville Police Department
 David Moon
 203 E. Wheatland Rd.
 Duncanville, TX 75116
 972-707-3839
 dmoon@duncanvillepd.com

SALES PERSON	PROJECT SCOPE	PAYMENT TERMS
Randy Lynch	Falcon 3100 Auto Crimes Investigations	50% START / NET 15
QTY	DESCRIPTION	UNIT PRICE
1	MPS 3100 TRAILER SYSTEM	\$33,916.00
		EXTENDED PRICE
		\$33,916.00

QTY	MODEL NUMBER	DESCRIPTION
1	MPS-3100-BASE	FALCON 3100 BASE TRAILER SYSTEM w/ 20 ft. stabilized MAST
1	BATT-KIT-9-100	900 AH AGM BATT 3100
2	PTZ-1080P20X-IR-H	PTZ CAMERA 20X 1080P .02 LUX 150M IR
2	POE-12-35W	12VDC HI POE 35W
2	TR-CAM-MOUNT	STOCK CAMERA MOUNT
2	EXACQ-LICENSE-PRO	EXACQ 1 YEAR CAMERA LICENSE SERVICE AGREEMENT
1	COM-TR-CP-IBR600B	CRADLEPOINT CELLULAR ROUTER W/ WI-FI
1	LAPTOP-I5	LAPTOP SERVER - I5 - 8GB - OS W/CONFIG (NO HD)
1	COMP-2TB HDD DRIVE	2 TB HDD DRIVE WITH CONFIGURATION
1	SW-16-P-1GIG	16 PORT NETWORK SWITCH
1	HD-JACK	HEAVY DUTY FRONT WHEEL JACK
1	SOLAR-900W-3100	900W SOLAR SYSTEM 3100 KIT

QTY	MODEL NUMBER	OPTIONS DESCRIPTION	PRICE EACH
1	GEN-3100-GAS	MPS 3100 GENERATOR SYSTEM	\$4,083.33
1	TM-STROBE KIT R/B	TOP MAST LED STROBE LIGHT KIT	\$708.33
1	TM-LIGHT-BAR-KIT-42	TOP MAST 2-42" LED FLOOD LIGHT KIT	\$1,087.38

PROPOSAL CREATED BY:

Randy Lynch
 Solutions Consultant
 Mobile Pro Systems
 250 Lothenbach Ave.
 West St. Paul MN 55118
 Cell: 651-366-9233
 Direct: 952-324-5646
 eMail: Randy.Lynch@MobileProSystems.com

PRICING DOES NOT INCLUDE OPTIONS

MSRP PRICE:	\$45,703.89
DISCOUNT PERCENTAGE:	25.8%

Total Less Options:	\$33,916.00
Estimated Sales Tax:	TBD
Estimated Shipping:	TBD
Estimate TOTAL:	\$33,916.00

Shipping TERMS:	TBD
Monthly Lease 24:	\$1,509.26
Monthly Lease 36:	\$1,037.83
Monthly Lease 48:	\$802.79
Monthly Lease 60:	\$662.04

Freight Charges To Be Determined (TBD) and are based upon quantity ordered and final shipping destination..... One (1) Year Limited Warranty

I accept this estimate _____ DATE _____

System Includes a (1) One Year Limited Warranty
 This QUOTE is valid for 30 days.



AGENDA BACKGROUND

ITEM NO. 14

MEETING DATE: Monday, July 22, 2019

TITLE: Executive Session.

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

- DISCUSS REQUESTED ASSISTANCE FROM PALIO PARTNERS.
- DISCUSS REQUESTED ASSISTANCE FROM RUSSELL GLEN COMPANY.
- DISCUSS REQUESTED ASSISTANCE FROM THE DUNCANVILLE POLICE DEPARTMENT.

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.



AGENDA BACKGROUND

ITEM NO. 15

MEETING DATE: Monday, July 22, 2019

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. 16

MEETING DATE: Monday, July 22, 2019

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 because of Executive Session.



AGENDA BACKGROUND

ITEM NO. 17

MEETING DATE: Monday, July 22, 2019

TITLE: Receive Staff Reports and Board Reports.

- Receive and Discuss Board Member Dave Galbraith's Personal Property Site Assessment for the Property Located at 730 E. IH-20.
- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
 - Lunch, Laugh and Learn; July 25, 2019, 11:30 am – 1:00 pm, Luby's Cafeteria, 926 Highway 67, Duncanville, TX 75137.
 - TGIF Breakfast Series; August 2, 9, 16, 23, 2019, 7:15 am – 9:30 am, Methodist Charlton Medical Center – Auditorium, 3600 W. Wheatland Rd., Dallas, TX 75237.
 - TEDC Economic Development Sales Tax Workshop; November 22, 2019, Hampton Inn & Suites Dallas - Mesquite, Mesquite, TX 75149.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James will present the DCEDC Business and Events Activity Updates to the Board at the meeting. The Business and Events Activity Updates are presented monthly to provide progress reports, development updates, and business updates.

Staff and the Board will discuss important dates/upcoming events.

ATTACHMENT(S):

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



Duncanville
City of Champions

Lunch, Laugh and Learn

Duncanville District 4 Residents

(with an open invitation to other Duncanville residents)

July 25, 2019

11:30 am – 1:00 pm

Come out and get acquainted with
City Council Member Mark D. Cooks

Recycle: I bet you're doing it wrong!

Special Guest

Robyn Mota
Republic Services

Every 4th Thursday of the Month

Luby's
CAFETERIA

926 Highway 67 | Duncanville Texas

mcooks@duncanville.com | 972-974-7643

TGIF

LEGISLATIVE SERIES



REP. CARL SHERMAN

Texas House of Representatives
District 109



AICHA DAVIS

State Board of Education
District 13



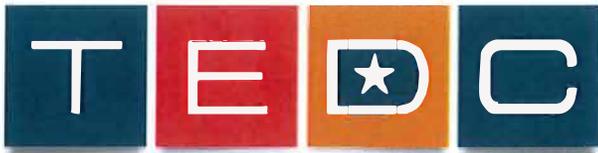
ROYCE WEST

Texas Senate
District 23



DENNIS BONNEN

Texas House of Representatives
District 25



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

[Home](#) > 2019 Mesquite Economic Development Sales Tax Workshop

2019 Mesquite Economic Development Sales Tax Workshop



[Register for Event](#)

[1]

Date of Event: Friday, November 22, 2019

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

Registration Deadline: Friday, November 15, 2019

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 86th 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.

Hampton Inn Hotel

1700 Rodeo Dr.
Mesquite, TX 75149
(972) 329-3100

Overnight Accommodations:

The TEDC's discounted room block rate at the Hampton Inn is currently **\$115.00/night+tax**. There are **limited number** of rooms available in the TEDC's room block. The room block rate will expire on **October 31st**, 2019.

To book your reservation by phone: (800) 445-8667

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. Cancellations received in writing on or before (10 business days), and which payment has been received, will be refunded via check following the event. All refunds will be charged a \$35.00 administration cancellation fee. There will be no refunds for cancellations received after (10 business days). A registrant who does not submit a written cancellation or attend the event, is considered a No-Show and is not eligible for a refund. A registrant 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/2019-mesquite-economic-development-sales-tax-workshop>

Links:

[1] https://tedc.memberclicks.net/index.php?option=com_mc&view=mc&mcid=form_259414



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

06/01/19 to 07/01/19

Project Description	Project Start Date	Short Address	Tenant Name	Tenant Name / Contact	Square Footage	Total Fees	Applicant Name	Property Owner Name	Property Owner Phone Number
4 hours continuing education renewals (classroom only)	06/06/2019	928 S Cedar Ridge Dr. Suite # A	Hairmosa CE Salon	Hairmosa CE Salon Phone: (469) 920-7302 hairmosa.928@gmail.com	1,200	\$75.00	Rocio M Canamar	CD FAMILY REVOCABLE TRUST	8177798318
studio music recording	06/07/2019	620 Crestside Dr.	Anderson Industrial Roofing	Anderson Industrial Roofing Phone: (281) 610-6481 coolmoneyent@yahoo.com	4,880	\$75.00	DeVarius D. Moore	JAMA PPTIES LLC	8174235997
self-operated car wash	06/10/2019	1415 COMMON GATE	CODY ENTERPRISES SERIES, LLC (LUCKY DUCKY CAR WASH)	CODY ENTERPRISES SERIES, LLC (LUCKY DUCKY CAR WASH) Phone: (972) 971-1133 dianeisopen@yahoo.com	2,310	\$75.00	Diem Hong Thi Do	LUCKY DUCKY CAR WASH LLC	9729711133
barber shop	06/12/2019	247 W Camp Wisdom Rd.	1820 Kut's Barber Shop	1820 Kut's Barber Shop Phone: (469) 471-4345 aliciannette@yahoo.com	2,200	\$75.00	Alicia Anderson	Camp Retail Duncanville, Ltd % Quine Associates	81745023104
beauty salon and salon suites	06/13/2019	934 S Cedar Ridge Dr.	Love It Beauty Bar & Suites	Love It Beauty Bar & Suites Phone: (214) 621-3158 jmrodriguez143@icloud.com	4,000	\$75.00	Monique D. Nuncio	CD family Revocable Trust	8177983418
insurance sales office	06/17/2019	606 W Wheatland Rd. Suite # 101	All State Insurance	All State Insurance Phone: (214) 683-6280	1,200	\$75.00	Bill Toney	Melcor Inc	2142070306
TEST ONLY	06/19/2019	1234 Happy Ln.	Mr. TEST DUMMY	Mr. TEST DUMMY Phone: (972) 780-5034	200	\$0.00	LYNETTE ROMER	CITY OF DUNCANVILLE	9727805041
group home @522 S Alexander	06/20/2019	522 S Alexander Ave.	CSP Health Services Inc	CSP Health Services Inc Phone: (214) 497-2596	2,200	\$75.00	Prince Nwaka	Martin Almarez	5107554434
non profit organization for foster parents	06/24/2019	663 Oriole Blvd.	Benchmark Family Services	Benchmark Family Services Phone: (214) 575-5145	5,026	\$75.00	Brittany Oliphant	BH Industrial LLC	9722338203

(office)

Cell: 2144694792

selling motorized knee walkers and wall crosses (retail)	06/25/2019	316 N Main	Spiral Transportation	Spiral Transportation Phone: (972) 415-4008 jenniferpena32@yahoo.com	500	\$0.00	Jennifer McCain	Eulalio Pena 4696054697
Emergency Medical Services (change in name only)	06/25/2019	115 E Davis St. Suite # B	Lifeline EMS	Lifeline EMS Phone: (469) 236-1987 aimrob129@gmail.com	100	\$7.50	Aimee Roberts	411 E. Hwy 67 Partners, LTD 4695854385
sale of wireless services and telecommunication equipment (change in name only)	06/27/2019	105 S Cedar Ridge Rd.	Metro by T Mobile	Metro by T Mobile Phone: (972) 638-3577 bmenon@tmobile.com	2,217	\$75.00	Krishnadas Menon	Kim Jaekab & Yein M728008944 Choi
cellphone and cellphone repair & accessories, blue tooth speakers	06/27/2019	331 E Camp Wisdom Rd. Suite # 331	Smart Phone Repair	Smart Phone Repair Phone: (817) 363-0515 kashifkzaveri@gmail.com	1,125	\$75.00	Kashif Zaveri	Red Stone United LTD 2144173373
auto repair	06/28/2019	706 E Red Bird Ln. Suite # 111	Fuentes Auto Repair	Fuentes Auto Repair Phone: (972) 965-4336	1,000	\$75.00	Victor Manuel Fuentes Argueta	MAZAYA INVESTMENTS LLC 9729654336
conference center to be used only as training center for jobs	06/28/2019	603 E Hwy 67 Suite # 119	Kingdom Fellowship Conference Center	Kingdom Fellowship Conference Center Phone: (469) 765-4395 zacharypenkins652@yahoo.com	1,280	\$75.00	Zachary Penkins	HZRK LLC 2147694112
salon	07/01/2019	207 S Hastings St.	Nappy Bliss, LLC	Nappy Bliss, LLC Phone: (469) 939-3764 keishacricks@gmail.com	1,100	\$75.00	Keisha Carpenter Ricks	Bentz Terry K & 699393764 Jacqueline
TOTALS:		Square Footage:	30,538.00	(Avg.: 1,908.63)				
		Total Projects:	16					
		Total Fees:						\$982.50



**City of Duncanville's
Certificate of Occupancy -
Certificates Issued - MONTHLY
(EDC)**

Month of June, 2019

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage
TEST ONLY	06/19/2019	1234 Happy Ln.	Mr. TEST DUMMY Phone: (972) 780-5034	200
daybreak communities group home	06/10/2019	1046 Quail Run	Daybreak Community Services Phone: (817) 447-2700	1,978
body shop repairs and body work only	06/10/2019	706 E Red Bird Suite # 102	RB Auto Body Repair Phone: (972) 513-6526	2,400
hair Salon- Paradise Beauty Center	06/10/2019	719 S COCKRELL HILL Rd. Suite # 100	PARADISE BEAUTY CENTER Phone: (214) 566-9582 laffity@att.net	3,800
sales and service of scale equipment	06/10/2019	1219 Crestlane Ln.	Pioneer Scale Company Inc Phone: (937) 605-1706 johnm@pioneerscale.com	2,400
consulting and media firm office use only	06/10/2019	550 N MAIN St. Suite # 206	CORBETT MITCHELL MEDIA & CONSULTING	300
taqueria	06/10/2019	867 N Duncanville Rd.	Taqueria Cowgirl's Phone: (214) 489-1599	200
women clothing boutique	06/10/2019	229 S Cedar Ridge Dr. Suite # 229	Melonie Ann's Boutique Phone: (817) 542-6154	276
counseling Services and Training (Mental Health)	06/10/2019	777 E Wheatland Rd. Suite # #101	Hamilton-Guy Counseling and Training Group, PLLC Phone: (817) 504-3088 mguy@hmailton-guy.com	3,400
barbershop	06/10/2019	111 S Cedar Ridge Rd. Suite # 109	Jer-Z Jays Upscale Barbershop Phone: (912) 657-6761 yusuf.jackson@hotmail.com	1,860
insurance office	06/10/2019	150 E Hwy 67 Suite # 200	Thibodeaux Insurance and Financial Services Inc Phone: (972) 780-5599 Cell: 5046502877 joshua.thib@gmail.com	1,087
JOHNNY'S GARAGE - ENGINE REPAIR SMALL	06/10/2019	1426 N Main St.	JOHNNY'S GARAGE Phone: (682) 221-7730	1,800

VEHICLES (NO LARGE
COMMERCIAL
VEHICLES PERMITTED)

bookkeeping and consulting - (Alyston Business Consultants, Inc.); tax & bookkeeping service - (Strategic Enterprises, Inc.)	06/10/2019	202 S Santa Fe Trl.	Alyston Business Consultants, Inc./Strategic Enter Phone: (972) 709-3900 Cell: 9727091177	2,583
contract labor provider (office)	06/10/2019	202 E Wheatland Rd.	Contractors Resource Inc. Phone: (530) 867-5750	4,100

TOTALS:	Square Footage:	26,384.00	(Avg.: 1,884.57)
	Total Projects:	14	
	CO's Issued:	14	