



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
AUGUST 26, 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 DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JULY 22, 2019.
3. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
4. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
5. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
6. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUCANVILLE REAL ESTATE UPDATES.
7. DISCUSS AND CONSIDER AMENDING THE COX FARMS NURSERY, LLC AGREEMENT.
8. CONSIDER APPROVAL OF THE REMOVAL OF THE UNDERGROUND STORAGE TANKS AND LUBE PIT FOR THE CITY OWNED PROPERTY LOCATED AT 727 S. COCKRELL HILL ROAD IN AN AMOUNT NOT TO EXCEED \$18,000.
9. 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 RUSSELL GLEN COMPANY FOR THE PROPERTY LOCATED AT 106 E. HWY 67 N., DUNCANVILLE, TX 75137.
- DISCUSS REQUESTED ASSISTANCE FROM CHAD SIMMONS, M.D. FOR THE PROPERTY LOCATED AT 111 W. DANIELDALE RD., DUNCANVILLE, TX 75137.

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 FOR THE PROPERTY LOCATED AT 1200 N. MAIN ST., DUNCANVILLE, TX 75116.

10. RECONVENE INTO OPEN SESSION.

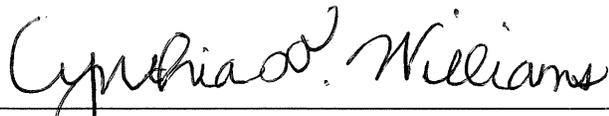
11. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

12. RECEIVE STAFF AND BOARD REPORTS.

- RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
- IMPORTANT DATES/UPCOMING EVENTS:
- TOWN HALL MEETING: NEW SOLID WASTE CONTRACT & UPCOMING CHANGES IN SERVICES; AUGUST 29, 2019, 6:30 PM – 8:30 PM, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.
- DUNCANVILLE POLICE DEPARTMENT OPEN HOUSE; AUGUST 31, 2019, 10:00 AM – 2:00 PM., 203 E. WHEATLAND RD., DUNCANVILLE, TX 75116.
- DUNCANVILLE HIGH SCHOOL FOOTBALL CLASSIC; SEPTEMBER 14, 2019, KICK OFF AT 6:00 PM, DUNCANVILLE HIGH SCHOOL; PANTHER STADIUM, 900 CAMP WISDOM RD., DUNCANVILLE, TX 75116.
- TEDC ECONOMIC DEVELOPMENT SALES TAX WORKSHOP; NOVEMBER 22, 2019, HAMPTON INN & SUITES DALLAS-MESQUITE, 1700 RODEO DR., MESQUITE, TX 75149.

ADJOURNMENT

**POSTED BY THURSDAY,
AUGUST 22, 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 licenciatarario 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 26, 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, August 26, 2019

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on July 22, 2019.

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC for the Regular Meeting held on July 22, 2019.

ATTACHMENT(S): Draft DCEDC Minutes of the Regular Meeting held on July 22, 2019.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BOARD REGULAR MEETING
JULY 22, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, July 22, 2019, at 6:00 PM in the Duncanville City Hall Briefing Room, located at 203 E. Wheatland Rd., Duncanville, TX 75116.

Board Members in Attendance:

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

Board Members Not in Attendance:

Kenneth Govan	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

Guests Present: Brendon Holler (Managing Director, Palio Partners), Tracey Maynor (CEO, W & B Service Company), Catlin Partin (Marketing Manager, W & B Service Company), Rick Keeler (Business Profile Chief Financial Officer, Options Real Estate Investments, Inc.), Doug Sisk (Officer, Duncanville Police Department), and David Moon (Detective, Duncanville Police Department)

CALL TO ORDER

The meeting was called to order by President Dial at 6:05 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 CITY COUNCIL AND DCEDC MINUTES FOR THE JOINT MEETING HELD ON JUNE 24, 2019.

Mr. Broughton made a motion to approve the minutes for the City Council and DCEDC Joint Meeting held on June 24, 2019, seconded by Mr. Grace, the motion passed 5 to 1 with Dr. Smith abstaining because she was not in attendance at this meeting.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE ANNUAL MEETING HELD ON JUNE 24, 2019.

Mr. Broughton made a motion to approve the minutes for the DCEDC Annual Meeting held on June 24, 2019, seconded by Chan Williams, the motion passed 5 to 1 with Dr. Smith abstaining because she was not in attendance at this meeting.

ITEM NO. 4 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JUNE 24, 2019.

Mr. Galbraith made a motion to approve the minutes for the DCEDC Regular Meeting held on June 24, 2019, seconded by Mr. Broughton, the motion passed 5 to 1 with Dr. Smith abstaining because she was not in attendance at this meeting.

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

Ms. James reported that Sales tax collections for July sales (May payment) shows a decrease of -3.78% over the same period last year, with an overall decrease YTD for FY 19 sales tax collections of -1.87% compared to FY 18 sales tax revenue YTD.

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

Ms. James reported that the EDC collected \$312,869 in sale tax revenue, and \$2,894 in interest income. The Total Revenue collected for the month is \$220,714. The EDC had expenses of \$19,133, which included memberships, travel, salaries, and equipment rentals. The KDB had expenses of \$74. The \$6,090 Transfer to the General Fund includes supportive service charges. The \$4,000 for Beatification efforts includes water and ground maintenance.

The Total Expenditures for EDC for the month were \$29,297, which leaves the EDC with a net profit of \$191,417 for the month. Year-to-date, the EDC has a net profit of \$741,818.

The Board had further questions/discussion.

Mr. Broughton made a motion to approve the DCEDC Monthly Budget Report as presented, seconded by Dr. Smith, the motion passed unanimously.

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

Ms. James reported that revenues totaled \$787,784 YTD for the month of May. The Fieldhouse had \$787,400 YTD worth of expenses.

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.

Mr. Keeler with Options Real Estate Investments, Inc. attended the meeting on behalf of Main Station. He reported that Main Station had a standard month. Renovations continue to take place on Black & Bitter Coffee and Books as well as the upcoming burger bar, to be called Mudhook. He also reported that Main Station is still at 100% occupancy.

The Board had further questions/discussion.

ITEM NO. 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.

Ms. James introduced Mr. Holler with Palio Partners. Mr. Holler reported that Palio Partners recently invested in the City of Duncanville through its purchase of the vacant Chase Bank Building located at 103 N. Cedar Ridge Road. Palio's efforts over the last eight months to lease the property in its current condition have proven to be difficult and unappealing to the hundreds of retail and restaurant users they have approached. Market feedback has told them that this building needs a makeover that removes the distinctive look of an old bank and rather has the appearance of a clean, attractive new retail Class A building that is move-in ready. Palio Partners is considering making exterior, and interior improvements to the property with the support of the City.

Palio Partners is requesting consideration for reimbursement of the demolition costs associated with the renovation/upgrade of this building. They have received three demolition bids; which Staff has distributed to the Board for review. Staff also distributed before photos of the building as well as renderings of the proposed project.

Reimbursement of the demolition costs would allow Palio Partners to allocate more capital to the tenant improvement allowance and invest to pursue higher-end tenants that will improve the intersection and shopping center. This will also help to improve the timing in which Palio Partners is able to lease the building and start generating tax revenue for the City.

The Board had further questions/discussion.

ITEM NO. 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.

President Dial opened the Public Hearing at 6:30 PM.

No one spoke during the Public Hearing.

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

President Dial closed the Public Hearing at 6:36 PM.

ITEM NO. 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.

Ms. James reported that this is the continuation of the project Russell Glen Company presented to the Board at the June 24, 2019, DCEDC Regular Meeting. Mr. Terrence Maiden, one of the partners on the project, was unable to attend this meeting.

At the meeting, the Board requested additional information from Russell Glen to include copies of the Site Plan, renderings of the proposed project, and quotes. Mr. Maiden did provide this information to Staff via email. Staff presented this information to the Board at this meeting.

Russell Glen plans to repurpose the building located at 106 E. Highway 67. Ms. James reported that they will have to remove the smoker and add a drive through to the project. Russell Glen will also do a 10-year lease on the property with a national specialty restaurant.

Ms. James asked the Board to review the information, and if the Board had any additional questions or needed additional information, she would take that back to Mr. Maiden.

The Board had further questions/discussion, but had no additional questions or request for Mr. Maiden.

ITEM NO. 12 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. They are in attendance tonight to provide more information on their plans for W & B.

Mr. Maynor reported that their warehouse project is moving forward. At the DCEDC May 14, 2019, Special Called Meeting, the Board requested additional information to include quotes from W & B. Mr. Maynor reported that they cannot get the additional quotes, until the end of August. They are remotely moving their managers in February 2020 and need space for them right away. They would like some indication from the DCEDC as to whether their grant request is a possibility or not without the additional quotes. Mr. Maynor's Plan B is to purchase the Toyota Property for their headquarters as well as their school.

The Board had further questions/discussion.

ITEM NO. 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.

Ms. James introduced Officer Sisk and Detective Moon with the Duncanville Police Department. Officer Sisk reported that he approached Ms. James to see if funds would be available to assist the Police Department in purchasing a trailer mounted camera system. The tower that the Department currently uses does not have a camera on it, it is 10+ years old, and must run on a generator. This new system will help deter some of our car crimes. The goal of the Duncanville Police Department is to make our local businesses and hotels safer. This camera will not be used in the neighborhoods. It is highly mobile, autonomous, and does not have to be brought in to be charged. Detective Moon also provided the Board with some of the Department's crime statistics.

Dr. Smith asked if Officer Sisk or Detective Moon has tried to apply for a grant from the NCTCOG. She and Mr. Grace would like for them to see if they can apply for a grant and she is available to assist them with any help needed to complete the application process.

The Board had further questions/discussion.

ITEM NO. 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 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 W & B SERVICE COMPANY.

The DCEDC began Executive Session at 8:01 PM.

ITEM NO. 15 RECONVENE INTO OPEN SESSION.

The DCEDC reconvened into Open Session at 10:00 PM.

ITEM NO. 16 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

Mr. Broughton made a motion to approve the requested Demolition/Rebuild Program Incentive from the DCEDC to Palio Partners in the amount of the lowest of the three bids not to exceed \$44,680 based on the following requirements: Fifty percent of the leased space must be a sales tax revenue generator. Tenants cannot include vape shops, dollar stores, bars, tattoo parlors, lending companies, check cashing places, washeteria's, pawn shops, car automotive shops, convenient stores, or similar business types, and approve the DCEDC President to sign the necessary documents. The motion was seconded by Dr. Smith, the motion passed unanimously.

Mr. Broughton made a motion to approve the requested Demolition/Rebuild Program Incentive from the DCEDC to Russell Glen Company in the amount of the lowest of the three bids not to exceed \$157,261.82 based on the following requirements: Fifty percent of the leased space must be a sales tax

revenue generator national specialty restaurant. Tenants cannot include vape shops, dollar stores, bars, tattoo parlors, lending companies, check cashing places, washeteria's, pawn shops, car automotive shops, convenient stores, or similar business types, and approve the DCEDC President to sign the necessary documents. The motion was seconded by Dr. Smith, the motion passed unanimously.

Mr. Broughton made a motion to approve the 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. Also, the Board authorizes the Board President to sign any necessary documents, and that the FY 19 DCEDC budget will be amended to reflect this amount. The motion was seconded by Chan Williams, the vote passed unanimously.

There was no action taken on the other item.

ITEM NO. 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.***

The Board recognizes Mr. Galbraith's report and it will be reflected here in this meeting.

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

Because of the late hour, it was the consensus of the Board that the Business and Events Activity Update from Staff be tabled until the next meeting.

The next DCEDC Regular Meeting will take place on Monday, August 26, 2019. If there is a need for a Special Called Meeting, that will take place on August 7, 8, or 15, 2019.

- ***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 & SUJITES DALLAS – MESQUITE, 1700 RODEO DR., MESQUITE, TX 75149.***

ADJOURNMENT

The DCEDC meeting adjourned at 10:20 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, August 26, 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 - AUGUST 2019

County/City	Rate	Net Payment	Comparable Payment	% Change	2019 Payments	2018 Payments	% Change
Dallas							
Addison	1.00%	\$1,259,503.07	\$1,308,044.61	-3.71%	\$10,225,234.66	\$11,422,570.14	-10.48%
Balch Springs	2.00%	\$720,439.49	\$695,521.71	3.58%	\$5,238,864.09	\$5,250,767.36	-0.22%
Carrollton	1.00%	\$3,587,984.88	\$3,537,421.91	1.42%	\$25,750,989.81	\$27,122,048.38	-5.05%
Cedar Hill	1.88%	\$1,393,984.82	\$1,380,037.51	1.01%	\$10,545,044.76	\$10,242,299.16	2.95%
Cockrell Hill	1.00%	\$42,076.03	\$35,568.29	18.29%	\$278,362.99	\$322,015.31	-13.55%
Coppell	1.75%	\$4,662,659.93	\$3,000,538.17	55.39%	\$29,948,445.33	\$25,798,995.37	16.08%
Dallas	1.00%	\$29,298,758.21	\$28,251,364.64	3.70%	\$214,575,233.07	\$204,331,881.81	5.01%
De Soto	2.00%	\$1,154,054.23	\$1,147,819.40	0.54%	\$9,448,857.05	\$9,241,462.66	2.24%
Duncanville	2.00%	\$1,018,284.27	\$1,017,289.66	0.09%	\$7,072,615.79	\$7,187,550.95	-1.59%
Farmers Branch	1.00%	\$1,428,542.40	\$1,086,531.66	31.47%	\$11,460,089.24	\$9,586,200.38	19.54%
Garland	1.00%	\$2,766,766.70	\$2,728,474.83	1.40%	\$19,431,485.11	\$19,158,606.75	1.42%
Glenn Heights	1.00%	\$62,521.18	\$58,555.80	6.77%	\$466,117.37	\$395,146.41	17.96%
Highland Park	1.00%	\$369,565.60	\$351,782.04	5.05%	\$2,979,338.36	\$2,808,725.26	6.07%
Hutchins	2.00%	\$320,561.94	\$257,150.29	24.65%	\$1,848,091.66	\$1,706,356.47	8.30%
Irving	1.00%	\$6,690,393.59	\$6,829,790.29	-2.04%	\$50,910,795.09	\$45,492,269.02	11.91%
Lancaster	2.00%	\$1,031,585.19	\$1,014,687.82	1.66%	\$7,347,487.38	\$7,651,895.82	-3.97%
Mesquite	2.00%	\$4,242,298.09	\$4,061,338.59	4.45%	\$30,054,732.93	\$29,532,261.05	1.76%
Richardson	1.00%	\$4,055,780.52	\$3,575,847.18	13.42%	\$26,757,495.46	\$25,090,068.67	6.64%
Rowlett	1.00%	\$642,258.89	\$691,426.61	-7.11%	\$4,823,168.24	\$4,797,910.48	0.52%
Sachse	1.75%	\$309,283.21	\$281,001.39	10.06%	\$1,996,652.41	\$1,903,634.60	4.88%
Seagoville	2.00%	\$330,426.54	\$311,768.09	5.98%	\$2,460,635.69	\$2,196,855.78	12.00%
Sunnyvale	2.00%	\$264,654.42	\$261,635.07	1.15%	\$2,200,680.09	\$2,242,376.52	-1.85%
University Park	1.00%	\$393,112.33	\$360,826.20	8.94%	\$3,079,555.59	\$2,864,154.64	7.52%
Wilmer	2.00%	\$434,753.13	\$363,833.07	19.49%	\$3,072,309.59	\$2,501,648.98	22.81%
County Total		\$ 66,480,248.66	\$ 62,608,254.83	6.18%	\$ 481,972,281.76	\$ 458,847,701.97	5.04%
Tarrant							
Bedford	2.00%	\$1,102,248.98	\$1,082,678.91	1.80%	\$7,845,322.40	\$7,407,140.05	5.91%
Hurst	1.50%	\$1,393,315.89	\$1,488,389.10	-6.38%	\$10,628,784.99	\$10,904,101.70	-2.52%
Grand Prairie	1.75%	\$7,054,189.98	\$5,659,243.56	24.64%	\$41,321,333.15	\$38,688,854.73	6.80%
Grapevine	1.50%	\$3,827,726.32	\$4,073,631.29	-6.03%	\$29,915,867.11	\$28,588,986.24	4.64%
Southlake	1.88%	\$2,404,412.07	\$2,437,904.11	-1.37%	\$18,987,828.11	\$19,266,920.85	-1.44%
Mansfield	2.00%	\$2,381,728.21	\$2,293,720.06	3.83%	\$16,616,989.65	\$15,686,162.77	5.93%
Denton							
Corinth	1.75%	\$286,270.24	\$268,577.22	6.58%	\$1,901,936.35	\$1,804,055.70	5.42%
Ellis							
Midlothian	2.00%	\$1,039,032.99	\$871,430.67	19.23%	\$6,238,214.48	\$5,672,448.34	9.97%



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, August 26, 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. 5

MEETING DATE: Monday, August 26, 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. 6

MEETING DATE: Monday, August 26, 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. 7

MEETING DATE: Monday, August 26, 2019

TITLE: Discuss and Consider Amending the Cox Farms Nursery, LLC Agreement.

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

At the September 24, 2019, meeting, Mr. Cox provided the Board with updated quotes for the project.

This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met within six months unless otherwise terminated as provided for in this Agreement.

Mr. Cox is requesting an extension on this Agreement as the work is just starting.



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, August 26, 2019

TITLE: Consider Approval of the Removal of the Underground Storage Tanks and Lube Pit for the City Owned Property Located at 727 S. Cockrell Hill Road in An Amount Not to Exceed \$18,000.

BACKGROUND/HISTORY: The City of Duncanville obtained the property located at 727 S. Cockrell Hill Road after it did not sell at the Dallas County Sheriff's Sale. The property does contain three underground storage tanks for gasoline and oil. To make the land more attractive for potential future buyers to develop, Staff is recommending the Board consider assisting the City by paying for the tanks to be removed according to TCEQ standards.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, August 26, 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 RUSSELL GLEN COMPANY FOR THE PROPERTY LOCATED AT 106 E. HWY 67 N., DUNCANVILLE, TX 75137.
- DISCUSS REQUESTED ASSISTANCE FROM CHAD SIMMONS, M.D. FOR THE PROPERTY LOCATED AT 111 W. DANIELDALE RD., DUNCANVILLE, TX 75137.

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 FOR THE PROPERTY LOCATED AT 1200 N. MAIN ST., DUNCANVILLE, TX 75116.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, August 26, 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. 11

MEETING DATE: Monday, August 26, 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. 12

MEETING DATE: Monday, August 26, 2019

TITLE: Receive Staff Reports and Board Reports.

- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
 - Town Hall Meeting: New Solid Waste Contract & Upcoming Changes in Services; August 29, 2019, 6:30 PM – 8:30 PM, Duncanville Senior Center, 206 James Collins Blvd., Duncanville, TX 75116.
 - Duncanville Police Department Open House; August 31, 2019, 10:00 AM – 2:00 PM, 203 E. Wheatland Rd., Duncanville, TX 75116.
 - Duncanville High School Football Classic; September 14, 2019, Kick Off at 6:00 PM, Duncanville High School; Panther Stadium, 900 Camp Wisdom Rd., Duncanville, TX 75116.
 - 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)

TOWN HALL MEETING

August 29, 2019 | 6:30 PM

Duncanville Senior Center

206 James Collins Blvd.

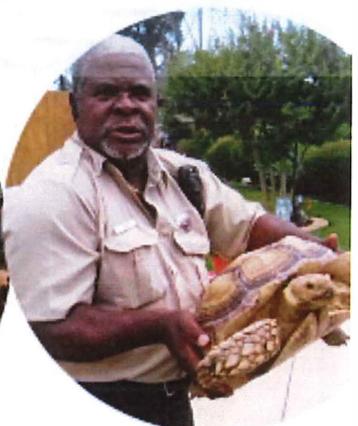
Topics include the solid waste contract
& upcoming changes to recycling
and brush/bulk service



FIRST ANNUAL OPEN HOUSE



HOSTED BY THE DUNCANVILLE POLICE DEPARTMENT



TIME: 10 AM - 2 PM
DATE: SATURDAY,
AUGUST 31, 2019

203 E WHEATLAND RD.
DUNCANVILLE, TX 75116

**MEET AND GREET - FREE LUNCH - KONA
ICE - STATION TOUR - SPECIALTY
VEHICLE TOUR - PICTURE
OPPORTUNITIES - BOUNCE HOUSES -
CRIME PREVENTION TIPS - PROTECH
DNA - TAILGATE THEFT INFORMATION
AND MUCH MORE!**

@DuncanvillePolice
@DuncanvillePD



THE MUST SEE GAME OF THE YEAR!
DUNCANVILLE VS ST. JOHN'S COLLEGE HIGH SCHOOL, D.C.



the **DUNCANVILLE** classic

SATURDAY, SEPTEMBER 14

KICK OFF @ 6:00PM

ticketmaster®

Tickets available online at Ticketmaster.com, Duncanville Athletic Department, and the following WILLIAMS CHICKEN® locations: Duncanville, Cedar Hill, Desoto, Lancaster, Grand Prairie, & Redbird



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]

[List of Registrants](#) ^[2]

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 online: [Room Reservation Link](#) ^[3]

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> Page 27 of 32

Links:

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

[2] <https://texasedc.org/sites/default/files/files/EDST/Workshops/Mesquite.pdf>

[3]

<https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fhamptoninn.hilton.com%2Fen%2Fhp%2Fgro>

TED-
[20191121%2Findex.jhtml%3FWT.mc_id%3DPOG&data=02%7C01%7CFallon.Walters%40atriumhospitality.coi](https://nam01.safelinks.protection.outlook.com/?url=https%3A%2F%2Findex.jhtml%3FWT.mc_id%3DPOG&data=02%7C01%7CFallon.Walters%40atriumhospitality.coi)



**City of Duncanville's
Certificate of Occupancy -
Applications Received - MONTHLY
(EDC)
Month of July, 2019**

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
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 & Jacqueline	699393764
selling African groceries; printing and copying services (retail)	07/03/2019	700 N Clark Rd. Suite # 124	Ben Ruth African International Boutique and Business	Ben Ruth African International Boutique and Business Phone: (817) 743-8532 padeyemi95@gmail.com	2,400	\$75.00	Ruth Adeyemi	North Clark Executive LLC	669909786
beauty salon	07/09/2019	767 W Wheatland Rd.	Pejah Inc	Pejah Inc Phone: (469) 321-9543 somafils@yahoo.com	800	\$75.00	Poufong Etienne Clement	Angel Somkharat QA	144184644
office for training and skill development	07/10/2019	1106 S Main St. Suite # 2C	Advantage Educational Solutions	Advantage Educational Solutions Phone: (214) 927-3662 misstremble@gmail.com	195	\$75.00	Karyn C. Trmble	B & F Real Estate Investments, LLC	2142324380
catering kitchen	07/12/2019	626 S Cedar Ridge Dr.	The Tamale Company Tamale Pushers LLC	The Tamale Company Tamale Pushers LLC Phone: (469) 831-9050 liz@thetamalecompany.com	1,250	\$75.00	Elizabeth Plimmer	WEST WHEATLAND LLC	726698440
dancing and crafting classes	07/12/2019	207 E Camp Wisdom Rd. Suite # A	Cutiful Designs & Crafts	Cutiful Designs & Crafts Phone: (469) 552-4658 aishahdallas@yahoo.com	1,500	\$75.00	Aishah & Gregory Mitchell	Duncanville Plaza LP % Craig Franks	2147399510
office for nonprofit - working with pregnant/parenting teens	07/15/2019	1106 S Main St. Suite # 1A	The Lullaby House	The Lullaby House Phone: (214) 394-9799 alexcrutcher@yahoo.com	2,195	\$75.00	Alexandrea Crutcher	B & F Real Estate Investments LLC	2142324380
furniture and home decor (retail)	07/24/2019	722 W Center St. Suite # A-B	Kyndle's Home Store	Kyndle's Home Store Cell: 9728017207	5,900	\$75.00	kandis Shavers	Kandis Shavers	9728017207
office/storage for company	07/26/2019	1182 Explorer	Installation Team LLC	Installation Team LLC Phone: (530) 867-5750	1,500	\$75.00	Michael Harris	JR & R Investments LTD %	8174614000

		Suite # C					JR&R Management LLC	
public charter school serving grades Pre-K4 -12th (to include all portables)	07/29/2015	402 W Daniieldale Rd.	Village Tech Schools	Village Tech Schools Phone: (214) 621-7273 admin@villagetechschoo.or	8,805	\$0.00	Jeremy Jameson	Village Tech Schools 146217273
martial arts school	07/29/2015	320 E Camp Wisdom Rd.	American Karate Academy of Duncanville	American Karate Academy of Duncanville Phone: (972) 841-3394 dorat53@yahoo.com	2,390	\$75.00	Dora Trevino	B H Industrial LLC 722338203
restaurant (change of ownership)	07/29/2015	606 S Clark Rd. Suite # A	Hav R Charburger	Hav R Charburger Phone: (214) 207-4074 kmckee05@gmail.com	2,000	\$75.00	Kevin McKee	Vicky Russell 727809990
dance studio and dance exercise	07/30/2015	111 S Cedar Ridge Dr. Suite # 110	Living With A Heart to Dance	Living With A Heart to Dance Phone: (817) 443-7214 cassandrahughes@hotmail.c	2,956	\$75.00	Cassandra Hughes	ZIMMERMANN ENTERPRISE LLC 174437214
charter school	07/31/2015	1000 E Daniieldale Rd.	AW Brown Leadership Academy	AW Brown Leadership Academy Phone: (469) 223-7137 kscott@awbrown.org	3,435	\$75.00	Kalandra Scott	AW Brown Fellowship Charter School 727094700

TOTALS:	Square Footage:	36,426.00	(Avg.: 2,601.86)
	Total Projects:	14	
	Total Fees:		\$975.00



**City of Duncanville's
Certificate of Occupancy -
Certificates Issued - MONTHLY
(EDC)
Month of July, 2019**

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage
AUTO REPAIRS (MECHANIC)	07/25/2019	607 E Hwy 67	Auto Repair J Lite Motors Phone: (214) 394-3939	4,000
convenience store (change in ownership)	07/25/2019	602 S CLARK RD	Richland Fuel Interests, LLC (Shell Station) Phone: (832) 513-0458	2,187
basketball skills development	07/25/2019	1700 S Main St.	Bridge Basketball Academy Phone: (214) 347-7107	800
office to provide and sell HVAC services	07/25/2019	1126 S Cedar Ridge Dr. Suite # 115	Temperature Pro S.E Dallas County LLC Phone: (573) 424-8566	1,800
Dollar store	07/25/2019	438 E Hwy 67	MMG&J Dollar LLC Phone: (919) 523-5353	1,779
dry cleaning & laundry services - drop off/pick up location	07/25/2019	321 S Cedar Ridge Dr.	Krystal Cleaners Phone: (972) 370-4863 akgoksen@outlook.com	1,650
retail - sale of hair, salon with hair braiding only	07/25/2019	603 E Hwy 67 Suite # 103	Strands of Love Phone: (214) 430-0971 tontranik25@gmail.com	1,200
beauty supply store business expansion to include unit 132,140, and 148 (all suites consecutive) Unit 132 is a new unit taken to expand the business	07/25/2019	700 N Clark Rd.	Hey! Beauty Supply	6,500
barbershop	07/25/2019	318 N Main St.	Champion Barbershop Phone: (214) 229-1838 floresjrluis@yahoo.com	1,200
law office (family law)	07/25/2019	150 E Hwy 67 Suite # 204	The Law Offices of Vonda Bailey PLLC Phone: (918) 519-7071 ja@criterioncontractors.com	1,624
retail - cellphones, repairs, and gifts.	07/25/2019	700 S Cockrell Hill Rd. Suite # 184	A R Wireless Phone: (469) 688-3131 amirkhimji@sbcglobal.net	1,200

4 hours continuing education renewals (classroom only)	07/25/2019	928 S Cedar Ridge Dr. Suite # A	Hairmosa CE Salon Phone: (469) 920-7302 hairmosa.928@gmail.com	1,200
barber shop	07/25/2019	247 W Camp Wisdom Rd.	1820 Kut's Barber Shop Phone: (469) 471-4345 aliciannette@yahoo.com	2,200
non profit organization for foster parents (office)	07/25/2019	663 Oriole Blvd.	Benchmark Family Services Phone: (214) 575-5145 Cell: 2144694792	5,026
cellphone and cellphone repair & accessories, blue tooth speakers	07/25/2019	331 E Camp Wisdom Rd. Suite # 331	Smart Phone Repair Phone: (817) 363-0515 kashifkzaveri@gmail.com	1,125
auto repair	07/25/2019	706 E Red Bird Ln. Suite # 111	Fuentes Auto Repair Phone: (972) 965-4336	1,000
smoothies (water & ice); group workouts	07/23/2019	432 N Main St.	Fit Warrior Nutrition Phone: (214) 205-4503 bfitdiana@gmail.com	3,000
fitness center, enrichment center, after school program	07/03/2019	200 Jellison Blvd.	800 Link Enrichment Center Phone: (469) 531-0725 yanira.mendoza@ticommun	4,500

TOTALS:	Square Footage:	41,991.00	(Avg.: 2,332.83)
	Total Projects:	18	
	CO's Issued:	18	