



**DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC)  
REGULAR MEETING  
BRIEFING ROOM, DUNCANVILLE CITY HALL  
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116  
OCTOBER 29, 2019 @ 6:30 PM**

***\*DCEDC MISSION STATEMENT\****  
***TO SERVE AS A CATALYST FOR COMMUNITY DEVELOPMENT  
AND ECONOMIC OPPORTUNITY.***

**AGENDA**

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**CALL TO ORDER**

**INVOCATION**

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON SEPTEMBER 23, 2019.
3. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON SEPTEMBER 23, 2019.
4. HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICERS.
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 A LETTER OF SUPPORT FOR A TEXAS PARKS AND WILDLIFE DEPARTMENT (TPWD) NON-URBAN OUTDOOR RECREATION GRANT FUNDING FOR THE CITY OF DUNCANVILLE ARMSTRONG PARK PROJECT.
10. EXECUTIVE SESSION.

In accordance with the Texas 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 THE POTENTIAL DEVELOPMENT OF THE RAILROAD FLATS PROPERTY OWNED BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC).
- DISCUSS PROPERTY LOCATED AT 730 IH-20, DUNCANVILLE, TX 75116.

- DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH 67, NORTH OF IH-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.

11. RECONVENE INTO OPEN SESSION.

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

13. RECEIVE STAFF AND BOARD REPORTS.

- RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.
- IMPORTANT DATES/UPCOMING EVENTS:
  - ARBOR DAY 2019; NOVEMBER 2, 2019, 9:00 AM – 11:00 AM, ARMSTRONG PARK, 100 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.
  - TOWN HALL MEETING: FRAUD & IDENTITY THEFT AWARENESS; NOVEMBER 14, 2019, 6:30 PM – 8:30 PM, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.
  - COFFEE WITH THE MAYOR; NOVEMBER 20, 2019, 8:30 AM – 9:30 AM, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., 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,  
OCTOBER 24, 2019 BY 5:00 PM**



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**CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR**

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*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.*

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# AGENDA BACKGROUND

## ITEM NO. 1

**MEETING DATE:** Tuesday, October 29, 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:** Tuesday, October 29, 2019

**TITLE:** Consider Approval of the Duncanville City Council and the DCEDC Minutes for the Joint Meeting Held on September 23, 2019.

**BACKGROUND/HISTORY:** Copies of the draft minutes of the Duncanville City Council and the DCEDC Joint Meeting held on September 23, 2019.

**ATTACHMENT(S):** Draft City Council and the DCEDC Minutes for the Joint Meeting held on September 23, 2019.

**THE DUNCANVILLE CITY COUNCIL AND THE  
DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
MINUTES  
JOINT MEETING  
SEPTEMBER 23, 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, September 23, 2019, at 6:00 PM in the Duncanville Public Library Meeting Rooms, located at 201 James Collins Blvd., Duncanville, TX 75116.

City Council Members in Attendance:

Barry L. Gordon	Mayor
Don McBurnett	Mayor Pro Tem
Joe Veracruz	Council Member
Monte Anderson	Council Member
Mark D. Cooks	Council Member
Johnette Jameson	Council Member
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, AIA	Vice President
Dave Galbraith	Board Member
Michael Grace	Board Member
Chan Williams	Board Member
Dr. Terry Smith	Board Member
Kenneth Govan	Board Member

Board Members Not in Attendance:

All Board Members were in attendance.

Staff Present: Kevin Hugman; City Manager, Paul Fredrickson; Assistant City Manager, Jessica James; Director of Economic Development, and Cynthia Williams; Economic Development Coordinator

Guest Present: Bob Hager; City Attorney

***CALL TO ORDER***

The DCEDC joint meeting was called to order by President Dial at 6:11 PM.

**INVOCATION**

Mr. Galbraith offered the Invocation.

**ITEM NO. 1 EXECUTIVE SESSION.**

In accordance with the Texas Government Code, the Duncanville City Council and 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 75116.

The City Council and the DCEDC began Executive Session at 6:12 PM.

**ITEM NO. 2 RECONVENE INTO OPEN SESSION.**

The City Council and the DCEDC reconvened into Open Session at 8:29 PM.

**ITEM NO. 3 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.**

City Attorney Hager read:

The Duncanville City Council and the DCEDC, respectively, should consider the following Motion regarding the Toyota real estate site:

“Move to reengage Insight Research Corporation to review and opine whether or not the site is appropriate for a corporate campus including, but not limited to, additional uses for restaurant, entertainment and like or related uses; and, that no further negotiations for any end user shall be conducted until the report of Insight Research is received by the Duncanville City Council and the DCEDC.”

**ADJOURNMENT**

*The DCEDC meeting adjourned at 8:35 PM.*

**APPROVED:**

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**STEVE DIAL  
PRESIDENT**

**ATTEST:**

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**CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR**



# AGENDA BACKGROUND

## ITEM NO. 3

**MEETING DATE:** Tuesday, October 29, 2019

**TITLE:** Consider Approval of the DCEDC Minutes for the Regular Meeting Held on September 23, 2019.

**PRESENTED BY:** Jessica James, Director of Economic Development

**BACKGROUND/HISTORY:** Copies of the draft minutes of the DCEDC Regular Meeting held on September 23, 2019.

**ATTACHMENT(S):** Draft DCEDC Minutes for the Regular Meeting held on September 23, 2019.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
MINUTES  
REGULAR MEETING  
SEPTEMBER 23, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, September 23, 2019, at 7:30 PM in the Duncanville Public Library Meeting Rooms, located at 201 James Collins Blvd., 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
Kenneth Govan	Board Member

Board Members Not in Attendance:

All Board Members were in attendance.

City Council Members Present: Don McBurnett; Mayor Pro Tem, District 2

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

***CALL TO ORDER***

The meeting was called to order by President Dial at 8:42 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 REGULAR MEETING HELD ON AUGUST 26, 2019.***

Mr. Grace made a motion to approve the minutes for the DCEDC Regular Meeting held on August 26, 2019, seconded by Mr. Govan, the motion passed 6 for, 0 against. President Dial abstained, as he was not present at the August 26, 2019, meeting.

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

Ms. James reported Sales Tax collections for September sales (July payment) shows a decrease of -5.01% over the same period last year, with an overall decrease YTD for FY 19 Sales Tax collections of -1.98% compared to FY 18 sales tax revenues.

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

Ms. James reported that the EDC collected \$255,778 in Sales Tax revenues. The Total Revenues collected for the month is \$255,778. The EDC had expenses of \$31,739, which included memberships, travel, salaries, and equipment rentals. The \$6,090 Transfer to the General Fund includes supportive service charges. The \$9,467 is for the Paint and Façade Grant awarded to HAV-R Properties. The \$10,201 expense for Beatification efforts include water and ground maintenance. The \$45,000 expense is for SWH Duncanville, LLC (Hampton Inn & Suites), and the \$5,066 expense for is for the Debt Service Payment (Park Bonds). The Total Expenditures for EDC for the month were \$107,563, which leaves the EDC with a net profit of \$148,215 for the month. Year-to-date, the EDC has a net profit of \$1,077,076.

The Board had further questions/discussion.

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

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

Due to the late hour, this item was deferred to the next meeting.

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

Due to the late hour, this item was deferred to the next meeting.

***ITEM NO. 7 EXECUTIVE SESSION.***

In accordance with the Texas 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 THE POTENTIAL DEVELOPMENT OF THE RAILROAD FLATS PROPERTY OWNED BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION) DCEDC).
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.
- DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH 67, NORTH OF IH-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.

Due to the late hour, this item was deferred to the next meeting.

***ITEM NO. 8 RECONVENE INTO OPEN SESSION.***

There was no Executive Session.

**ITEM NO. 9 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.**

There was no Executive Session.

**ITEM NO. 10 RECEIVE STAFF AND BOARD REPORTS.**

Due to the late hour, this item was deferred to the next meeting.

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

Due to the late hour, this item was deferred to the next meeting.

- **IMPORTANT DATES/UPCOMING EVENTS:**
  - **DISTRICT 4 LUNCH & LEARN WITH COUNCIL MEMBER COOKS; SEPTEMBER 26, 2019, 6:00 PM — 7:00 PM, PAPPADEAUX SEAFOOD KITCHEN, 80 E. HIGHWAY 67, DUNCANVILLE, TX 75137.**
  - **HISPANIC HERITAGE MONTH CONCERT SERIES — JACK MASON; SEPTEMBER 28, 2019, 6:00 PM — 9:00 PM, ARMSTRONG PARK, 100 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.**
  - **NATIONAL NIGHT OUT (NNO); OCTOBER 1, 2019, 5:00 PM — 8:00 PM, DUNCANVILLE RECREATION CENTER, 201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.**
  - **MASCO MANUFACTURING DAY; OCTOBER 4, 2019, 9:00 AM, MASCO CABINETRY, 708 APOLLO AVE., DUNCANVILLE, TX 75137.**
  - **DISTRICT 4 LUNCH & LEARN WITH COUNCIL MEMBER COOKS; OCTOBER 24, 2019, 6:00 PM — 7:00 PM, PAPPADEAUX SEAFOOD KITCHEN, 80 E. HIGHWAY 67, DUNCANVILLE, TX 75137.**
  - **NATIONAL DRUG TAKE BACK; OCTOBER 26, 2019, 10:00 AM — 2:00 PM, DUNCANVILLE POLICE DEPARTMENT, 203 E. WHEATLAND 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**

*The DCEDC meeting adjourned at 8:57 PM.*

**APPROVED:**

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**STEVE DIAL  
PRESIDENT**

**ATTEST:**

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**CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR**



# AGENDA BACKGROUND

**ITEM NO. 4**

**MEETING DATE:** Tuesday, October 29, 2019

**TITLE:** Hold Elections for the President and Vice President DCEDC Officers.

**PRESENTED BY:** Jessica James, Director of Economic Development

**BACKGROUND/HISTORY:** The President and Vice President Officers are elected in October. These officers hold a one-year term.



# AGENDA BACKGROUND

## ITEM NO. 5

**MEETING DATE:** Tuesday, October 29, 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 is attached for the Board's review and discussion.

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

County/City	Rate	Net Payment	Comparable Payment	% Change	2019 Payments	2018 Payments	% Change
<b>Dallas</b>							
Addison	1.00%	\$1,144,891.39	\$1,121,735.79	2.06%	\$12,554,709.02	\$13,657,632.07	-8.07%
Balch Springs	2.00%	\$855,920.61	\$692,477.58	23.60%	\$6,902,760.18	\$6,566,047.77	5.12%
Carrollton	1.00%	\$3,307,901.21	\$3,351,559.65	-1.30%	\$32,707,627.08	\$33,262,078.13	-1.66%
Cedar Hill	1.88%	\$1,201,981.44	\$1,150,521.96	4.47%	\$12,972,204.64	\$12,591,198.64	3.02%
Cockrell Hill	1.00%	\$33,339.47	\$30,358.64	9.81%	\$348,947.43	\$387,454.32	-9.93%
Coppell	1.75%	\$3,266,852.24	\$3,108,562.93	5.09%	\$37,002,553.36	\$32,117,042.76	15.21%
Dallas	1.00%	\$21,211,330.36	\$23,922,708.46	-11.33%	\$261,426,149.54	\$252,200,138.32	3.65%
De Soto	2.00%	\$1,006,983.99	\$1,028,862.78	-2.12%	\$11,539,903.30	\$11,241,021.37	2.65%
Duncanville	2.00%	\$885,497.37	\$871,174.23	1.64%	\$8,819,585.57	\$8,965,698.78	-1.62%
Farmers Branch	1.00%	\$1,365,423.38	\$1,381,385.03	-1.15%	\$14,322,506.94	\$12,220,863.58	17.19%
Garland	1.00%	\$2,456,568.15	\$2,293,687.49	7.10%	\$24,455,155.05	\$23,807,218.34	2.72%
Glenn Heights	1.00%	\$61,578.24	\$52,935.24	16.32%	\$588,027.96	\$496,477.89	18.43%
Highland Park	1.00%	\$290,748.13	\$288,721.27	0.70%	\$3,581,743.77	\$3,367,570.03	6.35%
Hutchins	2.00%	\$305,732.12	\$238,144.73	28.38%	\$2,454,883.39	\$2,163,734.53	13.45%
Irving	1.00%	\$5,776,574.39	\$5,198,773.56	11.11%	\$62,794,395.48	\$55,930,857.25	12.27%
Lancaster	2.00%	\$765,863.65	\$949,000.55	-19.29%	\$9,096,060.87	\$9,514,655.79	-4.39%
Mesquite	2.00%	\$3,435,218.74	\$3,323,051.35	3.37%	\$36,827,024.27	\$36,403,553.05	1.16%
Richardson	1.00%	\$3,683,331.99	\$2,509,377.43	46.78%	\$34,335,087.36	\$30,715,463.08	11.78%
Rowlett	1.00%	\$551,498.02	\$605,235.22	-8.87%	\$5,947,406.50	\$6,008,966.64	-1.02%
Sachse	1.75%	\$240,828.55	\$208,112.27	15.72%	\$2,476,993.22	\$2,319,904.62	6.77%
Seagoville	2.00%	\$298,464.94	\$276,757.48	7.84%	\$3,058,686.02	\$2,747,874.24	11.31%
Sunnyvale	2.00%	\$294,158.83	\$286,534.07	2.66%	\$2,734,980.02	\$2,779,920.09	-1.61%
University Park	1.00%	\$334,666.53	\$313,177.65	6.86%	\$3,763,105.29	\$3,486,694.81	7.92%
Wilmer	2.00%	\$423,001.76	\$324,609.26	30.31%	\$3,865,087.76	\$3,165,505.97	22.10%
<b>County Total</b>		<b>\$ 53,198,355.50</b>	<b>\$ 53,527,464.62</b>	<b>-0.61%</b>	<b>\$ 594,575,584.02</b>	<b>\$ 566,117,572.07</b>	<b>5.03%</b>
<b>Tarrant</b>							
Bedford	2.00%	\$920,964.97	\$952,569.07	-3.31%	\$9,686,214.70	\$9,218,251.21	5.07%
Hurst	1.50%	\$1,212,880.49	\$1,210,656.18	0.18%	\$13,088,594.71	\$13,312,649.65	-1.68%
Grand Prairie	1.75%	\$4,857,819.72	\$4,590,355.36	5.82%	\$51,349,635.02	\$47,931,094.90	7.13%
Grapevine	1.50%	\$3,562,532.86	\$3,448,156.91	3.31%	\$36,731,749.47	\$35,424,306.09	3.69%
Southlake	1.88%	\$2,537,487.44	\$2,387,472.07	6.28%	\$23,750,117.30	\$23,929,958.62	-0.75%
Mansfield	2.00%	\$1,946,253.52	\$1,898,117.81	2.53%	\$20,679,411.48	\$19,428,710.60	6.43%
<b>Denton</b>							
Corinth	1.75%	\$247,190.61	\$244,764.90	0.99%	\$2,372,607.31	\$2,279,434.39	4.08%
<b>Ellis</b>							
Midlothian	2.00%	\$899,655.21	\$697,548.68	28.97%	\$8,041,551.21	\$7,023,762.40	14.49%



# AGENDA BACKGROUND

ITEM NO. 6

**MEETING DATE:** Tuesday, October 29, 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 to the Board at the meeting.



# AGENDA BACKGROUND

ITEM NO. 7

**MEETING DATE:** Tuesday, October 29, 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 to the Board at the meeting.



# AGENDA BACKGROUND

ITEM NO. 8

**MEETING DATE:** Tuesday, October 29, 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 will be provided to the Board at the meeting for review and discussion. A designee from Main Station Duncanville will be in attendance to provide the quarterly update to the Board.



# AGENDA BACKGROUND

## ITEM NO. 9

**MEETING DATE:** Tuesday, October 29, 2019

**TITLE:** Discuss and Consider A Letter of Support for A Texas Parks and Wildlife Department (TPWD) Non-Urban Outdoor Recreation Grant Funding for the City of Duncanville Armstrong Park Project.

**PRESENTED BY:** Jessica James, Director of Economic Development

**BACKGROUND/HISTORY:** The City will be requesting grant funding from the TPWD to update the Kidsville playground at Armstrong Park and install a splash pad from the Bond Election. The Parks and Recreation Staff believe that a letter of support from the DCEDC would be helpful to include with the application.



# AGENDA BACKGROUND

ITEM NO. 10

**MEETING DATE:** Tuesday, October 29, 2019

**TITLE:** Executive Session.

**BACKGROUND/HISTORY:** In accordance with the Texas 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 THE POTENTIAL DEVELOPMENT OF THE RAILROAD FLATS PROPERTY OWNED BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC).
- DISCUSS PROPERTY LOCATED AT 730 IH-20, DUNCANVILLE, TX 75116.
- DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH 67, NORTH OF IH-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.



# AGENDA BACKGROUND

ITEM NO. 11

**MEETING DATE:** Tuesday, October 29, 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. 12

**MEETING DATE:** Tuesday, October 29, 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. 13

**MEETING DATE:** Tuesday, October 29, 2019

**TITLE:** Receive Staff Reports and Board Reports.

- Receive Staff and Board Reports.
- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
  - Arbor Day 2019; November 2, 2019, 9:00 am – 11:00 am, Armstrong Park, 100 James Collins Blvd., Duncanville, TX 75116.
  - Town Hall Meeting: Fraud & Identity Theft Awareness; November 14, 2019, 6:30 PM – 8:30 PM, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116.
  - Coffee with the Mayor; November 20, 2019, 8:30 AM – 9:30 AM, D. L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116.
  - TEDC Economic Development Sales Tax Workshop; November 22, 2019, Hampton Inn & Suites Dallas – Mesquite, 1700 Rodeo Dr., 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)

# ARBOR DAY 2019

## TREE PLANTING AND CELEBRATION



FREE: Shade Tree Saplings\*  
\*Two saplings per person

### Saturday, November 2

### 9-11am | Armstrong Park

(Tennis Court Parking Lot - East side of City Hall near the Police Station)



TREE CITY USA



City of Duncanville

# TOWN HALL MEETING

THURSDAY, NOVEMBER 14 | 6:30 PM

D.L. Hopkins Senior Center  
206 James Collins Blvd

## FRAUD & IDENTITY THEFT AWARENESS

Learn how to avoid scams  
Discover ways to prevent identity theft  
Receive an update on ATM & gas pump skimmers



Presented  
by the  
Duncanville  
Police  
Department





# Coffee with the Mayor



Duncanville community members are invited to join **Mayor Barry Gordon** for a cup of coffee and a chat about life in Duncanville.

**November 20, 2019**

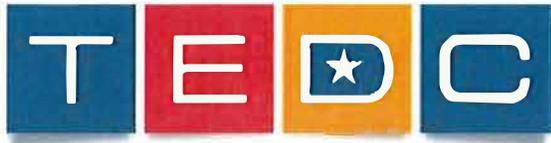
*8:30 am – 9:30 am*

**D.L. Hopkins Senior Center**

*206 James Collins Blvd.*

**Every 3<sup>rd</sup> Wednesday of the Month**

[bgordon@duncanville.com](mailto:bgordon@duncanville.com) | 214-460-2682



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## 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.

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## 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

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**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.

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

Project Description	Project Start Date	Short Address	Tenant Name	Tenant Name / Contact	Square Footage	Total Fees	Applicant Name	Property Owner Name, address, phone number and email	Property Owner Phone Number
hair salon and sale of hair oils	09/03/2019	1019 S Main St. Suite # 116	She's Pressed Beauty Bar	She's Pressed Beauty Bar Phone: (469) 337-9432 amberoden.ao@gmail.com	350	\$75.00	Amber Oden	JETTIE B. JOHNSON	2142888403
church	09/04/2019	524 Big Stone Gap	Grace Place Church of Christ	Grace Place Church of Christ Phone: (972) 298-4656 Cell: 9727410022 gadams6@att.net	12,000	\$75.00	Gene Adams	GRACE PLACE CHURCH OF CHRIST	9722984656
hair salon and spa	09/06/2019	215 Freeman	Stennett Studio	Stennett Studio Phone: (972) 742-8446	1,132	\$75.00	Kimberly Stennett	Morahan Buddy J Jr & Jason Morahan	9724658400
staffing office	09/09/2019	215 W Camp Wisdom Rd. Suite # 10	Axis Staffing	Axis Staffing Phone: (682) 438-1082	1,931	\$75.00	Barton Utterback	VILLAGE PARK 3 LP	2148379999
auto dealer, auto sales	09/09/2019	706 E Red Bird Ln. Suite # 112	A & C Auto Sales	A & C Auto Sales Phone: (214) 282-0070 dyneisha2000@yahoo.com	1,000	\$75.00	Dyneisha Bell	MAZAYA INVESTMENTS LLC	2142820070
car sales and repair only	09/13/2019	602 E Red Bird Ln. Suite # D	City 2 City Enterprises	City 2 City Enterprises Phone: (972) 213-8668 bigwest12@yahoo.com	1,250	\$75.00	Jerold Martin	Biladi Investments LLC	2143510977
office for weight loss, counseling, and relaxation	09/16/2019	607 N Cedar Ridge Dr. Suite # 200 A	Warners Wellness and Relaxation Center LLC	Warners Wellness and Relaxation Center LLC Phone: (972) 768-9671	1,059	\$75.00	Stepher Warner	Emuakhagbon Phina	9727689671
law office	09/20/2019	407 N Cedar Ridge Dr. Suite #	Law Offices of Chris Garcia, P.C.	Law Offices of Chris Garcia, P.C. Phone: (682) 365-3138 chris@chrisgarcia.com	1,700	\$75.00	Christopher R. Garcia	GORREPATI FAMILY VENTURE LP	9722962856

		#300							
alterations	09/24/2019	317 S Cedar Ridge Dr.	Anna's Tailor	Anna's Tailor Phone: (469) 226-1951	840	\$75.00	Jong Y. Choi	Evan smith Weitzman Group	2149540300
convenience store	09/24/2019	615 S Main St.	7-Eleven Convenience Store #24039B	7-Eleven Convenience Store #24039B Phone: (214) 901-8788 tim@texaslicensing.net	2,000	\$75.00	Tim Laoa	Miramar Brands Inc	24699173800
gun shop and pistol range	09/24/2019	1151 S Cedar Ridge Dr.	Bullseye Range and Gun	Bullseye Range and Gun Phone: (972) 741-6145 wildbill65@ymail.com	8,000	\$75.00	Bill L Springer	Bill L Springer	9727416145
grocery store	09/25/2019	336 E Camp Wisdom Rd. Suite # B	Coleman Carribbean Groceries	Coleman Carribbean Groceries Phone: (719) 287-1187 ladyc_87@yahoo.com	750	\$75.00	Cassandra E Coleman	B H Industria LLC	9722338203
African Grocery Store	09/26/2019	203 E Camp Wisdom Rd. Suite # A	A-MBK IIN'TL MARKET LTD	A-MBK IIN'TL MARKET LTD Phone: (817) 808-3702 mariama3702@yahoo.com	1,900	\$75.00	Mariama Jalloh	DUNCANVILLE PLAZA LP % CRAIG FRANKS	2147399510
Salon	09/26/2019	511 E Camp Wisdom Rd.	Campuzano's Hair Cuts	Campuzano's Hair Cuts Phone: (817) 247-4063 oliviacampuzano@yahoo.com	2,035	\$75.00	Olivia Campuzano	Murphy Robin Marie	2145265800
CPR & Allied Health Training, Community Foster Training	09/26/2019	402 W Wheatland Rd. Suite # 128 & 140B	Absolute CPR & Allied Health Training DBA: Absolute Allied Health Academy	Absolute CPR & Allied Health Training DBA: Absolute Allied Health Academy Phone: (469) 254-5346 absolutecprdallas@gmail.com	800	\$75.00	Michele S. Gomez	CASH FLOW MANAGEMENT INC	2148690741
<b>TOTALS:</b>		Square Footage:	<b>36,746.50</b>	(Avg.: 2,449.77)					
		Total Projects:	<b>15</b>						
		Total Fees:						<b>\$1,125.00</b>	



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

Month of September, 2019

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage
dental office	09/10/2019	610 W Wheatland Rd.	Simply Dentistry, LLC Phone: (469) 245-5729 lf.sibley@gmail.com	1,284
wig store	09/04/2019	111 S Cedar Ridge Dr. Suite # 130	P. Ming Beauty Phone: (469) 563-7327 pmingbeauty@gmail.com	1,299
selling motorized knee walkers and wall crosses (retail)	09/10/2019	316 N Main	Spiral Transportation Phone: (972) 415-4008 jenniferpena32@yahoo.com	500
Emergency Medical Services	09/30/2019	115 E Davis St. Suite # B	Lifeline EMS Phone: (469) 236-1987 aimrob129@gmail.com	100
sale of wireless services and telecommunication equipment (change in name only)	09/10/2019	105 S Cedar Ridge Dr.	Metro by T Mobile Phone: (972) 638-3577 bmenon@tmobile.com	2,217
salon	09/04/2019	207 S Hastings St.	Nappy Bliss, LLC Phone: (469) 939-3764 keishacricks@gmail.com	1,100
office for training and skill development	09/04/2019	1106 S Main St. Suite # 2C	Advantage Educational Solutions Phone: (214) 927-3662 misstremble@gmail.com	195
catering kitchen	09/30/2019	626 S Cedar Ridge Dr.	The Tamale Company Tamale Pushers LLC Phone: (469) 831-9050 liz@thetamalecompany.com	1,250
office for nonprofit - working with pregnant/parenting teens	09/04/2019	1106 S Main St. Suite # 1A	The Lullaby House Phone: (214) 394-9799 alexcrutcher@yahoo.com	2,195
martial arts school	09/04/2019	320 E Camp Wisdom Rd.	American Karate Academy of Duncanville Phone: (972) 841-3394 dorat53@yahoo.com	2,390
dance studio and dance exercise	09/30/2019	111 S Cedar Ridge Dr. Suite # 110	Living With A Heart to Dance Phone: (817) 443-7214 cassandrahughes@hotmail.com	2,956

restaurant	09/30/2019	1211 S Main St. Bldg. C	Fast Crab Shack Phone: (469) 463-5659 mayralizz84@yahoo.com	1,152
office - medical clinic	09/30/2019	920 E Hwy 67 Suite # 100	Endocrinology and Diabetes Institute of North Texa Phone: (214) 552-6627 drmanlapaz@endoinstitute.	57
counseling office, training center, to be used only as therapy and training	09/30/2019	1102 S Santa Fe Trl. Suite # #4	Innovative Centered Counseling Phone: (214) 713-2470 themancalledmoses@hotmail.com	800
fast food restaurant and take out	09/30/2019	795 W Wheatland Rd.	Take Out Burgers Phone: (214) 794-2575 tshook1823@gmail.com	1,245
health and wellness, body contouring, beauty	09/30/2019	1202 S Main St.	Evolution of Her Beauty Phone: (682) 583-1969 flaw1987@gmail.com	1,500
Ronnie's Catfish Restaurant	09/30/2019	630 Oriole Blvd.	Ronnie's Catfish Phone: (214) 497-2215	1,632
Dance Studio	09/30/2019	215 W Camp Wisdom Rd. Suite # 12 & 22	The Journey Dance Center, LLC Phone: (214) 710-5277 journeydancecenter@gmail.com	4,720
professional business services office	09/30/2019	1011 S Main St.	Tenison Financial Group LLC Phone: (469) 260-0201 jktenison@gmail.com	650
attorney office	09/30/2019	1414 Wheatland Rd. Suite # 103B	Taylor Legal Services, PLLC	1,213

**TOTALS:** Square Footage: **28,455.00** (Avg.: 1,422.75)  
Total Projects: **20**  
CO's Issued: **20**