

**THE DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
REGULAR MEETING  
AUGUST 26, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, August 26, 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:

Derwin Broughton	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:

Steve Dial	President
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City Council Members Present: There were no City Council Members present at this meeting.

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

Guest(s) Present: Mark Cox (Owner, Cox Farms Nursery, LLC)

***CALL TO ORDER***

The meeting was called to order by Vice President Broughton at 6:10 PM.

***INVOCATION***

Mr. Galbraith offered the Invocation.

***ITEM NO. 1 CITIZEN'S PUBLIC FORUM.***

Patricia Ebert, 115 S. Greenstone Ln. – spoke on Item No. 7.

***ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JULY 22, 2019.***

Dr. Smith made a motion to approve the minutes for the DCEDC Regular Meeting held on July 22, 2019, seconded by Mr. Galbraith, the motion passed unanimously.

***ITEM NO. 3 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.***

Ms. James reported Sales tax collections for August sales (June payment) shows a decrease of -1.59% over the same period last year, with an overall decrease YTD of FY 19 sales tax collections of 0.09% compared to FY 18 sales tax revenues.

The Board had further questions/discussion.

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

Ms. James reported that the EDC collected \$221,216 in sales tax revenues, and \$2,938 in interest income. The Total Revenues collected for the month is \$224,154. The EDC had expenses of \$16,424, which included memberships, travel, salaries, and equipment rentals. The KDB had expenses of \$805. The \$6,090 Transfer to the General Fund includes supportive service charges. The \$5,000 is for the Paint Grant awarded to Redbird Skateland. The \$8,791 expense for Beatification efforts include water and ground maintenance.

The Total Expenditures for EDC for the month were \$37,111, which leaves the EDC with a net profit of \$187,043 for the month. Year-to-date, the EDC has a net profit of \$928,861.

The Board had further questions/discussion.

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

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

Ms. James reported that revenues totaled \$977,861 YTD for the month of June. The Fieldhouse had \$932,455 YTD worth of expenses. For the month of July, revenues totaled \$1,157,270 YTD. The Fieldhouse had \$1,084,810 worth of expenses.

The Fieldhouse is still running in the black and plan to continue that trend to finish out the year. The Fieldhouse Staff would like to see their sponsorships increase, and report that there is the potential of GASO adding another event next year.

The Board had further questions/discussion.

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

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. 7 DISCUSS AND CONSIDER AMENDING THE COX FARMS NURSERY, LLC AGREEMENT.***

Ms. James reported that at the August 27, 2018, DCEDC meeting, the Board approved a grant to Cox Farms Nursery, LLC in an amount 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. Mr. Cox did submit current bids to the Department. The motion passed with specific performance standards being met within six months unless otherwise terminated as provided for in the Agreement. Since the work has just started, Mr. Cox contacted Staff to see if he could come before the Board to ask for an extension. He is present tonight to ask the Board for an extension. This request will not have to go back to City Council.

Mr. Cox reported that because of all the rain earlier in the year, this project was delayed by the contractor because he had other projects.

The Board had further questions/discussion.

Mr. Govan made the motion to approve the amendment of the Agreement with Cox Farms Nursery, LLC to extend the timeframe from 90 days from today, seconded by Chan Williams, motion passed unanimously.

***ITEM NO. 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.***

Ms. James reported that this is the former Chammeville property. There are three storage tanks (one lube and two fuel tanks) in the back-right portion of the greenfield. The tanks are monitored by the TCEQ (Texas Commission on Environmental Quality). The TCEQ has said that the tanks should be removed. The redemption period for this property ends in October. Starting October, the City can actively market the property. Representatives from Linebarger, Goggan, Blair, and Sampson, LLP said the owner is not interested in the property; therefore, the City does not anticipate them coming back in any means. Staff wanted to bring this information to the Board to see if the EDC would be interested in assisting with the removal of the tanks, so the property would be more marketable.

The Board had further questions/discussion.

Mr. Grace made a motion to move forward with partnering with the City to have the tanks removed subject to a bid being presented later to the Board for consideration in terms of the dollar amount, seconded by Mr. Galbraith, the motion passed unanimously.

***ITEM NO. 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 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 FOR THE PROPERTY LOCATED AT 1200 N. MAIN ST., DUNCANVILLE, TX 75116.

The DCEDC began Executive Session at 7:09 PM.

***ITEM NO. 10 RECONVENE INTO OPEN SESSION.***

The DCEDC reconvened into Open Session at 8:30 PM.

***ITEM NO. 11 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.***

No action was taken.

***ITEM NO. 12 RECEIVE STAFF AND BOARD REPORTS.***

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

Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy. The Board had further questions and discussion.

- ***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, 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.***

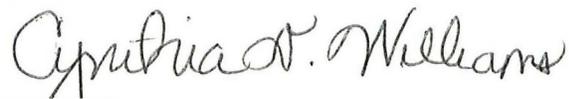
***ADJOURNMENT***

***The DCEDC meeting adjourned at 9:08 PM.***

APPROVED:

  
**DERWIN BROUGHTON**  
**VICE PRESIDENT**

ATTEST:

  
**CYNTHIA D. WILLIAMS**  
**ECONOMIC DEVELOPMENT COORDINATOR**