

**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:

 STEVE DIAL
 PRESIDENT

ATTEST:

 CYNTHIA D. WILLIAMS

ECONOMIC DEVELOPMENT COORDINATOR