**DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC)**
**REGULAR MEETING**
**MEETING ROOMS, DUNCANVILLE PUBLIC LIBRARY**
**206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116**
**DECEMBER 16, 2019 @ 6:00 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 DCEDC MINUTES FOR THE REGULAR MEETING HELD ON OCTOBER 29, 2019.

3. HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICES.

4. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

5. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

6. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.

7. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

8. HOLD A PUBLIC HEARING TO RECEIVE COMMENTS ON A PROPOSED SIGN INCENTIVE GRANT REQUEST FOR DIANE CLARK'S LADY LOVE TAX SERVICE LOCATED AT 261 W. CAMP WISDOM RD., DUNCANVILLE, TX IN AN AMOUNT NOT TO EXCEED $2,617.57.

9. RECEIVE AND CONSIDER APPROVAL OF A PROPOSED SIGN INCENTIVE GRANT REQUEST FOR DIANE CLARK'S LADY LOVE TAX SERVICE LOCATED AT 261 W. CAMP WISDOM RD., DUNCANVILLE, TX IN AN AMOUNT NOT TO EXCEED $2,617.57.

10. EXECUTIVE SESSION.

    In accordance with the TX Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

    - DISCUSS DIANE CLARK'S LADY LOVE TAX SERVICE GRANT REQUEST.

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 PROPERTY LOCATED NORTH OF I-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS DEVELOPMENT OF RAIL ROAD FLATS PROPERTY.

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.
    - UPDATE ON BOARD MEETING ATTENDANCE REQUIREMENT.
    - IMPORTANT DATES/UPCOMING EVENTS:
        - COFFEE WITH THE MAYOR; DECEMBER 18, 2019, 8:30 AM – 9:30 AM, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116.

**ADJOURNMENT**

**POSTED BY THURSDAY,**
**DECEMER 11, 2019 BY 5:00 PM**

**JESSICA JAMES**
**DIRECTOR OF ECONOMIC DEVELOPMENT**

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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 licenciatario 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:** Monday, December 16, 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, December 16, 2019

**TITLE**: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on October 29, 2019.

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

**BACKGROUND/HISTORY:** Copies of the draft minutes of the DCEDC Regular Meeting held on October 29, 2019.

**ATTACHMENT(S):** Draft DCEDC Minutes for the Regular Meeting held on October 29, 2019.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BOARD MINUTES**
**REGULAR MEETING**
**OCTOBER 29, 2019**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Tuesday, October 29, 2019, at 6:30 PM in the 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 |
| Chan Williams | Board Member |
| Kenneth Govan | Board Member |

Board Members Not in Attendance:

| | |
|---|---|
| Dr. Terry Smith | Board Member |
| Michael Grace | Board Member |

City Council Members Present: There were no members of the Duncanville City Council present at this meeting

Guest Present: Mr. Rodney Truttling and Mr. Marshall Wesley

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 6:57 PM.

***INVOCATION***

Mr. Galbraith offered the Invocation.

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

No citizens spoke during Citizen's Public Forum.

***ITEM NO. 2 CONSIDER APPROVAL OF THE DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON SEPTEMBER 23, 2019.***

Mr. Grace made a motion to approve the minutes of the Duncanville City Council and the DCEDC joint meeting held on September 23, 2019, seconded by Mr. Galbraith, the motion passed unanimously.

***ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON SEPTEMBER 23, 2019.***

Mr. Broughton made a motion to approve the minutes for the DCEDC meeting held on September 23, 2019, seconded by Ms. Chan Williams, the motion passed unanimously.

***ITEM NO. 4 HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICERS.***

It was the consensus of the Board to table this Agenda Item until the next DCEDC meeting in order to allow all Board Members the opportunity to vote.

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

Ms. James reported Sales Tax collections for October sales (August payment) show a positive of 1.64% over the same period last year, with an overall decrease YTD for FY 19 Sales Tax collections of -1.62% compared to FY 18 sales tax revenues.

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

Ms. James reported that the EDC collected $437,879 in sales tax revenues, $2,650 in interest income, and $5,006 in miscellaneous income. The Total Revenues collected for the month is $445,534.

The EDC had expenses of $56,189, which included salaries and software costs for CoStar and LoopLink. Keep Duncanville Beautiful had expenses of $2,529. There was a $5,811 Transfer to the General Fund for supportive services. Beatification had expenses of $44,280 for water and ground maintenance.

The Total Expenditures for EDC for the month were $108,809, which leaves the EDC with a net profit of $336,725 for the month. Year-to-date, the EDC has a net profit of $1,589,239.

The Board had further questions/discussion.

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

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

The Board reviewed the Fieldhouse Financial Status Report. Ms. James reported that the Fieldhouse Staff does expect to close out the year within $5,000 of their goal. She noted, the General Manager continues to look for different opportunities to improve the facility.

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.***

The Board reviewed the monthly financials. A designee from Main Station was not able to attend this meeting to provide the quarterly update to the Board. The Board had further discussion, but no specific questions for Mr. Anderson.

***ITEM NO. 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.***

Ms. James introduced the Director of Parks and Recreation Bart Stevenson to the Board. Mr. Stevenson spoke with the Board and requested a letter of support for a Texas Parks and Wildlife Department (TPWD) Non-Urban Outdoor Recreation Grant for the City of Duncanville Armstrong Park Project.

The Board had further questions/discussion. The Board agreed to write a letter of support and authorized the Board President to sign it on behalf of the Board.

***ITEM NO. 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.

(A) DISCUSS THE POTENTIAL DEVELOPMENT OF THE RAIL ROAD FLATS PROPERTY OWNED BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC).
(B) DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.
(C) DISCUSS REAL PROPERTY GENERALLY LOCATED WEST OF SH 67, NORTH OF IH-20, EAST OF CEDAR RIDGE ROAD, AND NORTH OF WHEATLAND RD.

The Board convened into closed Executive Session and discussed item (A) at 7:11 PM.
The Board convened into closed Executive Session and discussed items (B) & (C) at 8:20 PM.

***ITEM NO. 11 RECONVENE INTO OPEN SESSION.***

The Board reconvened into Open Session from discussing item (A) at 7:55 PM.
The Board reconvened into Open Session from discussing items (B) & (C) at 9:18 PM

***ITEM NO. 12 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.***

There was no action taken by the Board.

***ITEM NO. 13 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.

- ***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, 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.***
- ***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 9:42 PM.

**APPROVED:**

_____

**STEVE DIAL**
**PRESIDENT**

**ATTEST:**

_____

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

# AGENDA BACKGROUND

**ITEM NO. 3**

**MEETING DATE:** Monday, December 16, 2019

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

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

**BACKGROUND/HISTORY:** The President and Vice President Officers are typically elected in October. These officers hold a one-year term. This item was postponed from the last meeting to ensure all members had the opportunity to vote.

# AGENDA BACKGROUND

**ITEM NO. 4**

**MEETING DATE:** Monday, December 16, 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 - DECEMBER 2019

| County/City | Rate | Net Payment | Comparable Payment | % Change | 2019 Payments | 2018 Payments | % Change |
|---|---|---|---|---|---|---|---|
| **Dallas** | | | | | | | |
| Addison | 1.00% | $1,269,352.86 | $1,168,041.43 | 8.67% | $15,208,901.19 | $16,120,005.53 | -5.65% |
| Balch Springs | 2.00% | $725,860.94 | $619,072.43 | 17.24% | $8,460,930.32 | $7,886,707.10 | 7.28% |
| Carrollton | 1.00% | $3,645,853.53 | $3,243,920.34 | 12.39% | $40,266,285.61 | $40,157,962.87 | 0.26% |
| Cedar Hill | 1.88% | $1,281,350.71 | $1,163,015.50 | 10.17% | $15,657,380.62 | $15,174,148.86 | 3.18% |
| Cockrell Hill | 1.00% | $38,053.76 | $36,452.74 | 4.39% | $418,600.58 | $467,546.06 | -10.46% |
| Coppell | 1.75% | $3,548,476.23 | $3,168,794.90 | 11.98% | $44,179,210.48 | $38,791,863.35 | 13.88% |
| Dallas | 1.00% | $27,836,365.92 | $24,979,765.53 | 11.43% | $315,186,747.07 | $304,963,821.55 | 3.35% |
| De Soto | 2.00% | $1,155,848.95 | $1,064,535.66 | 8.57% | $13,965,592.34 | $13,603,563.12 | 2.66% |
| **Duncanville** | **2.00%** | **$899,967.44** | **$808,134.72** | 11.36% | **$10,743,161.44** | **$10,801,081.10** | -0.53% |
| Farmers Branch | 1.00% | $1,560,848.03 | $1,424,092.13 | 9.60% | $17,460,357.92 | $14,927,440.16 | 16.96% |
| Garland | 1.00% | $2,406,447.93 | $2,330,900.19 | 3.24% | $29,561,151.47 | $28,746,069.80 | 2.83% |
| Glenn Heights | 1.00% | $63,080.81 | $52,235.57 | 20.76% | $723,272.30 | $609,509.08 | 18.66% |
| Highland Park | 1.00% | $376,130.42 | $340,020.18 | 10.62% | $4,337,905.89 | $4,057,787.88 | 6.90% |
| Hutchins | 2.00% | $275,981.70 | $198,331.57 | 39.15% | $2,956,377.64 | $2,581,292.22 | 14.53% |
| Irving | 1.00% | $6,293,742.42 | $5,594,871.26 | 12.49% | $76,085,295.56 | $67,896,619.69 | 12.06% |
| Lancaster | 2.00% | $897,607.35 | $876,228.43 | 2.43% | $11,011,911.80 | $11,530,717.81 | -4.49% |
| Mesquite | 2.00% | $3,621,949.82 | $3,320,425.15 | 9.08% | $44,679,292.14 | $43,818,410.56 | 1.96% |
| Richardson | 1.00% | $3,868,082.28 | $3,211,152.90 | 20.45% | $41,357,585.55 | $37,671,045.69 | 9.78% |
| Rowlett | 1.00% | $570,224.51 | $591,533.73 | -3.60% | $7,154,059.00 | $7,375,594.20 | -3.00% |
| Sachse | 1.75% | $252,331.14 | $216,609.86 | 16.49% | $3,046,228.08 | $2,832,191.10 | 7.55% |
| Seagoville | 2.00% | $317,552.52 | $403,461.32 | -21.29% | $3,719,082.19 | $3,497,450.45 | 6.33% |
| Sunnyvale | 2.00% | $289,330.45 | $278,615.90 | 3.84% | $3,319,462.31 | $3,331,671.99 | -0.36% |
| University Park | 1.00% | $422,376.52 | $387,390.54 | 9.03% | $4,676,462.41 | $4,345,040.69 | 7.62% |
| Wilmer | 2.00% | $420,265.01 | $379,987.80 | 10.59% | $4,749,094.57 | $3,907,445.89 | 21.53% |
| **County Total** | | **$ 62,037,081.25** | **$ 55,857,589.78** | **11.06%** | **$ 718,924,348.48** | **$ 685,094,986.75** | **4.94%** |
| **Tarrant** | | | | | | | |
| Bedford | 2.00% | $995,085.08 | $907,339.19 | 9.67% | $11,826,589.06 | $11,217,522.24 | 5.42% |
| Hurst | 1.50% | $1,309,765.92 | $1,210,847.55 | 8.16% | $15,903,686.48 | $15,893,729.27 | 0.06% |
| Grand Prairie | 1.75% | $5,149,987.03 | $4,455,297.59 | 15.59% | $62,067,612.67 | $57,919,748.65 | 7.16% |
| Grapevine | 1.50% | $3,816,471.55 | $3,762,406.68 | 1.43% | $44,669,446.73 | $42,771,016.66 | 4.43% |
| Southlake | 1.88% | $2,412,518.47 | $2,364,937.34 | 2.01% | $28,717,969.42 | $28,611,162.26 | 0.37% |
| Mansfield | 2.00% | $2,124,111.15 | $1,882,111.76 | 12.85% | $25,258,870.67 | $23,676,639.29 | 6.68% |
| **Denton** | | | | | | | |
| Corinth | 1.75% | $236,000.13 | $224,304.61 | 5.21% | $2,902,864.80 | $2,782,749.09 | 4.31% |
| **Ellis** | | | | | | | |
| Midlothian | ` | $1,140,225.52 | $708,326.69 | 60.97% | $10,309,990.48 | $8,724,275.94 | 18.17% |

# AGENDA BACKGROUND

**ITEM NO. 5**

**MEETING DATE:** Monday, December 16, 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. 6**

**MEETING DATE:** Monday, December 16, 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. 7**

**MEETING DATE:** Monday, December 16, 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.

# AGENDA BACKGROUND

**ITEM NO. 8**

**MEETING DATE:** Monday, December 16, 2019

**TITLE:** Hold a Public Hearing to Receive Comments on a Proposed Sign Incentive Grant Request for Diane Clark's Lady Love Tax Service Located at 261 W. Camp Wisdom Rd., Duncanville, TX in an amount not to exceed $2,617.57.

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

**BACKGROUND/HISTORY:** The Duncanville Community and Economic Development Corporation must hold at least one public hearing on a proposed project. Therefore, a public hearing has been advertised to receive public comments regarding the expenditure of DCEDC funds for award of an incentive in an amount not to exceed $2,617.57 to Diane Clark's Lady Love Tax Service located at 216 W. Camp Wisdom Rd., Duncanville, TX for new marquee and building signs.

# AGENDA BACKGROUND

**ITEM NO. 9**

**MEETING DATE:** Monday, December 16, 2019

**TITLE:** Receive and Consider Approval of a Proposed Sign Incentive Grant Request for Diane Clark's Lady Love Tax Service located at 261 W. Camp Wisdom Rd., Duncanville, TX in an amount not to exceed $2,617.57.

**BACKGROUND/HISTORY:** Diane Clark has been in business in Duncanville for over 20 years. She is a full-service bookkeeping and tax service business. Ms. Clark is wanting to replace her fading signs with new modified versions. Ms. Clark received a grant from the DCEDC for her current signs.

**ATTACHMENT(S):**

- Additional detailed information will be provided during the Executive Session to review with the Board.

# AGENDA BACKGROUND

**ITEM NO. 10**

**MEETING DATE:** Monday, December 16, 2019

**TITLE:** Executive Session.

**BACKGROUND/HISTORY:** In accordance with the TX Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.087 (2) - Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- DISCUSS DIANE CLARK'S LADY LOVE TAX SERVICE GRANT REQUEST.

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 REAL PROPERTY GENERALLY LOCATED NORTH OF I-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS THE POTENTIAL DEVELOPMENT OF THE RAIL ROAD FLATS PROPERTY.

Duncanville
City of Champions

# AGENDA BACKGROUND

**ITEM NO. 11**

**MEETING DATE:** Monday, December 16, 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:** Monday, December 16, 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:** Monday, December 16, 2019

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

- Receive Staff and Board Reports.
- Receive Business and Events Activity Updates.
- Important Dates/Upcoming Events:
  - Coffee with the Mayor; December 18, 2019, 8:30 AM – 9:30 AM, D. L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116.

**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):**

- Duncanville Certificate of Occupancy reports for the month of November are attached for the Board to review.

City of Duncanville's

# *Certificate of Occupancy - Applications Received - MONTHLY (EDC)*

**Month of November, 2019**

| Project Description | Short Address | Tenant Name / Contact | Square Footage | Applicant Name | Property Owner Name, address, phone number and ema | Reason for Application | Square Footage |
|---|---|---|---|---|---|---|---|
| Dentist Office (change in name) | 406 E Camp Wisdom Rd. | Mint Kids Denistry Phone: (432) 770-2065 garrettmorgan@mintdentistry.com | 3,020 | Garrett Morgan | B H INDUSTRIAL LLC SUITE 600 11111 SANTA MONICA BLVD LOS ANGELES, CALIFORNIA 90025 9722338203 | Change of Name | 3020 |
| cellphone repair and sales | 217 E Camp Wisdom Rd. Suite # A | M & D Phone Repair LLC Phone: (972) 572-1445 Cell: 2145044612 matthew.kusez@yahoo.com | 1,400 | Matthew Kusez | DUNCANVILLE PLAZA LP % CRAIG FRANKS 8100 LOMO ALTO DR STE 235 DALLAS, TEXAS 75225-6541 972-572-1445 deefe97@gmail.com | New Occupancy | 1400 |
| beauty salon (change of name) | 101 W Camp Wisdom Rd. Suite # G | 2 Tot's Phone: (972) 709-5093 | 800 | Margaret Springs | ARIYO ABRAHAM A MD 2411 POINCIANA PL DALLAS, TEXAS 75212 9727489607 | Change of Name | 800 |
| tutoring services | 458 E Wheatland Rd. | Sterling Enrichment Center Phone: (972) 670-6109 sterlingecllc@yahoo.com | 1,800 | Debra Emuedue | CENTURY PIONEER LLC PO BOX 863975 PLANO, TEXAS 75086 2147364618 | New Occupancy | 1800 |
| Storage of Records-Business Storage | 1182 Explorer St. Suite # E | InSite Clinical Research Phone: (972) 298-3336 | 1,500 | Susan Mary Shiwach | Rudy Gibson 1019 Springbrook Dr Plano TX 75075 2146683071 rondiesel1@outlook.com | New Occupancy | 1500 |
| project was put in because fire found that their CO posted on the wall has the wrong address for the building location. | 210 E Camp Wisdom Rd. | American Tire Service | 7,590 | Josephine Hunter | BH Industrial LLC 11111 Santa Monica Blvd suite 600 Los Angeles, CA 90025 9727834697 | New Occupancy | 7590 |
| pet shop and aquariums | 719 S Cockrell Hill Rd. Suite # 102 | Pet-A-Holic Phone: (972) 352-3950 Cell: 4698266512 benniebrown125@gmail.com | 1,200 | Bennie Brown | KA INVESTMENTS INC 8300 PRESTON TRACE BLVD FRISCO, TEXAS 75033-3001 972-341-7247 1957am@gmail.com | New Occupancy | 1200 |
| photograph studio and marketing | 606 Oriole Blvd. Suite # 205 & | B.I.G Global Enterprises Phone: (747) 389-9186 exposureunlimited100@gmail.com | 1,800 | Sara Ranee Teague | ALL SAINTS CARE INJURY & REHABILITATION CLINIC INC 606 ORIOLE BLVD | New Occupancy | 1800 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | Bldg. 2 | | | | DUNCANVILLE, TEXAS 75116-3500 9727089191 | | |
| education and religious faith based purposes | 606 Oriole Blvd. Suite # 204 & 207 Bldg. 2 | K. Jackson Ministries, Inc. Phone: (405) 458-9673 info.thepowercenter@gmail.com | 2,500 | Kathleen Jackson | ALL SAINTS CARE INJURY & REHABILITATION CLINIC INC 606 ORIOLE BLVD DUNCANVILLE, TEXAS 75116-3500 9727089191 | Change of Name | 2500 |
| Skincare aesthetics day spa - massages, chemical peels, skin care services, facials, waxing, lashes, makeup. | 777 E Wheatland Rd. Suite # 105 | Royco Capital Investment LLC Phone: (972) 296-9930 | 1,137 | Monica S. Tony | Royco Capital Investment LLC 777 E Wheatland Rd #108 Duncanville, TX 75116 9179723247 | New Occupancy | 1137 |
| educational supplies, education consulting and other related activities | 206 N Main St. | LC Learning Community DBA: The Heart of Learning Phone: (972) 748-7535 cherylrischer@yahoo.com | 2,400 | Cheryl Rischer | PURSLEY RAY H 710 CORINTHIAN PL DUNCANVILLE, TEXAS 75137 9727487535 cherylrischer@yahoo.com | New Occupancy | 2400 |
| tax office | 100 S Main St. Suite # 106 | Tax Service Phone: (214) 714-7744 intellitax19@gmail.com | 664 | Misti Blackwell | MAIN STATION DUNCANVILLE 111 E DAVIS ST #101 DUNCANVILLE, TEXAS 75116 9722831111 2149574567 | New Occupancy | 664 |
| pick up/drop off dry cleaners | 209 S Cedar Ridge Dr. | Krystal Cleaners Phone: (469) 345-4779 akgoksen@outlook.com | 624 | Ali Kemal Goksen | CEDAR PARK SHOPPING CTR % CENCOR SERVICES INC 3102 MAPLE AVE STE 500 DALLAS, TEXAS 752011 2147203639 | Change of Location | 624 |
| promotional products, printing, signs and decals | 114 W Wheatland Rd. | True to Form Printing & Promotional Products Phone: (469) 583-9260 truetoform@sbcglobal.net | 900 | Margaret Ann Honeycutt | HARTGRAVES LOUIE BRICE & CYNTHIA 1109 MALLARD CT GRANBURY, TEXAS 76048 | Change of Location | 900 |
| barber shop (change of ownership) | 700 S Cockrell Hill Rd. Suite # 142 | WALA Hair Creations Phone: (972) 748-3033 sharonwhitehead67@yahoo.com | 1,245 | Sharon Whitehead | LUCKY DUNCANVILLE XING LP 6309 HIDDEN SPRINGS LN GARLAND, TEXAS 75044-3659 9726790584 | Change of Ownership | 1245 |

**TOTALS:** Square Footage: **28,580.00** (Avg.: 1,905.33)

Total Projects: **15**

City of Duncanville's

# *Certificate of Occupancy - Certificates Issued - WEEKLY (EDC)*

**Month of November, 2019**

| Project Description | CO Issue Date | Short Address | Tenant Name / Contact | Square Footage | Applicant Name | Reason for Application | Square Footage |
|---|---|---|---|---|---|---|---|
| beauty salon | 11/07/2019 | 1019 S Main St. Suite # 125 | The Dollhouse Phone: (214) 281-0637 | 400 | Doris Beasley | New Occupancy | 400 |
| group home for persons with IDD | 11/07/2019 | 303 Brookwood Dr. | Daybreak Community Services Phone: (614) 889-5191 | 1,890 | Daybreak Community Services | New Occupancy | 1890 |
| furniture and home decor (retail) | 11/07/2019 | 722 W Center St. Suite # A | Kyndle's Home Store Phone: (469) 587-4327 Cell: 4695874327 | 5,900 | kandis Shavers | | 5900 |
| office/storage for company | 11/07/2019 | 1182 Explorer Suite # C | Installation Team LLC Phone: (530) 867-5750 | 1,500 | Michael Harris | | 1500 |
| church | 11/07/2019 | 524 Big Stone Gap | Grace Place Church of Christ Phone: (972) 298-4656 Cell: 9727410022 gadams6@att.net | 12,000 | Gene Adams | | 12000 |
| staffing office | 11/07/2019 | 215 W Camp Wisdom Rd. Suite # 10 | Axis Staffing Phone: (682) 438-1082 | 1,931 | Barton Utterback | | 1930.5 |
| car sales and repair only | 11/07/2019 | 602 E Red Bird Ln. Suite # D | City 2 City Enterprises Phone: (972) 213-8668 bigwest12@yahoo.com | 1,250 | Jerold Martin | | 1250 |
| law office | 11/07/2019 | 407 N Cedar Ridge Dr. Suite # #300 | Law Offices of Chris Garcia, P.C. Phone: (682) 365-3138 chris@chrisgarciapc.com | 1,700 | Christopher R. Garcia | New Occupancy | 1700 |
| gun shop and pistol range | 11/07/2019 | 1151 S Cedar Ridge Dr. | Bullseye Range and Gun Phone: (972) 741-6145 wildbill65@ymail.com | 8,000 | Bill L Springer | Change of Ownership | 8000 |

**Certificate of Occupancy**

Total Square Footage **34,570.50** (Avg.: 3,841.17)

**TOTALS:** Square Footage: **34,570.50** (Avg.: 3,841.17)

| | |
|---|---|
| Total Projects: | **9** |
| CO's Issued: | **9** |