



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
FEBRUARY 24, 2020 @ 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 JANUARY 27, 2020.
3. RECEIVE AND DISCUSS A PRESENTATION FROM THE COMPLETE COUNT COMMITTEE REGARDING THE 2020 CENSUS.
4. RECEIVE AND CONSIDER APPROVAL OF MAIN STATION DUNCANVILLE, LTD'S PARTNERSHIP LOAN FOR \$75,000.
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. 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 MAIN STATION DUNCANVILLE, LTD'S PARTNERSHIP LOAN FOR \$75,000.
- DISCUSS PROPERTY LOCATED NORTH OF IH-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, 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.
 - CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF JANUARY 2020 (ATTACHED).
 - CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF JANUARY 2020 (ATTACHED).
 - IMPORTANT DATES/UPCOMING EVENTS:
 - DUNCANVILLE CITY COUNCIL AND P&Z JOINT MEETING (REWRITE OF COMPREHENSIVE PLAN); FEBRUARY 24, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.
 - STRONG TOWNS WORKSHOP; MARCH 21, 2020, LOCATION: TBD, 9:00 AM – 12:00 NOON.
 - TOWN HALL MEETING – CENSUS; MARCH 26, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.
 - BSWP R.E.D. LUNCHEON; APRIL 2, 2020, HILTON GARDEN INN, 800 N. MAIN ST., DUNCANVILLE, TX 75116, 11:00 AM.
 - TOWN HALL MEETING – BUDGET; APRIL 9, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116. TIME TO BE DETERMINED.
 - DUNCANVILLE CITY COUNCIL AND DCEDC JOINT MEETING; AUGUST 24, 2020, DUNCANVILLE PUBLIC LIBRARY, LIBRARY MEETING ROOMS, 201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.
 - TEDC ED SALES TAX – DFW TRAINING WORKSHOP; SEPTEMBER 18, 2020, HYATT PLACE DALLAS/GARLAND/RICHARDSON, 5101 N. GEORGE BUSH HWY, GARLAND, TX 75040, 8:00 AM – 4:00 PM.
 - FLYERS: CENSUS 2020 STUDENT POSTER CONTEST, HEART OF DUNCANVILLE 5K WALK & RUN, ANNUAL GARDEN WORKSHOP, JOIN THE 2020 CENSUS, AND CELEBRATING AFRICAN AMERICAN HISTORY MONTH

ADJOURNMENT

**POSTED BY THURSDAY,
FEBRUARY 20, 2020 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 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.



AGENDA BACKGROUND

ITEM NO. 1

MEETING DATE: Monday, February 24, 2020

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, February 24, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on January 27, 2020.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Regular Meeting held on January 27, 2020.

ATTACHMENT(S): Draft DCEDC Minutes for the Regular Meeting held on January 27, 2020.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
REGULAR MEETING
JANUARY 27, 2020**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, January 27, 2020, at 6:00 PM in the City Hall Briefing Room, located at the 203 E. Wheatland Rd., Duncanville, TX 75116.

Board Members in Attendance:

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

Board Members Not in Attendance:

All Board Members were in attendance.

City Council Members Present: Johnette Jameson; Councilwoman, District 5

Guest(s) Present: Rick Keeler; Chief Financial Officer (Options Real Estate Investments, Inc.)

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 6:13 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 DCEDC MINUTES FOR THE REGULAR MEETING HELD ON DECEMBER 16, 2019.

Dr. Smith made a motion to approve the minutes of the DCEDC regular meeting held on December 16, 2019, seconded by Mr. Galbraith; the motion passed unanimously.

ITEM NO. 3 CONSIDER APPROVAL OF THE DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON JANUARY 7, 2020.

Ms. Chan Williams made a motion to approve the minutes of the Duncanville City Council and the DCEDC joint meeting held on January 7, 2020, seconded by Mr. Broughton; the motion passed unanimously.

ITEM NO. 4 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Ms. James reported that Sales Tax collections for January sales (November payment) show a positive of 5.06% over the same period last year, with an overall increase YTD for FY 19 Sales Tax collections of 5.06% compared to FY 18 sales tax revenues.

The Board had further questions/discussion.

ITEM NO. 5 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Ms. James reported that the EDC collected \$226,216 in sales tax revenues, and \$68 in miscellaneous income. The Total Revenues collected for the month is \$226,284.

The EDC had expenses of \$30,095, i.e., costs for contract services (land study for the property located at 730 E. IH-20, computer software costs, salaries, and benefits). Keep Duncanville Beautiful had expenses of \$239. There was a \$6,301 Transfer to the General Fund for supportive services. There was a \$22,975 Design Incentive Grant (Façade) payment to Cox Farms Nursery, LLC for a fire suppression system. Beautification had expenses of \$1,628.

The Total Expenditures for EDC for the month were \$61,307, which leaves the EDC with a Net Profit of \$164,909 for the month. The Total Expenditures for EDC year-to-date were \$142,312, which leaves the EDC with a Net Profit of \$90,907 year-to-date. The EDC projected Fund Balance will be \$2,555,000.

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

Ms. James reported that revenues totaled \$229,385 YTD for the month of December 2019. The Fieldhouse had \$243,499 YTD worth of expenses. Ms. James also reported that the Fieldhouse General Manager anticipates having a great year.

Staff will be happy to take any questions or comments from the Board back to the General Manager. The Board had further questions/discussion, but nothing specifically for the General Manager.

However, the Board would like for the General Manager to attend a DCEDC meeting in July to provide an update to the Board. Staff will arrange this meeting.

ITEM NO. 7 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Mr. Keeler reported that it is pretty much business as usual at Main Station.

The Board had further questions/discussion.

ITEM NO. 8 RECEIVE AND DISCUSS THE 2019 MAIN STATION DUNCANVILLE, LTD'S BUDGET.

Mr. Keeler reviewed the Main Station Duncanville, LTD's Budget with the Board. While reviewing the budget, Mr. Keeler reported that Main Station Duncanville, LTD has taken out a \$75,000 loan on the property. The DCEDC had no knowledge of this loan.

As General Partner, Mr. Anderson under Texas Law has the fiduciary duty to the limited partner to make sure that the limited partner is informed and can vote on any financial negotiations the partnership is making.

Because the DCEDC is a limited partner, the Board would like to review these documents. Staff will visit with the City Attorney, and then report back to the Board at the next DCEDC meeting. Mr. Keeler will also update Ms. James tomorrow.

Ms. James asked the Board to email her with any questions they may have. A copy of the Agreement or a summary from our City Attorney will be provided to the Board. Mr. Keeler will also provide an estimate, etc. on the roofing project.

The Board had further questions/ discussion.

ITEM NO. 9 RECEIVE AND CONSIDER APPROVAL OF THE 2019 DCEDC ANNUAL REPORT.

Ms. James reviewed the 2019 DCEDC Annual Report with the Board. The 2019 DCEDC Annual Report will be presented to City Council.

Ms. James also provided an update to the Board regarding Lady Love Tax Services' Incentive Grant request. She will provide another update to the Board later.

The Board did have a few questions about the numbers, i.e., Total Number Visits – Library, Total Number Materials Checked Out – Library, Total Number of Computer Use – Library, and Total Number of Visits – Recreation Center submitted to Staff. Are these Calendar or Fiscal Year numbers? These numbers were provided to Staff by the Library and the Recreation/Senior Center Staff. Staff will verify these numbers and report back to the Board.

Also, while reviewing the Annual Report, Ms. James asked the Board if they would like to have the Parks Superintendent visit a DCEDC meeting to provide the Board with an update. The Board would like for the Parks Superintendent to attend a DCEDC meeting in April or May to provide an update to the Board. Staff will arrange this meeting.

The Board had further questions/discussion. Dr. Smith made a motion to approve the 2019 DCEDC Annual Report with specified modifications/corrections, seconded by Mr. Grace; the motion passed unanimously.

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.

- DISCUSS PROPERTY LOCATED NORTH OF IH-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL. RD.
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.

The Board convened into closed Executive Session at 7:56 PM.

ITEM NO. 11 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 9:14 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.

On January 24, 2020, Mr. Galbraith sent an email to the entire Duncanville City Council, the City Manager, and the Director of Economic Development regarding “Access to 730 E. IH-20 Versus Sustainable Annual Tax Revenue as A Consequence of Redevelopment”. At this meeting, Mr. Galbraith made a request that the entire Board be allowed to review the email and discuss its contents.

The Board was provided with a copy of the email and discussed its contents. It is the consensus of the Board that moving forward, Mr. Galbraith will not send an email as a Board Member, but as a private citizen to City Council.

- ***RECEIVE BUSINESS AND EVENTS ACTIVITY UPDATES.***
 - ***CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF DECEMBER 2019 (ATTACHED).***
 - ***CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF DECEMBER 2019 (ATTACHED).***

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:***
 - ***NEW BRUSH & BULK DEBRIS COLLECTION SCHEDULE (FLYER ATTACHED).***
 - ***DUNCANVILLE RECREATION CENTER MEMBERSHIP DRIVE (FLYER ATTACHED).***
 - ***DUNCANVILLE POLICE DEPARTMENT IS NOW RECRUITING (FLYER ATTACHED).***
 - ***JOIN THE 2020 CENSUS (FLYER ATTACHED).***

- *2020 DADDY DAUGHTER DANCE: BEAUTY & THE BEAST; FEBRUARY 8, 2020, DUNCANVILLE RECREATION CENTER, 201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116 (FLYER ATTACHED).*
- *DUNCANVILLE CITY COUNCIL AND P&Z JOINT MEETING (REWRITE OF COMPREHENSIVE PLAN); FEBRUARY 24, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.*
- *TOWN HALL MEETING – CENSUS; MARCH 26, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.*
- *TOWN HALL MEETING – BUDGET; APRIL 2 OR 9, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116. DATE AND TIME TO BE DETERMINED.*
- *DUNCANVILLE CITY COUNCIL AND DCEDC JOINT MEETING; AUGUST 24, 2020, D.L. HOPKINS, JR. SENIOR CENTER, 206 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116, 6:00 PM.*

ADJOURNMENT

The DCEDC Meeting adjourned at 9:36 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, February 24, 2020

TITLE: Receive and Discuss A Presentation from the Complete Count Committee Regarding the 2020 Census.

PRESENTED BY: Representatives from the Complete Count Committee

BACKGROUND/HISTORY: The Complete Count Committee has requested the opportunity to speak to the Board regarding their initiatives.



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, February 24, 2020

TITLE: Receive and Consider Approval of Main Station Duncanville, LTD's Partnership Loan for \$75,000.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: A copy of the Loan Agreement will be provided to the Board to review at the meeting.



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, February 24, 2020

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 - FEBRUARY 2020

County/City	Rate	Net Payment	Comparable Payment	% Change	2020 Payments	2019 Payments	% Change
Dallas							
Addison	1.00%	\$1,430,682.66	\$1,951,678.09	-26.69%	\$2,619,460.00	\$3,088,896.53	-15.19%
Balch Springs	2.00%	\$810,477.83	\$711,591.45	13.89%	\$1,619,840.22	\$1,316,904.84	23.00%
Carrollton	1.00%	\$3,895,630.59	\$3,523,696.55	10.55%	\$7,077,904.28	\$6,513,622.27	8.66%
Cedar Hill	1.88%	\$2,074,993.37	\$1,796,524.73	15.50%	\$3,317,657.21	\$3,024,524.08	9.69%
Cockrell Hill	1.00%	\$43,157.98	\$40,558.13	6.41%	\$77,488.31	\$73,537.03	5.37%
Coppell	1.75%	\$3,974,222.97	\$3,716,308.34	6.94%	\$6,980,056.53	\$6,603,370.09	5.70%
Dallas	1.00%	\$35,166,218.33	\$32,219,330.36	9.14%	\$61,886,524.86	\$56,717,435.20	9.11%
De Soto	2.00%	\$2,089,949.40	\$1,716,180.84	21.77%	\$3,481,395.07	\$3,261,425.69	6.74%
Duncanville	2.00%	\$1,093,884.42	\$982,541.46	11.33%	\$1,893,759.18	\$1,743,849.39	8.59%
Farmers Branch	1.00%	\$1,723,965.94	\$1,580,591.00	9.07%	\$3,115,181.70	\$2,886,017.39	7.94%
Garland	1.00%	\$3,185,681.91	\$2,890,978.87	10.19%	\$5,460,895.91	\$5,119,499.17	6.66%
Glenn Heights	1.00%	\$72,722.84	\$71,244.98	2.07%	\$133,102.26	\$123,880.08	7.44%
Highland Park	1.00%	\$644,965.02	\$525,215.63	22.80%	\$1,055,151.60	\$920,528.33	14.62%
Hutchins	2.00%	\$263,224.55	\$200,309.09	31.40%	\$442,434.50	\$374,484.73	18.14%
Irving	1.00%	\$8,544,210.94	\$8,011,255.63	6.65%	\$13,998,646.69	\$13,320,127.56	5.09%
Lancaster	2.00%	\$1,017,906.50	\$798,576.70	27.46%	\$1,813,212.17	\$1,631,964.07	11.10%
Mesquite	2.00%	\$5,383,678.55	\$4,993,762.41	7.80%	\$8,680,643.03	\$8,280,040.03	4.83%
Richardson	1.00%	\$5,681,810.22	\$4,362,114.16	30.25%	\$8,455,848.95	\$7,072,529.26	19.55%
Rowlett	1.00%	\$706,124.12	\$721,111.30	-2.07%	\$1,249,258.02	\$1,279,527.90	-2.36%
Sachse	1.75%	\$401,877.09	\$337,215.48	19.17%	\$674,117.87	\$567,685.21	18.74%
Seagoville	2.00%	\$399,543.40	\$356,938.26	11.93%	\$670,646.16	\$642,216.07	4.42%
Sunnyvale	2.00%	\$306,355.60	\$285,585.07	7.27%	\$518,049.86	\$619,870.68	-16.42%
University Park	1.00%	\$608,214.01	\$523,260.11	16.23%	\$969,208.01	\$884,903.08	9.52%
Wilmer	2.00%	\$502,286.94	\$426,184.85	17.85%	\$895,688.96	\$776,876.49	15.29%
County Total		\$ 80,021,785.18	\$ 72,742,753.49	10.01%	\$ 137,086,171.35	\$ 126,843,715.17	8.07%
Tarrant							
Bedford	2.00%	\$1,223,859.32	\$1,154,945.83	5.96%	\$2,102,161.79	\$2,003,662.02	4.91%
Hurst	1.50%	\$2,127,826.34	\$1,898,728.40	12.06%	\$3,383,181.12	\$3,205,256.07	5.55%
Grand Prairie	1.75%	\$6,271,607.24	\$5,735,974.79	9.33%	\$11,114,349.66	\$10,348,792.94	7.39%
Grapevine	1.50%	\$4,964,343.66	\$5,167,086.45	-3.92%	\$8,571,947.49	\$8,766,533.11	-2.21%
Southlake	1.88%	\$3,761,671.35	\$3,044,031.73	23.57%	\$6,232,584.56	\$5,195,805.22	19.95%
Mansfield	2.00%	\$3,077,985.40	\$2,575,846.42	19.49%	\$5,152,031.77	\$4,539,319.33	13.49%
Denton							
Corinth	1.75%	\$341,096.22	\$274,166.76	24.41%	\$564,692.79	\$477,993.90	18.13%
Ellis							
Midlothian	2.00%	\$1,327,602.85	\$985,401.80	34.72%	\$2,251,303.52	\$1,767,789.45	27.35%



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, February 24, 2020

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: Monday, February 24, 2020

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: Monday, February 24, 2020

TITLE: Receive and Discuss the Main Station Duncanville, LTD's Monthly Financials, as well as Duncanville Real Estate Updates.

PRESENTED BY: Main Station Duncanville, LTD Designee

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. 9

MEETING DATE: Monday, February 24, 2020

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 MAIN STATION DUNCANVILLE, LTD'S PARTNERSHIP LOAN FOR \$75,000.
- DISCUSS REAL PROPERTY LOCATED NORTH OF IH-20, SOUTH OF RED BIRD LANE, EAST OF NORTH MAIN STREET, AND WEST OF COCKRELL HILL RD.
- DISCUSS PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, February 24, 2020

TITLE: Reconvene into Open Session.

BACKGROUND/HISTORY: After closed Executive Session, the Board shall reconvene into Open Session prior to Adjournment and make specific disclosures of actions that were taken in closed Executive Session.



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, February 24, 2020

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 closed Executive Session.



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, February 24, 2020

TITLE: Receive Staff Reports and Board Reports.

- Receive Business and Events Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of January 2020 (Attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of January 2020 (Attached).
- Important Dates/Upcoming Events:
 - Duncanville City Council and P&Z Joint Meeting (Rewrite of Comprehensive Plan); February 24, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.
 - Strong Towns Workshop; March 21, 2020, Location: TBD, 9:00 AM – 12:00 Noon.
 - Town Hall Meeting – Census; March 26, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.
 - BSWP R.E.D. Luncheon; April 2, 2020, Hilton Garden Inn, 800 N. Main St., Duncanville, TX 75116, 11:00 AM.
 - Town Hall Meeting – Budget; April 9, 2020, D.L. Hopkins, Jr. Senior Center, 206 James Collins Blvd., Duncanville, TX 75116. Date and time to be determined.
 - Duncanville City Council and DCEDC Joint Meeting; August 24, 2020, Duncanville Public Library, Library Meetings Rooms, 201 James Collins Blvd., Duncanville, TX 75116, 6:00 PM.
 - TEDC ED Sales Tax – DFW Training Workshop; September 18, 2020, Hyatt Place Dallas/Garland/Richardson, 5101 N. George Bush Hwy, Garland, TX 75040, 8:00 AM – 4:00 PM.
 - Flyers: Census 2020 Student Poster Contest, Heart of Duncanville 5K Walk & Run, Annual Garden Workshop, Join the 2020 Census, and Celebrating African American History Month.

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.



**City of Duncanville's
Certificate of Occupancy -
Applications Received -
MONTHLY (EDC)
Month of January, 2020**

Project Description	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Property Owner Name, address, phone number and ema	Reason for Application	Square Footage
Duncanville Automotive and Muffler -Complete car care, engine repair, tune ups, water pump, computer diagnostics, electrical, front end, brakes, tires, fuel pump, radiators etc.... but no body work	919 S Main St.	Duncanville Automotive and Muffler	6,267	Joe Threadgill	Donald Ray Patterson 919 S Main St Duncanville TX 75137 9722983619	Change of Ownership	6267
Subway Fast Food Restaurant (change of ownership)	107 N Cedar Ridge Dr. Suite # 136	Subway Phone: (832) 904-4432 waseemdaredia@gmail.com	1,140	Waseem Daredia	Pride Commercial Properties 6220 Campbell Rd. Ste. 104 Dallas, TX 75248 9725914429 manuel@greeneearthrealty.net manuel@greeneearthrealty.net	Change of Ownership	1140
Subway Fast Food Restaurant (change of ownership)	150 E Hwy 67 Suite # #108	Subway Phone: (832) 904-4432 waseemdaredia@gmail.com	1,750	Waseem Daredia	Interra Properties 4801 Woodway Dr. Ste. 420W Houston TX 77056 713-574-9900 ametchik@interracapital.com	Change of Ownership	1750
Subway Fast Food Restaurant (change of ownership)	202 W Camp Wisdom Rd. Suite # 222A	Subway Phone: (832) 904-4432 waseemdaredia@gmail.com	1,500	Waseem Daredia	Franks Real Estate 8100 Lomo Alto Ste 235 Dallas TX 75225 2147399510	Change of Ownership	1500
storage facility for concrete business - storage of forms concrete, angle iron, I beams, flat metal, and plate steel, welding, light manufacturing	1142 S Cedar Ridge Dr. Suite # A	C&M Concrete Contracting Phone: (972) 965-8781 bowenchris1@aol.com	2,000	Chris Bowen	KAEINI FAMILY FIRST LTD PS 1230 W CONTINENTAL BLVD SOUTHLAKE, TEXAS 76092 chris@concretepaving.net	New Occupancy	2000
Park commercial truck.	1142 S Cedar Ridge Dr. Suite # C & D	Sears Boys Transport, LLC Phone: (559) 213-4784	3,200	Roy Sears, Jr.	Daniela Kaeini - Kaeini Family First LP PO Box 92652 Southlake, TX 76092 8176735700 2145663390	Business Expansion	3200

Swan Haven a division of Your Plant Service sell plants and fabric to the public	1134 S Cedar Ridge Dr.	Swan Haven Fabrics and Plants Phone: (214) 232-5878 charlotte@yps90.com	1,200	Charlotte Cronkhite	Charlotte Cronkhite 1134 S Cedar Ridge Dr Duncanville TX 75137 2142325878 charlotte@yps90.com	Business Expansion	1200
Duncanville Fieldhouse	1700 S Main St.	Duncanville Fieldhouse Phone: (972) 780-8868 cbrasfield@duncanville.com	95,000	Craig Brasfield	DUNCANVILLE CITY OF PO BOX 380280 DUNCANVILLE, TEXAS 75138 9727808868 cbrasfield@duncanville.com	Change of Name	95000
Restaurant/Bar	700 S Cockrell Hill Rd. Suite # 158	TLC Tropical Cafe LLC Phone: (972) 291-3835 jfc8488@aol.com	3,229	John F Conway Sr	Nancy Dai Lucky Duncanville Crossing LP 9726790584 700 Cockrell Hill Rd Duncanville, TX 75137	Change of Ownership	3229
Solar SME Inc Solar Installer/Contractor	1126 S Cedar Ridge Dr. Suite # 114	Muhammad Zia Ul Haq Phone: (281) 761-4801 zia@solarsme.com	3,600	Muhammad Zia Ul Haq	Heath Sperber DC Re Holdings, LLC P O Box 29093 Austin TX 78755 512-784-6866 heaths@arccustom.com	Business Expansion	3600
boxing gym	1700 S Main St. Suite # 147 & 148	Duncanville Boxing Academy Phone: (972) 765-4496 dboxingacademy@gmail.com	900	Harvest M. Griff	DUNCANVILLE CITY OF PO BOX 380280 DUNCANVILLE, TEXAS 75138 2145771500 9727805000	New Occupancy	900
Cornette and Donny Enterprises Inc - retail fragrance and barbering by appointment only	261 W Camp Wisdom Rd. Suite # A	Cornette and Donny Enterprises Inc Phone: (972) 765-7798 Cell: 2147699236 ccenterprises0207@gmail.com	600	Cornette Ward & Donny Edmonson	CAMP RETAIL DUNCANVILLE LTD% QUINE ASSOCIATES PO BOX 83309 RICHARDSON, TEXAS 75083 9726698440 9723016275 rriorwood@quine.com	New Occupancy	600
Hair Salon - Salon Hairology.	1105 S Main St.	Salon Hairology Phone: (214) 934-1469 avramirez214@yahoo.com	1,474	Amanda V. Ramirez	Teresa Peralta 511 W. 12th St Dallas, TX 75208 9726973878 teresa.peralta511@gmail.com	New Occupancy	1474
Nutrition and wellness.	620 E Camp Wisdom Rd. Suite # B	Live_Better Life Nutrition LLC Phone: (214) 538-6490 lagbara41@gmail.com	850	G.O. Lagbara	Red Bird Drapery, Inc 620 E Camp Wisdom Rd Suite A Duncanville, TX 75116 9722967807	New Occupancy	850
Auto Evolution	1015 S Cedar Ridge Dr.	Jiffy Lube	3,000	Clayton Walton	WILLIAMSON BESSIE F 4490 NANCY LN MIDLOTHIAN, TEXAS 760654528	New Business	3000
cosmetologist	100 S Main St. Suite # 105	Christie Dionne Joiner	250	Christie Dionne Joiner	Mian Station LTD C/O Lena Liles 111 E Davis #101 Duncanville TX 75116 9722831111 2149574567 lena@optionsre.com	New Occupancy	250
Roadway Inn	711 E Camp Wisdom	Ominvestors dba Rodeway Inn Phone: (985) 710-4294	51,580	Joseph Shirazi	141 N Willaman Dr Beverly Hills 90211 3102897126 or 3103835113	New Occupancy	51580

Infinite Beauty Bar	Rd. 603 E Hwy 67 Suite #109	Infinite Beauty Bar Phone: (832) 425-3179	650	Perla Cordero	joseph@smplawgroup.com H2RK LLC Hussein Daboul 11147 Harry Hines Blvd Dallas TX 75226 2147694112	New Occupancy	650
PSYCHIATRIC CLINIC	402 W Wheatland Rd. Suite #140	NWAMAKA EMERYEM Phone: (214) 837-2651 info@easepsychiatry.com	800	Nwamaka Emeryem	Fankie Boyd Cash Flow Management 1019 Quail Run Duncanville TX 75116 2149145109	New Occupancy	800
retail shipping store - UPS Store	785 W Wheatland Rd.	Rejazzma Inc dba The UPS Store #7210 Phone: (817) 729-2686 owner7210@theupsstore.com	1,640	Sharee Davis	TT DUNCANVILLE LTD 82 W ARMSTRONG DR MUSTANG, OKLAHOMA 73064 9726698440 2144184644 angel@quine.com	New Occupancy	1640
Descuento 75% - clothing and accessories	914 S Cedar Ridge Dr.	Descuento 75% Inc Phone: (972) 670-3574 jaime6820@gmail.com	3,600	Jaime Salazar	DESCUENTO 75 PERCENT INC 915 GEMINI AVE STE A DUNCANVILLE, TEXAS 75137 9726703574 9723429811 jaime@descuento75.com	New Occupancy	3600
TOTALS:	Square Footage:	184,230.00	(Avg.: 8,772.86)				
	Total Projects:	21					



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

Month of January, 2020

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Reason for Application	Square Footage
hair and barber salon	01/09/2020	404 N Main St.	April La'Shae's Hair Salon Phone: (214) 586-9590	950	April Henderson	New Occupancy	950
beauty industry - microblading, shading, and cosmetics	01/28/2020	119 W Wheatland Rd. Suite # F	Plush Royalty Phone: (682) 286-8939	247	Shanequel Finley	New Occupancy	247
gym/ fitness	01/28/2020	100 S Main Suite # 112	Syncfit, LLC Phone: (972) 299-0003	1,000	Cecil Bailey	New Business	1000
hair salon and sale of hair oils	01/09/2020	1019 S Main St. Suite # 116	She's Pressed Beauty Bar Phone: (469) 337-9432 amberoden.ao@gmail.com	350	Amber Oden		350
tutoring services	01/09/2020	458 E Wheatland Rd.	Sterling Enrichment Center Phone: (972) 670-6109 sterlingecllc@yahoo.com	1,800	Debra Emuedue	New Occupancy	1800
education and religious faith based purposes	01/09/2020	606 Oriole Blvd. Suite # 204 & 207 Bldg. 2	K. Jackson Ministries, Inc. Phone: (405) 458-9673 info.thepowercenter@gmail.com	2,500	Kathleen Jackson	Change of Name	2500
pick up/drop off dry cleaners	01/09/2020	209 S Cedar Ridge Dr.	Krystal Cleaners Phone: (469) 345-4779 akgoksen@outlook.com	624	Ali Kemal Goksen	Change of Location	624
Pappas Bar-B-Q Restaurant	01/09/2020	230 W Hwy 67	Pappas Bar-B-Q Phone: (713) 869-0151 mmouchette@pappas.com	7,626	Marlene Mouchette	New Building	7626
Boutique/Salon.	01/09/2020	426 E Wheatland Rd.	Honey Bundles LLC Phone: (469) 243-2541	1,486	Dezzarray Pryor	New Occupancy	1486
CPR & Allied Health Training Medical TVFC Site	01/09/2020	402 W Wheatland Rd. Suite # 180	Absolute CPR & Allied Health Training Phone: (469) 254-5346 absolutecprdallas@gmail.com	1,575	Michele Gomez	New Occupancy	1575
tax service business	01/09/2020	1314 S Main St.	Express Tax Service DBA Liberty Tax	1,013	Mohamood M. Dhanani	New Occupancy	1013

		Suite # 300	Phone: (972) 465-8400 lib17314@yahoo.com				
restaurant (change of ownership)	01/29/2020	606 S Clark Rd. Suite # # A	Hav R Charburgers Phone: (214) 606-2396 info@turbonoodle.com	2,000	Lisaette Moore-Dresel	Change of Ownership	2000
Thania Beauty Salon	01/28/2020	100 S Main St. Suite # 110	Thania Beauty Salon Phone: (469) 552-3594 mthania@live.com	769	Marcia Diaz	New Business	769
financial service and tax insurance office	01/29/2020	1318 S Main St. Suite # 101	VIP Tax Solutions LLC Phone: (469) 777-1355 triumphworship@gmail.com	1,225	Misty Ellis	New Occupancy	1225
Dominican Hair Studio CO	01/29/2020	123 W Wheatland Rd.	Dominican Hair Studio Phone: (646) 610-0453 leyba0324@gmail.com	1,184	Leyba Diaz	New Occupancy	1184

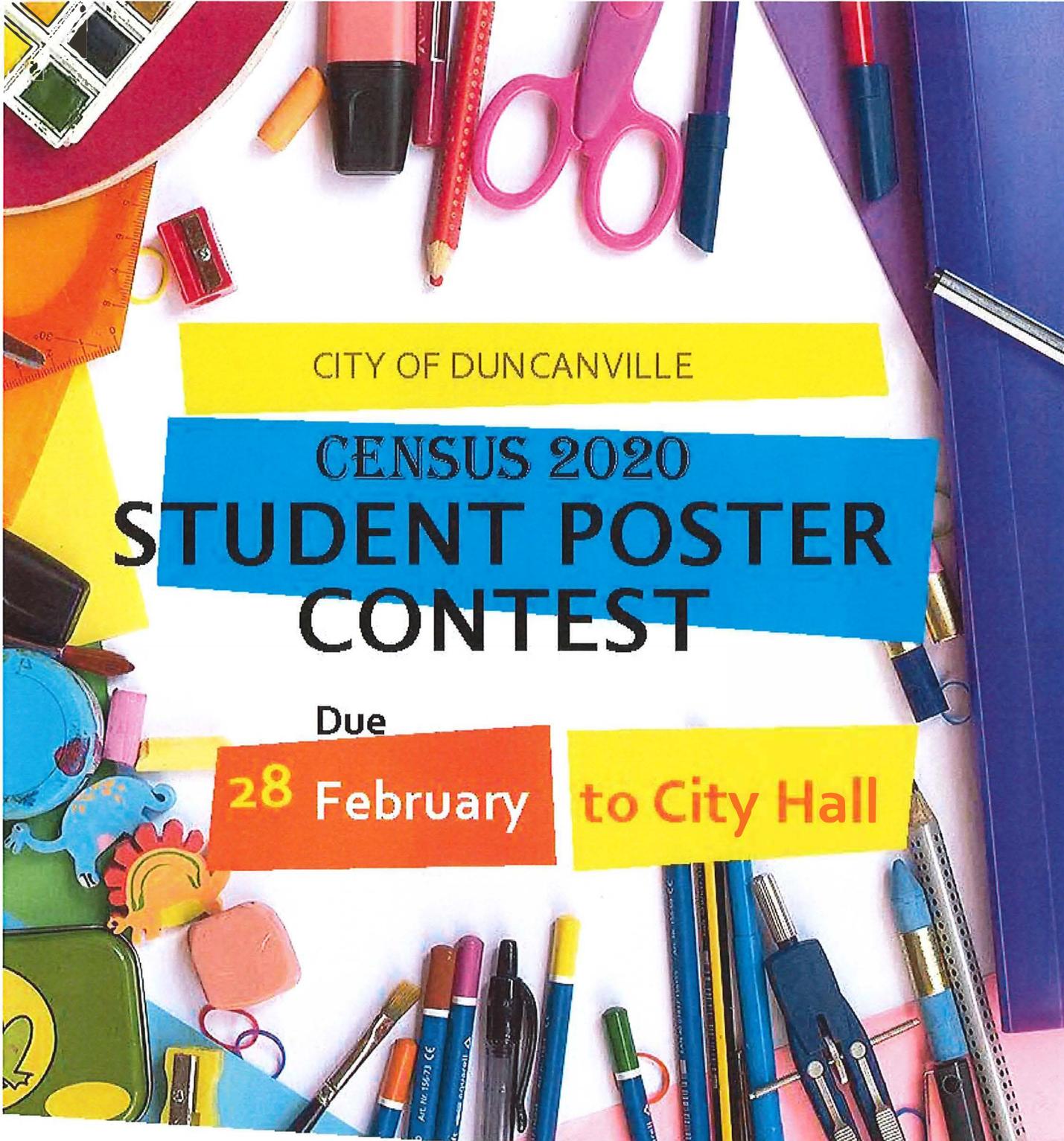
Certificate of Occupancy

Total Square Footage **24,349.00** (Avg.: 1,623.27)

TOTALS: Square Footage: **24,349.00** (Avg.: 1,623.27)

Total Projects: **15**

CO's Issued: **15**



CITY OF DUNCANVILLE

CENSUS 2020
**STUDENT POSTER
CONTEST**

Due

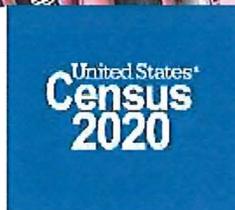
28 February

to City Hall



See contest information and rules
online at www.duncanville.com

Questions? Call 972-707-3871



United States[®]
**Census
2020**



Saturday, February 29, 2020

Main Street @ Ben Franklin 8:00 am
runsignup.com/heartofduncanville5k

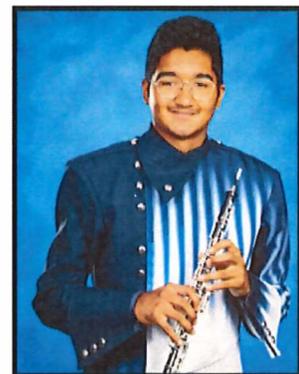


Benefitting the:
Duncanville Education Foundation
www.duncanvilleisdeducationfoundation.org

BE  **THE MATCH**[®]

Come to the Race, sign up with Be the Match[®]
and save a life!

Duncanville ISD Education Foundation is partnering with Be the Match to find a compatible bone marrow donor for DHS student and band member, David Mojica.



Register at the race to be a donor. #swab4David
IT'S FAST, FREE, & PAINLESS!

Annual

GARDEN WORKSHOP

March 7, 2020

9 am to 12 pm

D.L. Hopkins Senior Center

206 James Collins Blvd | Duncanville

Composting
Easy Gardening with Native Plants
How to Attract Butterflies & Hummingbirds
Preparing a Vegetable from the Ground Up

Free &
Door Prizes

Hosted by Keep Duncanville Beautiful

Join the 2020 Census

Apply Online!

Full-Time and Part-Time Positions

The 2020 Census is taking applications for positions starting soon. There are a wide variety of full-time and part-time jobs for all levels of experience. Make your next job count by applying today!

For more information about our Field or Office positions
please visit us at:

2020census.gov/jobs

1-855-JOB-2020

(1-855-562-2020)

- Clerks
- Supervisory Clerks
- Enumerators
- First Line Supervisors

- Must be 18 years or older
- Must be a US Citizen
- If bilingual, must pass an oral equivalence exam in English



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