



DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
BRIEFING ROOM, CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
AUGUST 3, 2020 @ 6:00 PM

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

AGENDA

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by Office of the Governor on June 12, 2020, the Duncanville Community and Economic Development Corporation (DCEDC) for the City of Duncanville, Texas will conduct a Duncanville Community and Economic Development Corporation (DCEDC) Regular Meeting by video conference at 6:00 PM on Monday, August 3, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by video conference. There will be no public access to a physical location.

To submit public comments, email cwilliams@duncanville.com and title the email “Public Comment” – August 3, 2020. All public comments submitted by 4:00 PM on Monday, August 3, 2020 will be provided to the Duncanville Community and Economic Development Corporation (DCEDC) members and entered into the record for the August 3, 2020 Duncanville Community and Economic Development Corporation (DCEDC) Meeting.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_8RUPDghySwWPwXB6GgyMxA

After registering, you will receive a confirmation email containing information about joining the webinar. The registration email will provide you with a telephone number to call in if needed.

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MUNUTES FOR THE ANNUAL MEETING HELD ON JUNE 22, 2020.
3. CONSIDER APPROVAL OF THE DCEDC MUNUTES FOR THE REGULAR MEETING HELD ON JUNE 22, 2020.
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. RECEIVE AND CONSIDER A PRESENTATION AND ECONOMIC DEVELOPMENT INCENTIVE REQUEST BY LONNIE JOHNSON FOR THE KENNEDY'S ON THE HILL DEVELOPMENT PROJECT LOCATED AT 1331 S. COCKRELL HILL RD., DUNCANVILLE, TX 75137.
9. RECEIVE AND CONSIDER W&B SERVICE COMPANY'S REQUEST FOR ECONOMIC DEVELOPMENT ASSISTANCE AND PURCHASING OF THE PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.
10. DISCUSS AND CONSIDER AMENDING THE DCEDC FY 19- 20 BUDGET TO INCLUDE THE COSTS ASSOCIATED WITH THE DEMOLITION OF THE PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116 IN THE AMOUNT OF \$202,264.
11. 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 W&B SERVICE COMPANY'S REQUEST TO PURCHASE THE PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.

In accordance with the Texas Government Code, the DCEDCC 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 ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR LONNIE JOHNSON'S KENNEDY'S ON THE HILL PROJECT.
- DISCUSS ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR W&B SERVICE COMPANY.
- DISCUSS DCEDC COVID-19 BUSINESS RETENTION ASSISTANCE PROGRAM GRANTS.

12. RECONVENE INTO OPEN SESSION.
13. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.
14. RECEIVE DIRECTOR'S REPORTS.

- BUSINESS ACTIVITY UPDATES.
 - CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF JUNE 2020 (ATTACHED).
 - CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF JUNE 2020 (ATTACHED).
- IMPORTANT DATES/UPCOMING EVENTS:
 - DUNCANVILLE CITY COUNCIL AND DCEDC JOINT MEETING; AUGUST 24, 2020, 6:00 PM, LIBRARY MEETING ROOMS.

ADJOURNMENT

**POSTED BY FRIDAY,
JULY 31, 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, August 3, 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, August 3, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Annual Meeting Held on June 22, 2020.

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Annual Meeting held on June 22, 2020.

ATTACHMENT(S): Draft DCEDC Minutes of the Annual Meeting held on June 22, 2020.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
ANNUAL MEETING
JUNE 22, 2020**

The Annual Meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 22, 2020, at 6:00 PM at City Hall in the Briefing Room, located at 203 E. Wheatland Road, Duncanville, TX 75116.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton; AIA, NCARB	Vice President
Dave Galbraith	Board Member (<i>Excused Absence</i>)
Kenneth Govan	Board Member
Michael Grace	Board Member (<i>Excused Absence</i>)
Chan Williams	Board Member

Board Members Not in Attendance:

All Board Members were in attendance except for the two Board Members mentioned above with an excused absence, and one Board Member vacancy.

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

CALL TO ORDER

The meeting was called to order by President Dial at 6:05 PM.

INVOCATION

Mr. Broughton offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

President Dial read the Agenda Item into record. No one spoke during Citizen's Public Forum.

ITEM NO. 2 ANNUAL MEETING.

President Dial explained the Bylaws requirement for a DCEDC Annual Meeting. There was no one that spoke during the Annual Meeting.

ADJOURNMENT

The DCEDC June 22, 2020 Annual Meeting adjourned at 6:10 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, August 3, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on June 22, 2020.

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Regular Meeting held on June 22, 2020.

ATTACHMENT(S): Draft DCEDC Minutes of the Regular Meeting held on June 22, 2020.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
REGULAR MEETING
JUNE 22, 2020**

The Regular Meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, June 22, 2020, immediately following the 6:00 PM DCEDC Annual Meeting at City Hall in the Briefing Room, located at 203 E. Wheatland Road, Duncanville, TX 75116.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton; AIA, NCARB	Vice President
Dave Galbraith	Board Member (<i>Excused Absence</i>)
Kenneth Govan	Board Member
Michael Grace	Board Member (<i>Excused Absence</i>)
Chan Williams	Board Member

Board Members Not in Attendance:

All Board Members were in attendance except for the two Board Members mentioned above with an excused absence, and one Board Member vacancy.

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

CALL TO ORDER

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

INVOCATION

Mr. Broughton offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

President Dial read the Agenda Item into record. No one spoke during Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON MAY 28, 2020.

Mr. Broughton made a motion to approve the minutes for the DCEDC regular meeting held on May 28, 2020, seconded by Mr. Govan; the motion passed unanimously.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING HELD ON JUNE 3, 2020.

Mr. Govan made a motion to approve the minutes for the DCEDC special called meeting held on June 3, 2020, seconded by Mr. Broughton; the motion passed unanimously.

ITEM NO. 4 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING HELD ON JUNE 4, 2020.

Mr. Broughton made a motion to approve the minutes for the DCEDC special called meeting held on June 4, 2020, seconded by Mr. Govan; the motion passed unanimously.

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

Ms. James reported that Sales Tax collections for June (April sales) show a decrease of 8.65% over the same period last year, with YTD for FY 19 – 20 Sales Tax collections down 4.81% compared to FY 18 – 19 sales tax revenue.

The Board had further questions/discussion.

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

Ms. James reported that the EDC collected \$223,499 in sales tax revenues and \$822 in interest. The Total Revenues collected for the month is \$224,321, and \$1,286,951 YTD.

The EDC had expenses of \$5,122 including; salaries, insurance, legal services; however, we received a credit for the Clay Cooley property earnest money. There was a \$6,301 transfer to the General Fund for supportive services. Palio Partners' design incentive grant of \$22,427 was paid as the project was completed. Beautification had expenses of \$2,880 including salaries and ground maintenance.

The Total Expenditures for EDC for the month were \$26,486, which leaves the EDC with a Net Profit of \$197,835 for the month. The Total Expenditures for EDC YTD were \$803,419, which leaves the EDC with a Net Profit of \$483,532 YTD.

The Board had further questions/discussion.

Mr. Broughton made a motion to approve the DCEDC monthly Budget report, seconded by Mr. Govan; the motion passed unanimously.

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

Ms. James gave the Board an opportunity to review the Duncanville Fieldhouse Sports Facility Financial Status Report. Staff will take any questions back to the General Manager for more information. Ms. James reported that the Fieldhouse has their first event last weekend. Visitors reported that the Fieldhouse outshined the other facilities as far as safety measures. Staff sold food at this event and have been receiving calls to rent the facility. The General Manager at the request of the Board will update the DCEDC at a later date.

The Board had further questions/discussion, but no specific questions for the General Manager.

ITEM NO. 8 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Ms. James gave the Board an opportunity to review the Main Station Duncanville, Ltd.'s Monthly Financials. Staff will take any questions back to Mr. Anderson for more information.

The Board had further questions/discussion; specifically, when will Mr. Anderson have his new tenants? Staff will contact Mr. Anderson for further information.

ITEM NO. 9 RECEIVE DIRECTOR'S REPORTS.

- **BUSINESS ACTIVITY UPDATES.**

Mr. Broughton provided the Board with an overview of the Small Business Committee approved by City Council. The Committee consists of small business owners in Duncanville and they meet once a month. Mr. Broughton, Council Member Cooks, Council Member Veracruz, and Council Member Anderson are a part of this group. Mayor Gordon designated these three Council Members for the group. Mr. Broughton is there to represent the DCEDC Board.

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.

- **CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF MAY 2020 (ATTACHED).**
- **CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF MAY 2020 (ATTACHED).**

ADJOURNMENT

The DCEDC June 22, 2020 Regular Meeting adjourned at 6:58 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, August 3, 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 - JULY 2020

County/City	Rate	Net Payment	Comparable Payment	% Change	2020 Payments	2019 Payments	% Change
Dallas							
Addison	1.00%	\$1,199,683.39	\$1,164,646.11	3.00%	\$8,238,787.13	\$8,965,731.59	-8.10%
Balch Springs	2.00%	\$321,843.72	\$694,285.62	-53.64%	\$4,733,078.35	\$4,518,424.60	4.75%
Carrollton	1.00%	\$3,182,567.33	\$3,006,830.00	5.84%	\$22,078,923.39	\$22,163,004.93	-0.37%
Cedar Hill	1.88%	\$1,180,798.55	\$1,183,182.18	-0.20%	\$8,947,313.86	\$9,151,059.94	-2.22%
Cockrell Hill	1.00%	\$44,936.19	\$27,389.84	64.06%	\$271,435.88	\$236,286.96	14.87%
Coppell	1.75%	\$3,166,662.38	\$3,090,831.09	2.45%	\$23,244,560.57	\$25,285,785.40	-8.07%
Dallas	1.00%	\$22,537,425.60	\$25,618,829.21	-12.02%	\$181,234,276.89	\$185,276,474.86	-2.18%
De Soto	2.00%	\$1,244,686.85	\$1,019,482.15	22.09%	\$8,987,439.12	\$8,294,802.82	8.35%
Duncanville	2.00%	\$809,543.87	\$879,867.74	-7.99%	\$5,734,782.83	\$6,054,331.52	-5.27%
Farmers Branch	1.00%	\$1,233,290.16	\$1,479,011.83	-16.61%	\$9,913,402.17	\$10,031,546.84	-1.17%
Garland	1.00%	\$2,259,697.85	\$2,332,065.27	-3.10%	\$16,440,647.33	\$16,664,718.41	-1.34%
Glenn Heights	1.00%	\$75,915.84	\$53,224.27	42.63%	\$458,825.36	\$403,596.19	13.68%
Highland Park	1.00%	\$251,634.93	\$349,386.93	-27.97%	\$2,464,392.86	\$2,609,772.76	-5.57%
Hutchins	2.00%	\$232,025.55	\$294,676.98	-21.26%	\$1,570,918.43	\$1,527,529.72	2.84%
Irving	1.00%	\$5,672,599.01	\$5,577,353.66	1.70%	\$44,424,724.28	\$44,220,401.50	0.46%
Lancaster	2.00%	\$777,034.19	\$875,202.51	-11.21%	\$5,876,971.11	\$6,315,902.19	-6.94%
Mesquite	2.00%	\$3,388,527.34	\$3,389,325.09	-0.02%	\$25,357,525.02	\$25,812,434.84	-1.76%
Richardson	1.00%	\$3,247,209.78	\$2,941,578.03	10.39%	\$24,507,814.16	\$22,701,714.94	7.95%
Rowlett	1.00%	\$621,157.20	\$545,543.09	13.86%	\$4,055,082.23	\$4,180,909.35	-3.00%
Sachse	1.75%	\$197,476.04	\$233,227.58	-15.32%	\$1,953,409.70	\$1,687,369.20	15.76%
Seagoville	2.00%	\$356,998.85	\$329,759.50	8.26%	\$2,231,302.95	\$2,130,209.15	4.74%
Sunnyvale	2.00%	\$270,544.55	\$235,179.63	15.03%	\$1,799,068.44	\$1,936,025.67	-7.07%
University Park	1.00%	\$298,485.70	\$351,554.95	-15.09%	\$2,560,629.24	\$2,686,443.26	-4.68%
Wilmer	2.00%	\$418,769.03	\$347,473.74	20.51%	\$3,137,238.17	\$2,637,556.46	18.94%
County Total		\$52,989,513.90	\$ 56,019,907.00	-5.41%	\$410,222,549.47	\$ 415,492,033.10	-1.27%
Tarrant							
Bedford	2.00%	\$921,586.74	\$936,033.88	-1.54%	\$6,683,357.08	\$6,743,073.42	-0.88%
Hurst	1.50%	\$1,088,240.25	\$1,226,729.33	-11.28%	\$8,700,166.49	\$9,235,469.10	-5.79%
Grand Prairie	1.75%	\$4,879,980.04	\$4,805,504.11	1.54%	\$34,995,268.23	\$34,267,143.17	2.12%
Grapevine	1.50%	\$2,283,648.06	\$2,374,529.92	-3.82%	\$22,741,223.97	\$26,088,140.79	-12.82%
Southlake	1.88%	\$2,175,967.64	\$2,444,000.59	-10.96%	\$17,037,843.36	\$16,583,416.04	2.74%
Mansfield	2.00%	\$2,196,787.60	\$1,905,351.38	15.29%	\$15,368,508.41	\$14,235,261.44	7.96%
Denton							
Corinth	1.75%	\$247,237.13	\$213,852.43	15.61%	\$1,781,062.59	\$1,615,666.11	10.23%
Ellis							
Midlothian	2.00%	\$1,024,524.10	\$825,392.21	24.12%	\$7,039,080.41	\$5,199,181.49	35.38%



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, August 3, 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. 6

MEETING DATE: Monday, August 3, 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. 7

MEETING DATE: Monday, August 3, 2020

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, August 3, 2020

TITLE: Receive and Consider A Presentation and Economic Development Incentive Request by Lonnie Johnson for the Kennedy's On the Hill Development Project Located at 1331 S. Cockrell Hill Rd., Duncanville, TX 75137.

BACKGROUND/HISTORY: Lonnie Johnson has purchased the property located at 1331 S. Cockrell Hill Rd. in Duncanville to repurpose the building into a restaurant. This project is the first phase of a multi-use development. The restaurant will be called the Kennedy's on the Hill. He has stated that it will be an upscale full-service restaurant.

Mr. Johnson is requesting an economic development incentive to repurpose the existing building. He will also be coming back to the DCEDC as he continues with Phase II and Phase III of the project to request additional assistance.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, August 3, 2020

TITLE: Receive and Consider W&B Service Company's Request for Economic Development Assistance and Purchasing of the Property Located at 730 E. IH-20, Duncanville, TX 75116.

BACKGROUND/HISTORY: Tracey Maynor, Owner of W&B Service Company, will be requesting an economic development incentive to expand his business in Duncanville. He will also be requesting that the DCEDC sell him the property located at 730 E. IH-20 for his business expansion. Mr. Maynor will be presenting his request to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, August 3, 2020

TITLE: Discuss and Consider Amending the DCEDC FY 19 – 20 Budget to Include the Costs Associated with the Demolition of the Property Located at 730 E. IH-20, Duncanville, TX in the Amount of \$202,264.

BACKGROUND/HISTORY: Below are the costs itemized with the asbestos abatement and demolition of property.

Asbestos Abatement	\$28,869
Asbestos Abatement (monitoring)	\$4,200
Lead Abatement (monitoring)	\$5,350
Demo of Property	<u>\$163,845</u>
TOTAL	\$202,264



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, August 3, 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 W&B SERVICE COMPANY’S REQUEST TO PURCHASE THE PROPERTY LOCATED AT 730 E. IH-20, DUNCANVILLE, TX 75116.

In accordance with the Texas Government Code, the DCEDCC 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 ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR LONNIE JOHNSON’S KENNEDY’S ON THE HILL PROJECT.
- DISCUSS ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR W&B SERVICE COMPANY.
- DISCUSS DCEDC COVID-10 BUSINESS RETENTION ASSISTANCE PROGRAM GRANTS.



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, August 3, 2020

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. 13

MEETING DATE: Monday, August 3, 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 Executive Session.



AGENDA BACKGROUND

ITEM NO. 14

MEETING DATE: Monday, August 3, 2020

TITLE: Receive Director's Reports

- Business Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of June 2020 (attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of June 2020 (Attached)
- Important Dates/Upcoming Events:
 - Duncanville City Council and DCEDC Joint Meeting; September 28, 2020, 6:00 PM, Place: TBD.

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 - WEEKLY
(EDC)
Month of June, 2020**

Project Description	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Reason for Application
Auto Repair (Parking still contingent and needs to be completed)	602 E Red Bird Ln. Suite # J	TC Auto Phone: (469) 506-9631 troywcyphers@yahoo.com	1,250	Troy W Cyphers	New Business
Matas Art	1303 S Alexander Ave. Suite # A	Matas Art Phone: (469) 503-2383 painterjoe23@gmail.com	1,200	Joe L. Mata Jr.	New Occupancy
Rocking Crab Seafood Restaurant	775 W Wheatland Rd.	Rocking Crab Seafood Restaurant Phone: (213) 321-9958 chris889r@gmail.com	2,001	Chris P Choe	Change of Ownership
Office space for selling vehicles. Appointment only	714 Spaceway Dr.	Tru Auto Solutions Phone: (972) 567-2314 banonettransports@yahoo.com	4,000	Justin Young	
Metro PCS - Change of ownership.	700 S Cockrell Hill Rd. Suite # 118	Metro By T-Mobile Phone: (469) 667-2613 sajidjooma@yahoo.com	1,300	Sajid Jooma	
Repairing appliances, washing machines, dryers, microwaves dishwashers etc,	1142 S Cedar Ridge Dr. Suite # A	Diversified Residential Services, LLC Phone: (972) 704-8427 jdavis@drservices1.com	1,900	Jerry Davis	New Occupancy
Antojitos Rosy - Mexican Restaurant ** Health Inspector to review	1211 S Main St. Suite # B	Antojitos Rosy Phone: (972) 672-5815 fruta.rosy@yahoo.com	1,050	Rosa C. Gonzalez	New Occupancy
medical doctor	920 E Hwy 67 Suite # 108	Trinity Women's Center Phone: (214) 938-7772 dblair@twcdallas.com	4,018	Donald L Blair M.D.	New Occupancy
Top 10 Nails	111 S Cedar Ridge Dr. Suite # 111A	Top 10 Nails Phone: (682) 472-9376	1,200	Thuy Nguyen	Change of Ownership
auto repair and sales	214 Woodhaven	Texas Premier Auto	1,748	Jorge Flores	New Occupancy

	Blvd. Suite # C	Group, LLC Phone: (214) 793-9110 texaspremierautogroup			
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TOTALS:	Square Footage:	19,667.00	(Avg.: 1,966.70)
	Total Projects:	10	



City of Duncanville's
**Certificate of Occupancy -
 Certificates Issued - WEEKLY
 (EDC)**
 Month of June, 2020

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Reason for Application	Square Footage
Roadway Inn	06/25/2020	711 E Camp Wisdom Rd.	Roadway Inn Phone: (310) 289-7126 joseph@cmplawgroup.com	51,580	Joseph Shirazi	New Occupancy	51580
Shree Tal Barahi LLC dba S&A Food Mart - grocery and gas station (change of ownership) TAQUERIA LOCATED INSIDE MUST APPLY FOR NEW CO, ADDRESS TO BE LISTED AS 502 E CAMP WISDOM RD UNIT B	06/26/2020	502 E Camp Wisdom Rd.	S & A Food Mart Phone: (214) 901-1679 rayx.dev@gmail.com	3,800	Shankar Giri	Change of Ownership	3800
Cash Saver A&S Supermarkets LLC	06/26/2020	303 E Camp Wisdom Rd.	Cash Saver Phone: (972) 283-2472 bdavidson@cashesaverdfw.com	42,160	Bill Davidson A&S Supermarket LLC	New Occupancy	42160
XC motors - used car sales and financing	06/12/2020	231 W Hwy 67	XC Motors Phone: (817) 564-6523 xcmotorsdeals@gmail.com	600	Brian A Johnson Jr	New Occupancy	600
Naseri Dental PLLC dba Minty Smiles - dentist office	06/12/2020	403 W Wheatland Rd.	Naseri Dental PLLC dba Minty Smiles Phone: (469) 759-6960 mintysmiles@txdentalgroup.net	1,464	Mir Naseri	Change of Ownership	1464
Diamond Nails and Spa - nail salon	06/12/2020	402 E Camp Wisdom Rd.	Diamond Nails and Spa Phone: (817) 714-3187 bvelaine@hotmail.com	3,500	Kevin Vo	New Occupancy	3500
American Karate Academy of Duncanville - martial arts school	06/12/2020	320 E Camp Wisdom Rd.	American Karate Academy of Duncanville Phone: (817) 933-4743 akaofduncanville@yahoo.com	2,390	Robert Wilcox	Change of Ownership	2390
Yes We Can Print That - office, printing and graphics company, all printing is outsourced	06/26/2020	606 Oriole Blvd. Suite # 205 & 206 Bldg. 2	Yes We Can Print That Phone: (817) 681-1331 yeswecanprintthat@yahoo.com	2,000	Lincoln Rush	New Occupancy	2000
QuikTrip #925 JUST MAKING A NOTE: PLEASE EMAIL COPY OF CO	06/12/2020	925 S Cockrell Hill Rd.	QuikTrip #925 Phone: (918) 615-7700 dist-taxaccounting@quiktrip.com	5,027	Jimmy Brown Jr	Change of Ownership	5027

TO Dist-taxaccounting@quiktrip.com ONCE ISSUED.							
QuikTrip #924 JUST MAKING A NOTE: PLEASE EMAIL COPY OF CO TO Dist-taxaccounting@quiktrip.com ONCE ISSUED.	06/12/2020	102 E Camp Wisdom Rd.	QuikTrip #924 Phone: (918) 615-7700 dist-taxaccounting@quiktrip.com	4,902	Jimmy Brown Jr	Change of Ownership	4902
V & V Beauty Zone - cosmetology beauty salon	06/26/2020	1214 N Duncanville Rd. Suite # 3	V&V Beauty Zone Phone: (972) 697-7395 sublimeskinbylulu@gmail.com	800	Luisa C Velez	New Occupancy	800
Perfection Studios LLC - beauty spaces for hair and cosmetology	06/12/2020	603 N Cedar Ridge Dr. Suite # 100	Perfection Studios LLC Phone: (214) 799-9965 misty214@gmail.com	1,000	Misty Brookins	New Occupancy	1000
Barbershop	06/26/2020	708 W Wheatland Rd.	First Class Cuts Phone: (214) 335-9920	2,000	Juan Galvan	New Occupancy	2000
Sno-Cone Hut - Snow Cone Sales	06/26/2020	1707 S Main St.	Sno-Cone Hut Phone: (469) 853-1460 jacksonfreddie51@yahoo.com	800	Freddie L. Jackson	New Occupancy	800
CPR Training	06/26/2020	210 S Main St. Suite # 8	Express CPR LLC Phone: (214) 850-4011 expresscprllc@gmail.com	258	Delena Mayo	New Occupancy	258
67 Pain and Injury Center	06/27/2020	901 E Hwy 67 Suite # E	67 Pain and Injury Center Phone: (972) 859-0524	2,500	Mario A Rodriguez	New Occupancy	2500

Certificate of Occupancy

Total Square Footage **124,781.00** (Avg.: 7,798.81)

TOTALS:	Square Footage:	124,781.00	(Avg.: 7,798.81)
	Total Projects:	16	
	CO's Issued:	16	