



DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE, NO. 1
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
TUESDAY, AUGUST 25, 2020 @ 6:00 PM

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 Tax Increment Financing (TIF) Reinvestment Zone, No. 1 for the City of Duncanville, Texas will conduct a Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Regular Meeting by video conference at 6:00 PM on Tuesday, August 25, 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 25, 2020. All public comments submitted by 4:00 PM on Tuesday, August 25, 2020 will be provided to the Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 members and entered into the record for the August 25, 2020 Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Meeting.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_RLj1zpn_SKWMMj_dmTHFBw

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 TIF BOARD MINUTES FOR THE MEETING HELD ON APRIL 20, 2020.
3. RECEIVE AND CONSIDER APPROVAL OF THE FY 2020 – 2021 TIF BOARD BUDGET.
4. RECEIVE AN UPDATE FROM THE PUBLIC WORKS DEPARTMENT REGARDING CIP PROJECTS PLANNED WITHIN THE TIF DISTRICT.
5. DISCUSS POTENTIAL FUTURE TIF PROJECTS.

ADJOURNMENT

**POSTED BY FRIDAY,
AUGUST 21, 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 licenciatarío 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: Tuesday, August 25, 2020

TITLE: Citizen's Public Forum.

BACKGROUND/HISTORY: The TIF 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: Tuesday, August 25, 2020

TITLE: Consider Approval of the TIF Minutes for the Regular Meeting Held on April 20, 2020.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Copies of the draft minutes of the TIF Regular Meeting held on April 20, 2020.

ATTACHMENT(S): Draft TIF Minutes for the Regular Meeting held on April 20, 2020 are attached for the Board's review.

**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE, NO. 1
MINUTES
REGULAR MEETING
APRIL 20, 2020**

A regular meeting of the Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Board of Directors was held on Monday, April 20, 2020, at 6:00 PM in the City Council Briefing Room located at City Hall and via Video Conference and Telephone.

Board Members in Attendance:

Michael Grace	Chairperson
Kenneth Embry	Vice Chairperson
Lawrence Golden	Board Member
Alex Wheeler	Board Member
Daniel Flores	Board Member

Board Members Not in Attendance:

All Board Members were in attendance.

City Council Members in Attendance: There were no City Council Members present at this meeting.

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

Guests Present: Mrs. France Nance; John Gilbert, Managing Partner (Gilbert Commercial); and Mr. Matt Hyman, Vice President, Leasing (Duke Realty).

The meeting was called to order by Chairperson Grace at 6:00 PM.

Mr. Embry offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

Chairperson Grace read the item into record. There were no public comments received.

ITEM NO. 2 CONSIDER APPROVAL OF THE TIF BOARD MINUTES FOR THE MEETING HELD ON JANUARY 30, 2020.

The Board had further questions/discussion.

Mr. Wheeler made a motion to approve the minutes as presented, seconded by Mr. Flores; the vote passed unanimously.

ITEM NO. 3 DISCUSS AND CONSIDER AMENDING THE FY 19 – 20 TIF BUDGET TO INCLUDE \$3,000 FOR CONSULTING FEES TO ASSIST IN THE EXPANSION OF THE TAX INCREMENT FINANCING REINVESTMENT ZONE, NO. 1.

Ms. James presented the Board with copies of the budget. She explained, one document has a list of line-items with some budget numbers; one column says "Original", and then one says "Revised" budget. The other document shows the current budget status.

Ms. James pointed out that the Contractual Services line-item amount in the budget only has \$2,050. She further explained that there has been a request from Ms. Nance to expand the boundaries of the TIF to include her property as a developer is interested in purchasing some of the property in the future. The expanded boundaries will include 84 Lumber, the storage units on Duncanville Road, and Redbird Skateland. If the Board is interested in considering this request, a consultant will need to be hired to provide the Board with a new proposed Financial Plan and Work Plan to consider the impacts to the TIF. Therefore, the Contractual Services line-item will need to be increased to \$3,700 for the cost of the work performed by the consultant.

She explained, that amending the budget to include the cost of providing a proposed Financial Plan and Work Plan for the Board is the first step in this process. Ms. James reminded the Board that they are not voting to approve the expansion request tonight, only to take the next step to obtain the information for them to properly analyze the request.

Ms. James reported that Mrs. Nance and her Broker; Mr. Gilbert, as well as Mr. Hyman; the Developer looking to purchase the property are available via telephone if the Board has any questions.

The Board had further questions/discussion for Staff, as well as Mr. Gilbert and Mr. Hyman.

Mr. Embry made a motion to approve the request and to amend the budget, accordingly, seconded by Mr. Golden; the vote passed unanimously.

The Board had further questions/discussion.

It was the consensus of the Board that the next TIF Board Meeting will take place on May 11, 2020 at 6:00 PM. Staff will send a meeting invite to the Board.

ADJOURNMENT

The meeting adjourned at 6:41 PM.

APPROVED:

MICHAEL GRACE
CHAIRPERSON

ATTEST:

CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Tuesday, August 25, 2020

TITLE: Receive and Consider Approval of the FY 2020 – 2021 TIF Board Budget.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: A copy will be presented to the Board for review at the meeting.

TIF - TAX INCREMENT FINANCING FUND

TIF Fund	2018-19 ACTUAL	2019-20 ADOPTED BUDGET	2019-20 REVISED BUDGET	2020-21 PROPOSED BUDGET
BEGINNING FUND BALANCE	\$196,642	\$231,217	\$236,867	\$255,565
REVENUES				
Transfer In from General Fund	\$40,225	\$53,000	\$21,448	\$73,019
TOTAL REVENUES	\$40,225	\$53,000	\$21,448	\$73,019
EXPENDITURES				
Operational Expenses	\$0	\$2,750	\$2,750	\$2,750
TOTAL EXPENDITURES	\$0	\$2,750	\$2,750	\$2,750
ENDING FUND BALANCE	\$236,867	\$281,467	\$255,565	\$325,834



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Tuesday, August 25, 2020

TITLE: Receive an Update from the Public Works Department Regarding CIP Projects Planned within the TIF District.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Receive an update from the Assistant Director, Jackie Colton, to discuss the City public works projects planned within the TIF District.



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Tuesday, August 25, 2020

TITLE: Discuss Potential Future TIF Projects.

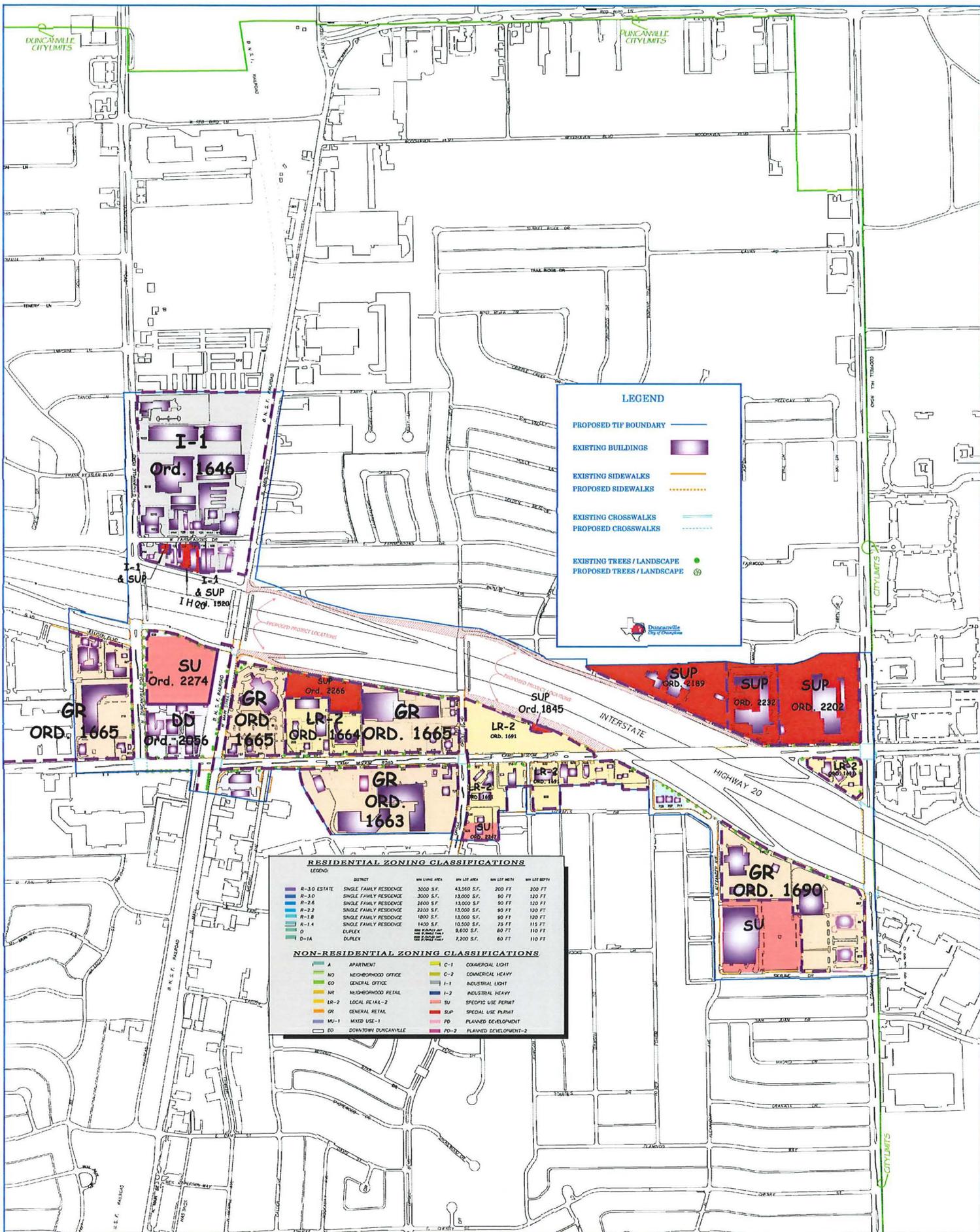
PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Chairperson, Michael Grace will review the TIF Project Plan and discuss potential future projects when TIF funding allows. The approved TIF Project Plan and the TIF District Map are attached for the Board's review.

EXHIBIT "A"

FINAL TIF #1 PROJECT PLAN

Individual Projects For Identified Area	\$K
Property Redevelopment Fund	2,000
Intersection Improvements	275
Landscaping	900
Street Lighting	755
Benches/Bike Racks/Trash Cans	75
Median Improvements	50
Sidewalks	350
Monument Entrance Signs	600
Subtotal	<u>5,005</u>
Bridge Improvements & Walking Trails	
Cockrell Hill to Duncanville Road	1,900
Administrative Cost	230
Total	<u>7,135</u>



LEGEND

- PROPOSED TIP BOUNDARY
- EXISTING BUILDINGS
- EXISTING SIDEWALKS
- PROPOSED SIDEWALKS
- EXISTING CROSSWALKS
- PROPOSED CROSSWALKS
- EXISTING TREES / LANDSCAPE
- PROPOSED TREES / LANDSCAPE

RESIDENTIAL ZONING CLASSIFICATIONS

LEGEND:

DISTRICT	DESCRIPTION	MIN LIVING AREA	MIN LOT AREA	MIN LOT WETH	MIN LOT DEPTH
R-3.0	ESTATE SINGLE FAMILY RESIDENCE	3000 S.F.	43,500 S.F.	200 FT	300 FT
R-3.0	SINGLE FAMILY RESIDENCE	3000 S.F.	13,000 S.F.	90 FT	120 FT
R-2.6	SINGLE FAMILY RESIDENCE	2400 S.F.	13,000 S.F.	90 FT	120 FT
R-2.2	SINGLE FAMILY RESIDENCE	2200 S.F.	13,000 S.F.	90 FT	120 FT
R-1.8	SINGLE FAMILY RESIDENCE	1800 S.F.	13,000 S.F.	90 FT	120 FT
R-1.4	SINGLE FAMILY RESIDENCE	1400 S.F.	10,500 S.F.	75 FT	115 FT
D	DUPLEX	1400 S.F.	8,600 S.F.	80 FT	110 FT
D-1A	DUPLEX	1400 S.F.	7,200 S.F.	80 FT	110 FT

NON-RESIDENTIAL ZONING CLASSIFICATIONS

A	APARTMENT	C-1	COMMERCIAL LIGHT
NO	NEIGHBORHOOD OFFICE	C-2	COMMERCIAL HEAVY
GO	GENERAL OFFICE	I-1	INDUSTRIAL LIGHT
NR	NEIGHBORHOOD RETAIL	I-2	INDUSTRIAL HEAVY
LR-2	LOCAL RETAIL-2	SU	SPECIAL USE PERMIT
GR	GENERAL RETAIL	SUP	SPECIAL USE PERMIT
MU-1	MIXED USE-1	PD	PLANNED DEVELOPMENT
DD	DOWNTOWN DUNCANVILLE	PD-2	PLANNED DEVELOPMENT-2



STUDY LOCATION

