

**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE BOARD
MINUTES
REGULAR MEETING
JANUARY 30, 2020**

A regular meeting of the Duncanville Tax Increment Financing (TIF) Reinvestment Zone Board of Directors was held on Thursday, January 30, 2020, at 6:00 PM in the City Council Briefing Room located at City Hall.

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.

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

The meeting was called to order by Chairperson Grace at 6:06 PM.

Mr. Wheeler offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

No citizen's spoke during Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE TIF BOARD MINUTES FOR THE MEETING HELD ON DECEMBER 13, 2018.

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

ITEM NO. 3 HOLD ELECTIONS FOR THE VICE PRESIDENT TIF OFFICE AND MAKE A RECOMMENDATION TO CITY COUNCIL ON THE PRESIDENT'S OFFICE.

Ms. James explained that the Board needed to elect a Vice Chairperson and receive a consensus recommendation on the Chairperson. The recommendation on the Chairperson must go to City Council for final approval.

The Board had further questions/discussion.

Mr. Golden made a motion to reappoint Mr. Embry as Vice Chairperson, seconded by Mr. GracEm; the vote passed unanimously.

Mr. Embry made a motion to recommend Mr. Grace as Chairperson, seconded by Mr. Wheeler; the vote passed unanimously.

Staff will take the recommendation for Chairperson (Mr. Grace) to City Council for final approval.

ITEM NO. 4 RECEIVE THE TIF FINANCIALS UPDATE.

Ms. James reported that at the June 8, 2017, Duncanville Community and Economic Development Corporation (DCEDC) meeting, the DCEDC agreed to provide a \$150,000 loan for seed money to the TIF for a period of ten years interest free. In ten years, the payment will be due. The TIF Board can go back and ask for modifications to the loan in the future if needed.

At the June 27, 2017, TIF meeting, the TIF approved the agreement with the DCEDC for a \$150,000 loan for seed money to the TIF for a period of ten years interest free and authorized the Chairperson to sign the agreement as presented. To date, the TIF has used \$14, 465.16 of that money for consulting fees.

The Board had further questions/discussion.

Mr. Wheeler made a motion to approve the TIF Financials; seconded by Mr. Golden; the vote passed unanimously.

ITEM NO. 5 UPDATE ON THE TIF DISTRICT DEVELOPMENT PROJECTS.

Ms. James reported that since the TIF was created, a new McDonalds and Hampton Inn and Suites has been built in the TIF; both located off IH-20. In FY 19, the McDonald's property owner representative came in and spoke to staff regarding a proposed gas station next to the McDonalds.

The Board had further questions/discussion.

ITEM NO. 6 RECEIVE AND DISCUSS THE PROJECT AND FINANCING PLAN FOR THE TIF BOARD.

Ms. James reported that nothing has changed in the Project or Finance Plan since last adopted.

The Board had further questions/discussion.

ITEM NO. 7 REVIEW AND CONSIDER APPROVAL OF THE DUNCANVILLE TIF DISTRICT 2019 ANNUAL REPORT.

Ms. James reviewed the 2019 TIF Annual Report with the Board and answered questions from the Board. She noted that Mr. Larry Cline, the City's TIF Consultant, reviewed and approved the Report. Ms. James informed the Board that the report will be presented to City Council for final approval, and then filed with the State of Texas in February, which is mandated by law.

The Board had further questions/discussion.

Mr. Wheeler made a motion to approve the 2019 TIF Annual Report with minor corrections, seconded by Mr. Embry; the vote passed unanimously.

ADJOURNMENT

The meeting adjourned at 7:24 PM.

APPROVED:



MICHAEL GRACE
CHAIRPERSON

ATTEST:



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR