

**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**