



**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE, NO. 1
REGULAR MEETING
BRIEFING ROOM, DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
TUESDAY, OCTOBER 13, 2020 @ 6:00 PM**

AGENDA

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCING

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by the Office of the Governor on June 13, 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 conferencing at 6:00 PM on Tuesday, October 13, 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 conferencing. There will be no public access to a physical location.

To submit public comments, email cwilliams@duncanville.com and title the email “Public Comment” – October 13, 2020. All public comments submitted by 4:00 PM on Tuesday, October 13, 2020 will be provided to the Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 members and entered into the record for the October 13, 2020 Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Meeting.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_d3SzAkj4TqGSWooV8nII5q

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 AUGUST 25, 2020.
3. DISCUSS AND REVIEW THE TIF FINANCING PLAN WITH TIF CONSULTANT, LARRY CLINE.
4. DISCUSS THE TIF PROJECT PLAN AND POTENTIAL FUTURE TIF PROJECTS.

ADJOURNMENT

**POSTED BY FRIDAY,
OCTOBER 9, 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) 780-5013. (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: Tuesday, October 13, 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 Chairperson'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, October 13, 2020

TITLE: Consider Approval of the TIF Minutes for the Regular Meeting Held on August 25, 2020.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Copies of the draft minutes of the TIF Regular Meeting held on August 25, 2020.

ATTACHMENT(S): Draft TIF Minutes for the Regular Meeting held on August 25, 2020 are attached for the Board's review.

**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE, NO. 1
MINUTES
REGULAR MEETING
AUGUST 25, 2020**

A regular meeting of the Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Board of Directors was held on Tuesday, August 25, 2020, at 6:00 PM in the City Council Briefing Room located at City Hall and via Video Conferencing and Telephone.

Board Members in Attendance:

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

Board Members Not in Attendance:

All Board Members were in attendance with one vacancy.

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

The meeting was called to order by Chairperson Grace at 6:10 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 APRIL 20, 2020.

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

ITEM NO. 3 RECEIVE AND CONSIDER APPROVAL OF THE FY 2020 – 2021 TIF BOARD BUDGET.

Ms. James reported that the ending fund balance projected for FY20 is \$255,565. Finance does anticipate revenue collections for FY21 to be \$73,019 based on property values, which will bring our total collections for the year minus the proposed operating expenses to a fund balance of \$325,834. Last fiscal year the Board had approved additional funds for the TIF consultant to look at the expansion of the boundaries, because of a request by an adjacent property owner. The project that was going to be developed on the owner's property did not move forward because of COVID-19, therefore this budget increase was not needed. That is why that budget line item for expenses remained the same for the last fiscal year.

Mr. Embry made a motion to approve the TIF FY 2020 – 2021 Board Budget, seconded by Mr. Wheeler; the vote passed unanimously.

ITEM NO. 4 RECEIVE AN UPDATE FROM THE PUBLIC WORKS DEPARTMENT REGARDING CIP PROJECTS PLANNED WITHIN THE TIF DISTRICT.

Ms. James reported that the Agenda Packet listed that Jackie Colton would be presenting tonight, but Mr. Greg Ramey, the Director of Public Works will present tonight.

Mr. Ramey highlighted a few of the City and TxDOT projects that are occurring in the vicinity or within the TIF District. The projects are as follows:

The Public Works Staff submitted a request to Dallas County and requested that they consider partnering with the City of Duncanville for a corridor study on Camp Wisdom Rd. from Clark Rd. all the way to the Red Bird Mall new development. The feedback from the study will drive what the City's does on Camp Wisdom Rd. in terms of lane widths, median cuts, etc. and any other information that will help Staff and Council understand the corridor better.

The TxDOT I20 frontage road and sidewalks projects: There is a part of the project that is north of I20, but it does go in front of the Clay Cooley property and the Rodeway Inn property. There are some sidewalks that will be addressed on the south and north sides of I20. TxDOT continues to work on the service road project in front of the Hilton Garden Inn, the Hampton Inn & Suites, and behind the Cash Savers. TxDOT is upgrading that area and working to tie it into East Camp Wisdom Rd. right in the vicinity of Wendy's. There will also be a new signal at that location. The project is scheduled for completion in December.

Water/Wastewater at Cockrell Hill Road: The City has several issues along Cockrell Hill Rd. that starts by Freedom Dodge and extends down toward the RaceTrac at Wheatland Rd. There is an area that Staff will work on that has a lot of spaghetti piping in the road. Staff is cleaning that up and doing some other repairs and upgrades along that corridor.

Next year, Staff is planning some pavement replacement projects on the north side of Cockrell Hill Road. This year, Staff had a big focus on North Duncanville Road. The City had a little bit of money left over from the North Duncanville Road project. Those extra dollars were used on pavement repair work and then we are going to continue with that level of effort with some additional funding in FY21.

The Board had further questions/discussion.

ITEM NO. 5 DISCUSS POTENTIAL FUTURE TIF PROJECTS.

Mr. Grace reported that he asked for this Item to be placed on the Agenda. The TIF Board has existed for three years. It is very young, and it is not uncommon for TIF Districts to be unable to fund projects at this point in their lifespan. He thought it was time for the Board to have a conversation on the types of projects within the TIF project plan that the Board would like to start focusing on at such time that it made sense. Whether it be because the funds are available, the Board happens to find out about a grant that the Board could participate, or because projects have been identified through the Public Works CIP.

The Board had further questions/discussion and agreed that they would like this item to come back to the Board at a future date.

ADJOURNMENT

The meeting adjourned at 7:52 PM.

APPROVED:

**MICHAEL GRACE
CHAIRPERSON**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Tuesday, October 13, 2020

TITLE: Discuss and Review the TIF Financing Plan with TIF Consultant, Larry Cline.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: The TIF Financing Plan is attached for the Board's review.

EXHIBIT B

FINAL TIF NO. ONE
FINANCING PLAN

<u>YEAR</u>	<u>New Value, \$K</u>	<u>Cum. New Value, \$K</u>	<u>TIF Fund, \$K</u>
2016	-	-	-
2017	500	500	-
2018	6,800	7,300	3
2019	-	7,300	50
2020	10,909	18,209	50
2021	3,643	21,852	126
2022	-	21,852	151
2023	-	21,852	151
2024	12,889	34,741	151
2025	3,359	38,100	240
2026	30,518	68,618	263
2027	11,071	79,689	474
2028	-	79,689	551
2029	-	79,689	551
2030	-	79,689	551
2031	-	79,689	551
2032	-	79,689	551
2033	818	80,507	551
2034	-	80,507	557
2035	-	80,507	557
2036	-	80,507	557
2037	-	-	557
Total	80,507	80,507	7,193

* Based on City 2016 M & O Tax Rate of \$0.691295/\$100 valuation



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Tuesday, October 13, 2020

TITLE: Discuss the TIF Project Plan and Potential Future TIF Projects.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: The TIF Project Plan and itemized Spreadsheet is attached for the Board's review.

EXHIBIT A

FINAL TIF 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>

Item Description					
Intersection Improvements					
		Unit	Quantity	Unit Cost	Extended Cost
1	Remove Existing Concrete	SY	800	\$ 15.00	\$ 12,800.00
2	Stamped Concrete (Crosswalks)	SY	800	\$ 150.00	\$ 120,000.00
3	ADA Compliant Ramps	EA	28	\$ 1,500.00	\$ 42,000.00
				Subtotal	\$ 174,800.00
Landscaping					
Item #		Unit	Quantity	Unit Cost	Extended Cost
1	Install New Irrigation for Parkways	LS	1	\$ 250,000.00	\$ 250,000.00
2	New Street Trees at 30' Spacing	EA	250	\$ 500.00	\$ 125,000.00
3	New Median Trees (Space Permitting)	EA	18	\$ 500.00	\$ 9,000.00
4	Remove Existing Landscaping	SY	8800	\$ 8.00	\$ 70,400.00
5	Grading & Sodding	SY	8800	\$ 12.00	\$ 105,600.00
6	12' Mow Strip	LF	2000	\$ 20.00	\$ 40,000.00
7	Plantings for Landscaped Areas	LS	1	\$ 150,000.00	\$ 150,000.00
8	Refurbish Brick Pavers	SF	20000	\$ 0.50	\$ 10,000.00
9				\$	
				Subtotal	\$ 785,000.00
Street Lighting					
1	Decorative Street Lighting	EA	160	\$ 3,500.00	\$ 560,000.00
2	Street Light Foundations	EA	160	\$ 250.00	\$ 40,000.00
3	Wire & Conduit (3/4" Sch 40, 2 - #6 w/ ground)	LF	12,916	\$ 12.00	\$ 154,999.00
4				\$	
5				Subtotal	\$ 754,999.99
Other					
1	Install Park Benches/Bike Racks/Trash Cans	EA	75	\$ 1,000.00	\$ 75,000.00
2	Median Improvements (Repair, Paint)				\$ 50,000.00

Item #	Item Description	Unit	Quantity	Unit Cost	Extended Cost
Other Cont.					
1	Sidewalks - Install New 10' Sidewalk (50/50 split w/ TXDOT)	SY	6400	\$ 50.00	\$ 320,000.00
2	Monument Signage (1 Hwy Sign and 4 entrance signs)				\$ 600,000.00
Bridge Improvements (Dunvanille Rd, Main St, Oriole Blvd, Camp Wisdom Rd)					
1	Decoratve Lighting	EA	56	\$ 7,500.00	\$ 420,000.00
2	Signage Improvements	EA	4	\$ 20,000.00	\$ 80,000.00
3	Bridge Markers/Monumentation	EA	8	\$ 25,000.00	\$ 200,000.00
4	Landscaping for Bridges	AC	8	\$ 50,000.00	\$ 400,000.00
5	Irrigation	EA	16	\$ 20,000.00	\$ 320,000.00
6	12' Concrete Mow Strip	LF	9200	\$ 20.00	\$ 184,000.00
Subtotal					\$ 1,604,000.00