

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
SPECIAL CALLED MEETING
OCTOBER 12, 2020**

A special called meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, October 12, 2020, at 6:00 PM in the Northside Room of the D.L. Hopkins, Jr. Senior Center, located at 206 James Collins Blvd., Duncanville, TX 75116, and via Zoom Video Conferencing.

Board Members in Attendance:

Steve Dial	President
Derwin Broughton; AIA, NCARB	Vice President
Dave Galbraith	Board Member
Kenneth Govan	Board Member
Michael Grace	Board Member
Chan Williams	Board Member
Tammi Abney	Board Member

Board Members Not in Attendance:

All Board Members were in attendance.

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. Govan offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

President Dial read the Agenda Item into record. Staff did not receive any Public Comments, and no one spoke during Citizen's Public Forum.

ITEM NO. 2 DISCUSS THE DESIRED USAGE OF THE RAILROAD FLATS PROPERTY.

Ms. James reported that this Agenda Item was discussed at the Board's Special Called Meeting/Strategic Planning Session on September 28, 2020. The Board wanted the item brought back tonight for further discussion. She provided information for the Board to consider when determining how they would like the property to develop and the direction they provide to Staff.

For the benefit of the new Board Members, Ms. James provided an overview of the different developers that have showed interest in the property over the last five years and the concerns the Board had with the different proposed projects. President Dial provided the new Board Members with his perspective of the proposed projects the Board had received in the past as well. Ms. James further discussed the issues with the current plat.

Ms. James then informed the Board that she had recently received a call from a previous developer that went in front of the Board. The Board elected not to move forward with further discussion with the interested party until they completed a development strategy for the property.

The Board had further discussion/questions.

The Board established some basic objectives for the property, which needs to be added to the DCEDC Community Enhancement Program (CEP). Staff will combine the list and email it to the Board prior to the next meeting for any needed changes. The Board will consider approving the list of objectives at the next DCEDC meeting.

ITEM NO. 3 DISCUSS AND UPDATE THE DCEDC POLICY STATEMENT AND GUIDELINES FOR GRANTS.

Ms. James reported that this was another item discussed in the Planning Session. She further explained that she had received some questions from a few Board Members on the process used to create the budget, including for these programs. Ms. James briefly reviewed the budget process with the Board and explained that it is similar to how other cities handle their budget processes. She also detailed the changes the Board approved including decreasing the Design Incentive Grants budget while increasing the Demo/Rebuild Program and Façade Grants budgets. She explained these changes were originally proposed to the Board since the requests for Design Incentive Grants were lower and the value for the Demo/Rebuild Program and Façade Grants were higher.

Ms. James updated the Board that the grant guidelines will be an item that Council wants to discuss as well. She reviewed with the Board the sections that pertained just to the DCEDC. She noted that the purpose tonight, was to bring this Item to the Board to discuss and determine any changes that the Board would like to see in the policy.

The Board had further discussion/questions, but they elected not to make any changes to the actual incentives.

ITEM NO. 4 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 THE PROPERTY LOCATED AT 100 S. MAIN ST., DUNCANVILLE, TX 75116.

The Board began Executive Session at 7:47 PM.

ITEM NO. 5 RECONVENE INTO OPEN SESSION.

The DCEDC reconvened into Open Session at 8:31 PM.

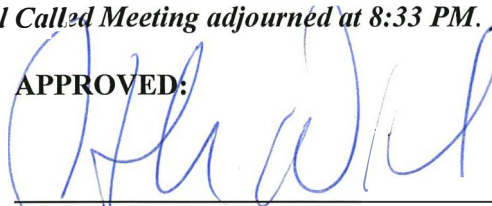
**ITEM NO. 6 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF
CLOSED EXECUTIVE SESSION.**

Mr. Govan made a motion to authorize the ED Staff to enter into an agreement as to an appraisal of the property located at 100 S. Main St., Duncanville, TX, seconded by Ms. Abney; the motion passed unanimously.

ADJOURNMENT

The DCEDC October 12, 2020, Special Call^{ed} Meeting adjourned at 8:33 PM.

APPROVED:



**STEVE DIAL
PRESIDENT**

ATTEST:

Cynthia D. Williams

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**