

**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.

