

**DUNCANVILLE TAX INCREMENT FINANCING (TIF)
REINVESTMENT ZONE, NO. 1
MINUTES
REGULAR MEETING
OCTOBER 13, 2020**

A regular meeting of the Duncanville Tax Increment Financing (TIF) Reinvestment Zone, No. 1 Board of Directors was held on Tuesday, October 13, 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
Yaschika Gipson	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 6:08 PM.

Mr. Embry offered the Invocation.

ITEM NO. 1 CITIZEN'S PUBLIC FORUM.

No comments were received, and no citizen's spoke during Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE TIF BOARD MINUTES FOR THE MEETING HELD ON AUGUST 25, 2020.

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

ITEM NO. 3 DISCUSS AND REVIEW THE TIF FINANCING PLAN WITH TIF CONSULTANT, LARRY CLINE.

Ms. James reported that at the last TIF Board Meeting, the Board had questions regarding the TIF Financing Plan. TIF Consultant, Mr. Larry Cline is here tonight to answer those questions. Mr. Cline discussed the TIF Financing Plan with the Board. He reported that the Financing Plan was based on projections and will fluctuate depending on development and property tax values.

The Board had further questions/discussion.

Staff will update the TIF District map for the Board that was provided this evening.

Staff will also speak with the City Attorney to determine what information, that is provided to the City from the Dallas County Appraisal District, can be shared with the Board.

ITEM NO. 4 DISCUSS THE TIF PROJECT PLAN AND POTENTIAL FUTURE TIF PROJECTS.

Mr. Grace reported that the framework of projects has been identified and set. But out of that framework, he feels that the Board should discuss what project they would like to do first when money is available. Since the TIF District is new, he thought it would be good to have this conversation. He also wanted the Board to discuss where they wanted to focus improvements on in order to determine a path moving forward such as monument signs, streetscape improvements, or façade improvements. He would like the Board to have these decisions on record. It must be in line with what Public Works is planning.

The Board had further questions/discussion.

Staff will send out the original presentation, look to see if there is a fiber map available for the area for them to view, and look at the calendar and get with the Board with some dates for our next meeting.

ADJOURNMENT

The October 13, 2020, TIF Reinvestment Zone, No. 1 Board meeting adjourned at 7:49 PM.

APPROVED:



MICHAEL GRACE
CHAIRPERSON

ATTEST:



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR