



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
DUNCANVILLE CITY HALL
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
(972) 780-5090
MONDAY, MAY 24, 2021, 6:00 PM**

****DCEDC MISSION STATEMENT****
***TO SERVE AS A CATALYST FOR COMMUNITY DEVELOPMENT
AND ECONOMIC OPPORTUNITY.***

AGENDA

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON APRIL 26, 2021.
3. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
4. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
5. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
6. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
7. RECEIVE AND DISCUSS THE INCENTIVE TO TRACY SHOOK WITH TAKE OUT BURGERS FOR A SIGNAGE GRANT FOR THE PROPERTY LOCATED AT 795 W. WHEATLAND RD. IN AN AMOUNT NOT TO EXCEED \$3,475.00.
8. RECEIVE AND DISCUSS AUTHORIZING THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION TO SEEK REDRESS OF ITS CLAIMS AGAINST EON REALITY, INC. AND TO INTERVENE IN PENDING LAWSUIT STYLED CITY OF DUNCANVILLE V. EON REALITY, INC., CAUSE NUMBER DC-21-00095.
9. REVIEW AND CONSIDER THE PROPOSED FISCAL YEAR 2021 – 2022 DCEDC BUDGET.
10. DISCUSS AND CONSIDER A WORK SESSION FOR THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BOARD.
11. EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, regarding pending or contemplated litigation:

- DISCUSS AUTHORIZING THE DCEDC TO SEEK REDRESS OF ITS CLAIMS AGAINST EON REALITY, INC.
- DISCUSS OTHER PENDING PROPERTY AND REAL ESTATE MATTERS WITH ATTORNEY

12. RECONVENE INTO OPEN SESSION.

13. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

14. RECEIVE DIRECTOR'S REPORTS.

- BUSINESS ACTIVITY UPDATES.
 - CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF APRIL 2021.
 - CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF APRIL 2021.

ADJOURNMENT

**POSTED BY THURSDAY
MAY 20, 2021 BY 5:00 PM**



**AGUSTÍN "GUS" GARCÍA
DIRECTOR OF ECONOMIC DEVELOPMENT**

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) 780-5012. (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: Monday, May 24, 2021

TITLE: Citizen's Public Forum.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: The Duncanville Community and Economic Development Corporation (DCEDC) 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 President'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: Monday, May 24, 2021

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on April 26, 2021.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Minutes for the Regular Meeting Held on April 26, 2021.

ATTACHMENT(S): Draft DCEDC Minutes of the DCEDC Regular Meeting Held on April 26, 2021.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
REGULAR MEETING
APRIL 26, 2021**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, April 26, 2021 at 6:00 PM via ZOOM Conference.

Board Members in Attendance:

Steve Dial	President (<i>In person</i>)
Derwin Broughton; AIA, NCARB	Vice President (<i>In person</i>)
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: Agustin “Gus” Garcia; Director of Economic Development, and Cynthia Williams; Economic Development Coordinator

Guest: Paul J. Johnson, Real Estate and Business Attorney (Harris Cook, LLP), Aretha Ferrell-Benavides; City Manager

CALL TO ORDER

The meeting was called to order by President Dial at 6:23 PM.

INVOCATION

Mr. Broughton offered the Invocation.

ITEM NO. 1 CITIZEN’S PUBLIC FORUM.

The Agenda Item was read into the record by President Dial. There were no Public Comments received by staff, and no one spoke at the Citizen's Public Forum.

ITEM NO. 2 CONSIDER APPROVAL OF THE DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON DECEMBER 14, 2020.

Mr. Broughton moved to approve the minutes of the Duncanville City Council and DCEDC joint meeting held on December 14, 2020, with Mr. Galbraith seconding; the motion was unanimously approved.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON DECEMBER 14, 2020.

Ms. Chan Williams moved to approve the minutes of the DCEDC regular meeting held on December 14, 2020, with Mr. Broughton seconding; the motion was unanimously approved.

Moving forward, Cynthia D. Williams, Economic Development Coordinator, began taking a roll call vote of the Board Members except for Item No. 15.

ITEM NO. 4 INTRODUCTION OF NEW CITY MANAGER, ARETHA R. FERRELL-BENAVIDES.

Mrs. Ferrell-Benavides presented herself as the new City Manager to the Board. She also stated that effective today, the city has a new Assistant City Manager, Chief Robert Brown. The staff is very enthusiastic about our team; Staff has a lot of work ahead and looks forward to collaborating with the Board.

The Board had further questions/discussion.

ITEM NO. 5 INTRODUCTION OF NEW DIRECTOR OF ECONOMIC DEVELOPMENT, AGUSTIN "GUS" GARCIA.

Mr. Garcia thanked Ms. Ferrell-Benavides. He stated that his first day on the job was April 15, 2021, that this is his first DCEDC meeting, and that he is looking forward to being here. Mr. Garcia is excited to collaborate with the DCEDC. He reported that he has been active in economic development for the past 17 years. Mr. Garcia also stated that he had the chance to meet several members of the community. This group is clearly involved, and that he is looking forward to doing his best to represent the DCEDC.

Mr. Garcia thanked the Board for believing in him and expressed his desire to do a good job for both the City of Duncanville and the DCEDC.

The Board had further questions/discussion.

ITEM NO. 6 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Mr. Garcia reported that Sales Tax collections for April were \$816,989.85. This is a 20% increase from the same comparable period last year, which was \$677,611.75. That is a significant increase of 20.56%. The reason for the increase is because of about \$123,000 that was subject of an audit. Basically, from month to month, the Comptroller has audits and found that a particular taxpayer did not pay or that the taxpayer owed more. As a result, there was about a \$123,000 audit allocation that the City received that month. The City still had a net increase in sales tax, which seems to be trending, and the City had the same thing happen last month. For the year, year-to-date, the City had a 6% increase in sales tax.

The Board had further questions/discussion.

ITEM NO. 7 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Mr. Garcia reported that for the month of March, the EDC collected \$201,134 in sales tax revenues, and \$62 in investment interest income. The Total Revenues collected for the month is \$201,196, and \$878,737 year-to-date.

The EDC had expenses of \$5,619, which includes the costs for salaries and benefits, copier, and yearly software. Keep Duncanville Beautiful had expenses of \$203. There was a \$7,687 Transfer to the General Fund for supportive services. Sustainable Beautifications had expenses of \$1,133. Beautification had expenses of \$237, which includes the costs for materials or seasonal change outs.

The Total Expenditures for EDC for the month were \$14,878, which leaves the EDC with a Net of \$186,318 for the month. The Total Expenditures for EDC year-to-date were \$1,323,015, which leaves the EDC with a Net Loss of \$444,278 year-to-date.

Mr. Broughton moved to approve the DCEDC Monthly Budget Report, with Ms. Chan Williams seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

ITEM NO. 8 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.

Mr. Garcia reported that year-to-date actuals were approximately \$962,547, with a grand total of \$893,361 in expenses and a net net of \$69,186. In our budget, there is a \$507,425 past due balance for debt service on the Fieldhouse, which the DCEDC is paying, as well as expenses for the Fieldhouse of \$507,425 that went into the Fieldhouse budget. The Fieldhouse is once again running at a profit, almost breaking even. Given that the Fieldhouse is coming off a COVID-19 season, this is promising.

The Board had further questions/discussion.

ITEM NO. 9 RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Since the Main Station designee was unable to attend this ZOOM Conference meeting, Mr. Garcia reported that this Agenda Item is open for discussion. Aside from that, it's essentially a "receive and discuss" item.

Mr. Garcia did report that Main Station had a total operating income of \$36,554.28 and a total operating cost of \$28,075.56, leaving a \$8,478.72 debt positive. Main Station is completely leased out and completely occupied.

The Board had further questions/discussion.

ITEM NO. 10 RECEIVE AND DISCUSS THE 2021 MAIN STATION DUNCANVILLE, LTD'S BUDGET.

Mr. Garcia announced that the budget revenue for the year was \$426,084 for the month of February, since the Main Station designee was unable to attend this ZOOM Conference meeting. With a debt operating budget of \$109,841, the budget expenses were \$316,243. Cleaning, dumpster service, electrical, elevator, and other regular costs are all included in the budget.

The Board had further questions/discussion.

ITEM NO. 11 HOLD PUBLIC HEARING TO RECEIVE COMMENTS ON A REQUEST FROM TRACY SHOOK WITH TAKE OUT BURGERS FOR A SIGNAGE GRANT FOR THE PROPERTY LOCATED AT 795 W. WHEATLAND RD. IN AN AMOUNT NOT TO EXCEED \$3,475.00.

President Dial read the item into the record at 8:37 PM, and the Public Hearing began. A public hearing is required by state law for Type B projects, and a public hearing for the project mentioned above is advertised.

Ms. Abney moved to open the Public Hearing at 8:37 PM, with Mr. Galbraith seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

There were no members of the public in attendance, and no one spoke during the Public Hearing.

Ms. Abney moved to close the Public Hearing at 8:38 PM, with Mr. Grace seconding; the motion was unanimously approved.

ITEM NO. 12 RECEIVE AND CONSIDER A PRESENTATION AND REQUEST FROM TRACY SHOOK WITH TAKE OUT BURGERS FOR A SIGNANGE GRANT FOR THE PROPERTY LOCATED AT 795 W. WHEATLAND RD. IN AN AMOUNT NOT TO EXCEED \$3,475.00.

Mr. Broughton moved to accept a sign grant to Tracy Shook in the amount of 70% of the lowest bid, or \$2,432.50, on the condition that this applicant meets all of the City of Duncanville's criteria for permitting, zoning, and variances, and that the Board authorizes the President to sign the documents necessary to move forward with the grant application, with Mr. Galbraith seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

ITEM NO. 13 RECEIVE AND CONSIDER APPROVAL OF THE 2020 DCEDC ANNUAL REPORT.

Mr. Garcia stated that the Economic Development Staff presents a rundown of the previous year's accomplishments to the Board and community at the beginning of each year. A description is given below.

Economic Development Calendar Year Recap Figures:

• Community Dollars Invested with DCEDC Participation	\$250,000
• DCEDC Community Development Project Dollars	\$1,175,816
• DCEDC Economic Development Project Dollars	\$250,000
• Jobs Created or Retained by Projects with DCEDC Participation	545

Community Enhancement Calendar Year Recap Figures:

	<u>2019 Calendar Year</u>	<u>2020 Calendar Year</u>
• Total Number Visits - Library	165,578 visits	90,000 visits
• Total Number Materials Checked Out - Library	102,578 visits	87,132 visits
• Total Number of Computer Use – Library	30,197 visits	17,538 visits
• Total Number of Visits – Recreation Center	18,954 visits	28,857 visits

Mr. Garcia announced that the overall number of visits to the Recreation Center for the 2020 Calendar Year increased. He noted that in a COVID year, Staff would consider that an outlier. These figures were double-checked by the staff. Mr. Quinonez of the Recreation Center responded that because the Recreation Center was one of the only facilities open during the lockdown, it saw a lot of action from the surrounding areas. Every day, the Recreation Center will receive anywhere from 50 to 100-day passers. Therefore, the Recreation Center's Benefit and operating schedule remained unchanged.

The following are some of the report's highlights: The DCEDC discussed the need for the Railroad Flats property to be used. The Board established some key property priorities that will be implemented as part of the Board's strategic plan and goals for the coming year. The Revised Community Enhancement Program for 2020–2021 was endorsed by the Board (CEP).

4B Projects:

Parks Bonds: In the sum of \$488,413 for Harrington Park and other park projects, the DCEDC contributed to debt service payments for 2020 Park Bonds.

Fieldhouse – 1700 S. Main Street:

The DCEDC paid \$533,850 against debt service payments for the City-owned property at 1700 S. Main Street through September 30, 2020.

SWH Duncanville, LLC (Hampton Inn and Suites):

The DCEDC approved \$45,000 for an economic development incentive. In October 2020, the first payment of \$42,603.16 was approved.

It's worth noting that the DCEDC paid \$900,000 for the property at 730 E. IH-20. This was a major purchase for the DCEDC, and it is included in the Board's CEP as well as the 2020 - 2021 targets. The Board is enthusiastic about undertaking projects that will be the property's greatest and best use. One of the Board's strategic priorities for the coming year is to achieve this. The Board of Directors would work tirelessly to identify a high-end customer or the highest and best use for the land. Staff did obtain a feasibility study for the Board to review and analyze what the highest and best usage would be.

DCEDC Community Development/Projects During 2020:

Beautification – The total amount spent on beautification in FY 2020 was \$18,687.86.

The Parks Department oversees administering the beautification funds as well as the contracts that go along with them.

The funds for beautification were used to:

- Landscape maintenance at 1700 S. Main Street, a City-owned site (Fieldhouse).
- Grounds improvement for the IH-20 Corridor and Highway 67; and
- Landscape color changes for City properties and parks.

Keep Duncanville Beautiful – A total of \$1,274.99 was expended on KDB efforts in FY 2020.

The Board had further questions/discussion.

Ms. Chan Williams moved to approve the 2020 DCEDC Annual Report, with Mr. Govan seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

ITEM NO. 14 DISCUSS AND CONSIDER AUTHORIZING THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION TO SEEK REDRESS OF ITS CLAIMS AGAINST EON REALTY, INC. AND TO INTERVENE IN PENDING LAWSUIT STYLED CITY OF DUNCANVILLE V. EON REALTY, INC., CAUSE NUMBER DC-21-00095.

The Board had further questions/discussion.

Mr. Broughton moved to table this Agenda Item, with Ms. Abney seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

ITEM NO. 15 DISCUSS AND CONSIDER WHETHER TO RETAIN OF SPECIAL LEGAL COUNSEL AND TO AUTHORIZE THE PRESIDENT TO EXECUTE AN AGREEMENT BY AND BETWEEN THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION AND SPECIAL LEGAL COUNSEL CONCERNING MAIN STATION PROJECT AND OTHER REAL ESTATE MATTERS THAT MAY BE ASSIGNED.

Mr. Dial announced that at our most recent meeting, the Board heard a presentation from an interested third party who wanted to purchase the percentage of the Main Station project that the EDC owns. The City's counsel recommended that the EDC retain its own counsel to represent the Board's interests in moving forward with the deal. The Board's representatives (Mr. Dial and Mr. Broughton) and Staff conducted a search for qualified lawyers and discovered a gentleman. The contract could not be executed because both the Director of Economic Development and the Interim City Manager had left the city. At this stage, the Board must act.

The Board had further questions/discussion.

Mr. Grace left the meeting.

Mr. Broughton moved to authorize the President to execute an agreement by and between the Duncanville Community and Economic Development Corporation and Special Legal Counsel concerning Main Station project and other real estate matters that may be assigned, with Mr. Govan seconding; the motion was unanimously approved.

Mr. Broughton moved to table this Agenda Item, with Ms. Abney seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea

The vote was cast 6 for, 1 against. *Mr. Grace was not present at the time of the vote.* Item passed.

Mr. Grace returned to the meeting.

Ms. Abney moved to approve the Board going into Executive Session, with Mr. Grace seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea

The Board entered Executive Session at 7:03 PM.

ITEM NO. 16 EXECUTIVE SESSION.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, regarding pending or contemplated litigation:

- DISCUSS AUTHORIZING THE DCEDC TO SEEK REDRESS OF ITS CLAIMS AGAINST EON REALITY, INC.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following sections: Section 551.074 – Deliberation regarding personnel matter related to obtaining legal counsel:

- DISCUSS RETAINING SPECIAL LEGAL COUNSEL CONCERNING MAIN STATION PROJECT AND OTHER REAL ESTATE MATTERS THAT MAY BE ASSIGNED.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following sections: Section 551.087(2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect:

- DISCUSS TAKE OUT BURGERS GRANT REQUEST.

Ms. Abney moved to approve the Board going back into Open Session, with Mr. Galbraith seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

ITEM NO. 17 RECONVENE INTO OPEN SESSION.

The Board reconvened into Open Session at 8:39 PM.

ITEM NO. 18 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

Mr. Broughton moved to accept a sign grant to Tracy Shook in the amount of 70% of the lowest bid, or \$2,432.50, on the condition that this applicant meets all of the City of Duncanville's criteria for permitting, zoning, and variances, and that the Board authorizes the President to sign the documents necessary to move forward with the grant application, with Mr. Galbraith seconding; the motion was unanimously approved.

ITEM NO. 19 RECEIVE DIRECTOR'S REPORTS.

Mr. Garcia spoke about the previous month's Business and Events Activities, which included new companies, business extensions, and a list of Certificates of Occupancy. The Board had further questions/discussion.

- **BUSINESS ACTIVITY UPDATES.**
- **CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF MARCH 2021(ATTACHED).**
- **CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF MARCH 2021 (ATTACHED).**

ADJOURNMENT

The DCEDC April 26, 2021, Regular Meeting adjourned at 9:14 PM.

Mr. Broughton moved to adjourn the DCEDC April 26, 2021 Regular Meeting, with Mr. Galbraith seconding; the motion was unanimously approved.

Cynthia D. Williams, the DCEDC's Economic Development Coordinator, took a roll call vote of the DCEDC.

Mr. Steve Dial	Yea
Mr. Derwin Broughton	Yea
Mr. Dave Galbraith	Yea
Mr. Kenneth Govan	Yea
Ms. Chan Williams	Yea
Ms. Tammi Abney	Yea
Mr. Michael Grace	Yea

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**AGUSTIN "GUS" GARCIA
DIRECTOR OF ECONOMIC DEVELOPMENT**



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss City Sales and Use Tax Comparison Summary.

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: The City Sales and Use Tax Comparison Summary is attached for the Board’s review and discussion.

STATE OF TEXAS
COMPTROLLER OF PUBLIC ACCOUNTS
CITY SALES AND USE TAX COMPARISON SUMMARY - MAY 2021

County/City	Rate	Net Payment	Comparable Payment	% Change	2021 Payments	2020 Payments	% Change
Dallas							
Addison	1.00%	\$1,291,547.63	\$1,166,877.41	10.68%	\$5,832,899.56	\$6,107,831.74	-4.50%
Balch Springs	2.00%	\$1,013,297.57	\$722,057.22	40.33%	\$4,005,455.64	\$3,693,859.28	8.43%
Carrollton	1.00%	\$4,165,167.65	\$3,330,010.90	25.07%	\$16,185,593.60	\$16,101,838.22	0.52%
Cedar Hill	1.88%	\$1,945,535.56	\$1,292,589.91	50.51%	\$7,604,166.24	\$6,809,020.66	11.67%
Cockrell Hill	1.00%	\$50,009.51	\$42,285.57	18.26%	\$222,581.44	\$184,065.48	20.92%
Coppell	1.75%	\$4,281,866.68	\$3,456,072.77	23.89%	\$20,007,293.32	\$16,948,668.20	18.04%
Dallas	1.00%	\$33,557,742.82	\$26,803,948.42	25.19%	\$141,377,326.33	\$139,291,618.78	1.49%
De Soto	2.00%	\$1,784,827.30	\$1,271,402.96	40.38%	\$7,839,557.49	\$6,578,097.75	19.17%
Duncanville	2.00%	\$1,215,345.22	\$888,123.96	36.84%	\$4,678,176.36	\$4,152,142.01	12.66%
Farmers Branch	1.00%	\$1,437,538.37	\$1,423,080.56	1.01%	\$7,136,046.99	\$7,258,420.05	-1.68%
Garland	1.00%	\$3,277,054.51	\$2,456,818.00	33.38%	\$13,180,387.49	\$12,237,592.72	7.70%
Glenn Heights	1.00%	\$104,476.42	\$71,074.78	46.99%	\$413,893.10	\$311,986.37	32.66%
Highland Park	1.00%	\$503,193.42	\$348,774.13	44.27%	\$2,283,054.71	\$2,065,864.61	10.51%
Hutchins	2.00%	\$380,726.91	\$254,067.81	49.85%	\$1,398,932.42	\$1,122,759.50	24.59%
Irving	1.00%	\$7,563,833.77	\$6,625,338.77	14.16%	\$32,319,183.41	\$33,299,097.60	-2.94%
Lancaster	2.00%	\$1,191,363.74	\$954,764.61	24.78%	\$4,664,103.64	\$4,293,983.86	8.61%
Mesquite	2.00%	\$5,499,030.41	\$3,787,507.58	45.18%	\$20,748,722.59	\$19,214,766.43	7.98%
Richardson	1.00%	\$4,667,035.00	\$3,745,848.28	24.59%	\$18,558,257.58	\$18,135,398.06	2.33%
Rowlett	1.00%	\$829,990.42	\$619,177.79	34.04%	\$3,318,819.10	\$2,865,230.73	15.83%
Sachse	1.75%	\$387,674.36	\$332,834.14	16.47%	\$1,673,908.53	\$1,481,964.72	12.95%
Seagoville	2.00%	\$461,316.55	\$341,972.96	34.89%	\$1,792,887.32	\$1,555,467.29	15.26%
Sunnyvale	2.00%	\$364,169.98	\$269,843.03	34.95%	\$1,407,239.05	\$1,268,510.00	10.93%
University Park	1.00%	\$501,810.97	\$350,070.69	43.34%	\$2,129,655.50	\$1,986,500.98	7.20%
Wilmer	2.00%	\$791,391.89	\$499,143.63	58.54%	\$3,126,952.74	\$2,181,993.38	43.30%
County Total		\$77,265,946.66	\$ 61,053,685.88	26.55%	\$321,905,094.15	\$ 309,146,678.42	4.13%
Tarrant							
Bedford	2.00%	\$1,420,533.26	\$1,061,740.07	33.79%	\$5,435,442.96	\$4,919,218.25	10.49%
Hurst	1.50%	\$1,434,164.74	\$1,176,241.95	21.92%	\$6,736,252.45	\$6,756,079.08	-0.29%
Grand Prairie	1.75%	\$6,938,955.98	\$5,297,223.54	30.99%	\$28,030,196.99	\$25,863,836.81	8.37%
Grapevine	1.50%	\$3,445,740.30	\$3,040,520.00	13.32%	\$16,148,872.88	\$18,413,008.02	-12.29%
Southlake	1.88%	\$3,260,236.45	\$2,194,218.84	48.58%	\$13,157,591.15	\$12,902,843.50	1.97%
Mansfield	2.00%	\$3,270,016.68	\$2,336,859.09	39.93%	\$12,946,806.93	\$11,299,308.51	14.58%
Denton							
Corinth	1.50%	\$300,044.11	\$273,272.31	9.79%	\$1,314,500.69	\$1,309,580.88	0.37%
Ellis							
Midlothian	2.00%	\$1,267,058.24	\$1,007,750.33	25.73%	\$5,141,582.51	\$5,049,272.52	1.82%



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, May 24, 2021.

TITLE: Receive and Consider Approval of the DCEDC Monthly Budget Report.

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: Mr. Garcia will present the DCEDC Monthly Budget Report to the Board at the meeting.

City of Duncanville
Economic Development
Fiscal Year 20 - 21 Amended
Budget Status as of April, 2021 *UNAUDITED*
CASH BASIS

LINE	Revenues	Fiscal Year 2020 - 21 Actual (Unaudited)	Fiscal Year 20 - 21			Description
			Budget Adopted	Actual		
				Current Month	Year to Date	
1	4B Sales Tax	\$ 2,438,231	\$ 2,438,231	\$ 205,888	\$ 1,084,267	1/2 Cent Sales Tax
2	Interest on Investments	\$ 20,000	\$ 20,000	\$ -	\$ 359	Allocated Interest Based on Funds Invested
3	Miscellaneous Income			\$ -		
4	Total Revenues	\$ 2,458,231	\$ 2,458,231	\$ 205,888	\$ 1,084,625	
5						
6	Expenditures					
7						
8	Annual Recurring Expenses					
9	Economic Development Administration	\$ 335,478	\$ 335,378	\$ 11,405	\$ 98,633	Cost Center: 012-12011000
10	Keep Duncanville Beautiful (Activity)	\$ 12,141	\$ 12,000	\$ -	\$ 1,086	Cost Center: 012-12011100
12	Transfer to General Fund	\$ 72,803	\$ 92,242	\$ 7,687	\$ 53,808	7% of the Total Budgeted Activities of ED, KDB, and Marketing
13	Transfer Out to TIF Fund					
14						
15	Annual Programs					
16	Design Incentives	\$ 290,000	\$ 40,000	\$ -		COVID-19 Business Retention Assistance Program
17	Demo/Rebuild Program		\$ 150,000			
18	Water	\$ 100	\$ 100			Rail Road Flats Property
19	Grant/Rebate Incentives	\$ 129,345				COVID-19 Business Retention Assistance Program
20	Sustainable Beautifications	\$ 15,000	\$ 15,000		\$ 1,133	
21	Facade Incentives		\$ 60,000			
22	Open Economic Development Projects					
23	W&B Service Company	\$ 27,669				W&B Economic Incentive Grant (Prop. Tax and Sales Tax Rebate - Ended in 2018 - Capped at \$200K)
24	EDC Special Projects	\$ 45,000	\$ 204,075	\$ 27,410	\$ 202,938	Farmer Environmental Group, LLC (TCLP Analysis LBP Waste (5-Day Turn) 730 E. IH-20 Property
25	Beautification		\$ 126,777	\$ 13,709	\$ 30,658	
26	Debt Service					
27	Contribution Debt Service BK Fieldhouse (Series 2010)	\$ 536,550	\$ 537,800		\$ 487,546	2010 Bond Issue Principal and Interest Payments - Fieldhouse
28	Debt Service (Park Bonds) (Series 2006)	\$ 493,453	\$ 488,346	\$ -	\$ 507,425	2006 Bond Principal and Interest Payments (Will be retired after 08/15/21 payment)
29	Paying Agents Fees	\$ 800				Annual Administrative Fees Paid to the Bond Administrators
30	Transfer Out to BKF for Operations					
31	Bond Issue Cost					
32						
33	Property Purchases					
35						
36	Total Expenditures	\$ 1,958,339	\$ 2,061,718	\$ 60,211	\$ 1,383,226	
37						
38	Net Profit (Loss)	\$ 499,892	\$ 396,513	\$ 145,677	\$ (298,601)	
39						
40						
41	Fund Balances		Budgeted			
42	Beginning Balance: 10-01-19		\$ 2,550,462			
43	Add: Revenues		\$ 2,643,174			
44	Less: Expenditures		\$ (2,061,718)			
45	Ending Balance: 09-30-20		\$ 3,131,918			
46	Completed Economic Development Projects					
48	RPG Capital Management, LLC	\$ 75,000				(2016-2017) Incentive for Masonry Wall
49	Dallas Heart & Vascular Consultants	\$ 28,500				(2015-2018) Incentive for Masonry Wall
50	GK Steel Fabrication	\$ 76,083				(2016-2017) Incentive for Indoor Sprinkler System
51	Ten Hagen Excavating, Inc.	\$ 40,000				(2017-2018) Incentive for Masonry Wall
52	Transfer to the TIF Fund	\$ 150,000				(2016-2017) 10 Year Loan, No Interest

NOTE: The figures here are unaudited and subject to change.



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss the Duncanville Fieldhouse Sports Facility Financial Status Report.

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: Mr. Garcia will present the Duncanville Fieldhouse Sports Facility Financial Status Report to the Board at the meeting.

CITY OF DUNCANVILLE

FIELDHOUSE FUND AT APRIL 30, 2021

REVENUES	YTD ACTUAL	ORIGINAL BUDGET	REVISED BUDGET	YTD LEFT IN BUDGET	% OF ANNUAL BUDGET YTD
48 - SPORTS FACILITY	\$248,571	\$616,000	\$616,000	\$367,429	40.4%
520101 - SPONSORSHIP REVENUE	\$30,978	\$50,000	\$50,000	\$19,022	62.0%
520120 - FOOD SALES	\$77,973	\$157,000	\$157,000	\$79,027	49.7%
520130 - BEVERAGE SALES	\$71,877	\$80,000	\$80,000	\$8,123	89.8%
520140 - MERCHANDISE REVENUE	\$202	\$5,000	\$5,000	\$4,798	4.0%
520170 - OTHER SPORTS ACTIVITY REV	\$45,175	\$68,000	\$68,000	\$22,825	66.4%
520180 - CAMP/AFTERSCHOOL PROG REV	\$1,614	\$226,000	\$226,000	\$224,386	0.7%
520190 - CLASS REVENUE	\$20,750	\$30,000	\$30,000	\$9,250	69.2%
59 - OTHER REVENUES	\$283,656	\$469,390	\$469,390	\$185,735	60.4%
509601 - MISCELLANEOUS	\$56,621	\$80,390	\$80,390	\$23,769	70.4%
509602 - CASH OVER AND SHORT	\$136	(\$0)	(\$0)	(\$136)	
509606 - AUCTION PROCEEDS	(\$0)	(\$0)	(\$0)	(\$0)	
509615 - RENTAL	\$11,516	\$34,000	\$34,000	\$22,484	33.9%
509620 - RENTALS- BASKETBALL	\$173,753	\$325,000	\$325,000	\$151,247	53.5%
509621 - RENTALS- VOLLEYBALL	\$41,629	\$30,000	\$30,000	(\$11,629)	138.8%
81 - OTHER FINANCE SOURCE	\$507,425	\$537,800	\$537,800	\$30,375	94.4%
801129 - TRANSF IN DCEDC	\$507,425	\$537,800	\$537,800	\$30,375	94.4%
Grand Total	\$1,039,651	\$1,623,190	\$1,623,190	\$583,539	64.0%

EXPENDITURES	YTD ACTUAL	ORIGINAL BUDGET	REVISED BUDGET	YTD LEFT IN BUDGET	% OF ANNUAL BUDGET YTD
456 - FIELDHOUSE NON-ORG	\$507,425	\$538,300	\$538,300	\$30,875	94.3%
45601000 - FH ADMIN/OPS	\$421,932	\$924,580	\$904,580	\$482,648	46.6%
45602000 - FH CAFÉ/ FOOD COURT	\$59,804	\$131,740	\$141,740	\$81,936	42.2%
45602500 - FH GENERAL STORE	\$314	\$3,750	\$3,750	\$3,437	8.4%
45651100 - FIELDHOUSE CAMPS	\$0	\$83,500	\$58,500	\$58,500	0.0%
45651200 - FIELDHOUSE CLASSES	\$0	\$0	\$0	\$0	
45651300 - FIELDHOUSE OTHER ACTIVITIES	\$1,510	\$9,550	\$9,550	\$8,040	15.8%
Grand Total	\$990,984	\$1,691,420	\$1,656,420	\$665,436	59.8%



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss the Main Station Duncanville, LTD's Monthly Financials, As Well As Duncanville Real Estate Updates.

PRESENTED BY: Agustin "Gus" Garcia, Director; Economic Development

BACKGROUND/HISTORY: The Main Station Duncanville, LTD's Monthly Financial will be presented to the Board at the meeting for review and discussion.



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss the incentive to Mr. Tracy Shook with Take Out Burgers for A Signage Grant for the Property Located at 795 W. Wheatland Rd. in an Amount Not to Exceed \$3,475.00.

PRESENTED BY: Agustin "Gus" Garcia, Director; Economic Development

BACKGROUND/HISTORY: Additional detailed information will be provided to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss Authorizing the Duncanville Community and Economic Development Corporation to Seek Redress of Its Claims Against EON Reality, Inc. and to Intervene in Pending Lawsuit Styled City of Duncanville V. EON Reality, Inc., Cause Number DC-21-00095.

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: At the meeting, Mr. Garcia will give the Board an update.



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, May 24, 2021

TITLE: Receive and Discuss Fiscal Year 2021 – 2022 DCEDC Budget.

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: A copy of the proposed Fiscal Year 2021 – 2022 Budget will be provided to the Board for review and consideration.

Staff Recommendation: N/A

ATTACHMENT(S): Additional information will be provided to the Board at the meeting.



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, May 24, 2021

TITLE: Discuss and Consider A Work Session / Retreat for the Duncanville Community and Economic Development Corporation (DCEDC) Board.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: A Work Session for the DCEDC Board will be discussed and considered with Staff.



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, May 24, 2021

TITLE: Executive Session

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, regarding pending or contemplated litigation:

- DISCUSS AUTHORIZING THE DCEDC TO SEEK REDRESS OF ITS CLAIMS AGAINST EON REALITY, INC.
- DISCUSS WITH ATTORNEY OTHER PENDING LEGAL MATTERS



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, May 24, 2021

TITLE: Reconvene into Open Session.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: After closed session, the Board shall reconvene into an open session prior to adjournment and shall make specific disclosures of actions that were taken in closed session.



AGENDA BACKGROUND

ITEM NO. 13

MEETING DATE: Monday, May 24, 2021

TITLE: Take Any Necessary or Appropriate Action as A Result of Closed Executive Session.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: The Board will take any necessary action in Open Session because of Executive Session.



AGENDA BACKGROUND

ITEM NO. 14

MEETING DATE: Monday, May 24, 2021

TITLE: Receive Director's Reports.

- Business Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of April 2021 (Attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of April 2021 (Attached).

PRESENTED BY: Agustin “Gus” Garcia, Director; Economic Development

BACKGROUND/HISTORY: Mr. Garcia will present the DCEDC Business and Events Activity Updates to the Board at the meeting. The Business and Events Activity Updates are presented monthly to provide progress reports, development updates, and business updates.

Staff and the Board will discuss important dates/upcoming events.



City of Duncanville's
**Certificate of Occupancy -
 Applications Received - WEEKLY
 (EDC)**
 Month of April, 2021

Project Description	Short Address	Tenant Name / Contact	Applicant Name	Reason for Application
The Lucky Duck Gallery - Art Studio	100 S Main St. Suite # 114	The Lucky Duck Gallery Phone: (214) 431-9954 epzpaintbox@gmail.com	Estefania Perez	New Occupancy
Shunta Marketing - business to business marketing and advertising, clients are virtual and business is done remotely	606 Oriole Blvd. Suite # F Bldg. 100	Shunta Marketing	Shunta Rush	New Occupancy
SAI Mart - convenience store with beer and wine sales (alcoholic beverage application attached to step 1)	700 N Clark Rd. Suite # 108	SAI Mart Phone: (817) 448-1783	Balram Poudel	New Occupancy
G & K Motors LLC - auto repair and sales	602 E Red Bird Ln. Suite # I	G & K Motors LLC Phone: (214) 732-1029 Cell: 4697631086 g214kmotors@gmail.com	Gladys Garcia	New Occupancy
Champions Cove - Apartment Complex (150 apartments), change of ownership, deed of trust attached to co application	1600 S Main St.	Champions Cove	James Traylor	Change of Ownership
Staffing agency	407 N Cedar Ridge Dr. Suite # 220	Paramount Medical Staffing Agency LLC Phone: (469) 773-9388	Tangerine Hope	New Occupancy
Overcoming LLC - outpatient counseling	903 S Main St. Suite # 107	Overcoming LLC Phone: (972) 755-9570 kamiturnerlpc@gmail.com	Kami Turner	New Occupancy
Sweat Dance Movement - fitness dance facility holding zumba, yoga, dance, fitness, ballet, hip hop, jazzercise, pilates, modern/contemporary movement; program focuses on staying healthy and fit through dance (no nutritional shakes/smoothies will be served - per applicant)	700 S Cockrell Hill Rd. Suite # 134	Sweat Dance Movement Phone: (817) 798-4576 sweatdance40@gmail.com	Jammeila Stephens	New Occupancy
Made To Order Company	603 E Hwy 67	Paris 1122	Trese Hubbard	New Occupancy

	Suite # 109	Phone: (469) 616-9200		
Minor auto repair and services, small area sanding for scratch removal, detailing	1303 S Alexander Ave. Suite # A Bldg. A	Moreno Auto Body Repair Phone: (469) 789-9521	Uziel Arturo Moreno	New Occupancy
Unique Audio & Kustomz LLC - installation of car stereos, videos and car alarms; sale of car stereos, video and car alarms; building custom speaker boxes and speaker pods...P&Z - ZONING IS COMMERCIAL, RETAIL LOCAL SALE NOT ALLOWED BUT INSTALLATION MAY BE ALLOWED, ALSO FOR FIRE - TENANT WILL BE SANDING TO CREATE CUSTOM SPEAKERS BOXES	711 Woodhaven Blvd. Suite # D	Unique Audio & Kustomz LLC Phone: (214) 632-4301 cluke2019@yahoo.com	Christopher Luke	New Occupancy
State Farm - Rick Smith Insurance Agency, Inc - insurance services and financial services	618 S Cedar Ridge Dr.	State Farm - Rick Smith Insurance Agency Inc Phone: (214) 649-3258 rick.smith.uylh@statefarm.c	Ricky D. Smith Jr.	New Occupancy
Elite Sportswear - wholesale and storage for sports uniform, shipping and receiving	656 Big Stone Gap Rd.	Elite Sportswear Phone: (915) 309-1827 ericathompson738@yahoo.	Erica Thompson	New Occupancy
The Auto Plug - Auto Repair (minor)	602 E Red Bird Ln. Suite # L	The Auto Plug Phone: (214) 440-6931 terrirowe1970@yahoo.com	Wilfred Rowe Sr	New Occupancy
Storage unit only for business located in adjacent unit - see CO application for details.	602 E Red Bird Ln. Suite # H	Alex's Machine Shop Phone: (214) 325-1256	Elsa Maria Moreira	Business Expansion
Hair salon	700 N Clark Rd. Suite # 180	Q Luxe LLC Phone: (972) 814-5128	Shanequia Jarvis	New Occupancy
General auto repair - suspension, braking system, drivetrain, tires, air conditioning	1218 Crest Lane Dr.	Daniels Automotive LLC Phone: (469) 688-8027	Daniel Mata	Change of Location
Michoacana Creamery - sale of ice cream and popsicles	215 E Camp Wisdom Rd.	Michoacana Creamery Phone: (972) 415-2638 uriel.lara@me.com	Uriel Lara	New Occupancy
vays Visions (2828 Studios) - retail urban clothing brand, creative styling (clothes)	107 N Cedar Ridge Dr. Suite # 124	Vays Visions Phone: (832) 991-1563 javaydawn@yahoo.com	Javay Dawn	New Occupancy

TOTALS:

Total Projects:

19



City of Duncanville's
**Certificate of Occupancy -
 Certificates Issued - WEEKLY
 (EDC)**
 Month of April, 2021

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	1. Applicant Name	Reason for Application	Square Footage
Solar SME Inc Solar Installer/Contractor	04/01/2021	1126 S Cedar Ridge Dr. Suite # 114	Solar SME, Inc Phone: (281) 761-4801 zia@solarsme.com		Muhammad Zia Ul Haq	Business Expansion	3600
Infinite Beauty Bar LLC - body contouring & lash extension	04/01/2021	603 Hwy 67 Suite # 117	Infinite Beauty Bar LLC Phone: (832) 425-3179 infinitebeautybarllc@gmail.com			Change of Location	1850
daiquiri and food sales	04/01/2021	700 S Cockrell Hill Rd. Suite # 158	Dat Damn Daiquiri Phone: (469) 686-5681 martaviousmoore37@gmail.com			New Occupancy	3229
Hair braiding, hair locking, selling hair replacements, and selling natural products for hair, skin, and body	04/01/2021	1106 S Main St. Suite # 1A	Natural Image Holistic Wellness Phone: (214) 994-3395 tremblekaryn@gmail.com			New Occupancy	200
JBW-T LLC dba The Maids	04/01/2021	550 N Main St. Suite # 209 A	JBW-T LLC dba The Maids Phone: (214) 773-6972 themaidssofcedarhill@gmail.com			New Occupancy	190
Austin Auto Express - Business office used for car hauling services, clerical office for the business, no vehicles will be stored on property	04/26/2021	515 N Cedar Ridge Dr. Suite # 7J	Austin Auto Express Phone: (214) 772-3495 Cell: 2147723496 l.austin32@gmail.com			Change of Location	198

Certificate of Occupancy

Total Square Footage **0.00** (Avg.: 0.00)

TOTALS:	Total Projects:	6
	CO's Issued:	6