



**Special Meeting Agenda
The Duncanville Community and
Economic Development Corporation (DCEDC)**

City Hall Briefing Room
203 E. Wheatland Road
Duncanville, TX 75116
(972) 780-5017

AMENDED

Tuesday, April 05, 2022 – 5:00 p.m.

City of Duncanville DCEDC meetings are available to all persons regardless of disability. The City of Duncanville offers Hearing Assistance Receivers for use during City Council Regular Sessions. If you require special assistance, please contact the City Secretary at (972)780-5017 or write 203 E. Wheatland Road, 75116, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

As authorized by Section 551.071 of the Texas Government Code, this meeting may be convened into closed Executive Session for the purposes of seeking confidential legal advice from the City Attorney on any item on the agenda at any time during the meeting.

The City of Duncanville reserves the right to reconvene, recess or align the Regular Session or called Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. RECEIVE PUBLIC COMMENTS.

To submit a comment via email and for your comments to be read, the following information is required:

- Submit a comment by 4:00 p.m. on Tuesday, April 05, 2022.
- Email: brandy.gaither@duncanville.com
- Email title: Public Comment – April 5th.
- First and Last Name; and address.
- *The Board Secretary will still set a two-minute time limit on the comments as they are read.*

3. EXECUTIVE SESSION

City Council shall convene into closed Executive Session pursuant to Section 551.071 Texas Gov't Code; to discuss and deliberate the purchase, exchange or value of real property in order to improve negotiation with the third party for property west of US 67 south of Camp Wisdom East of Main Street and North of Daniieldale Rd.; and, to deliberate regarding commercial and financial information from a business prospect and deliberate an offer of a financial or incentive to a business prospect pursuant to Section 551.087, Texas Gov't Code.

4. CONDUCT A PUBLIC HEARING ON AGENDA ITEMS 5, 6, AND 7.

5. RECEIVE AND CONSIDER A RESOLUTION OF THE BOARD OF DIRECTORS OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DUNCANVILLE, TEXAS, APPROVES A GRANT AGREEMENT WITH WHEATLAND DEVELOPMENT, LLC. FOR INFRASTRUCTURE AND IMPROVEMENT TO REHABILITATION, RECONSTRUCTION AND ENHANCEMENTS ON REAL PROPERTY LOCATED AT 400 E. WHEATLAND ROAD, DUNCANVILLE, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN; AUTHORIZING THE PRESIDENT TO EXECUTE SAID GRANT AGREEMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

6. RECEIVE AND CONSIDER A RESOLUTION OF THE BOARD OF DIRECTORS OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DUNCANVILLE, TEXAS, APPROVES THE COLLATERAL ASSIGNMENT OF DEPOSIT AGREEMENT AS SET FORTH IN EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN WITH A \$500,000.00 CERTIFICATE OF DEPOSIT IN FAVOR OF TEXAS BRAND BANK,

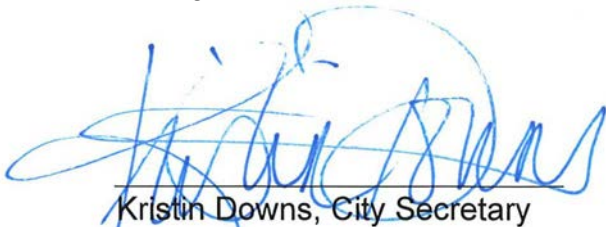
AS LENDER TO SECURE A LOAN TO WHEATLAND DUNCANVILLE, LLC FOR RETAIL CENTER REHABILITATION, RECONSTRUCTION, AND ENHANCEMENTS ON REAL PROPERTY LOCATED AT LOT A, BLOCK 1 OF THE WHEATLAND SHOPPING CENTER ADDITION, DUNCANVILLE, TEXAS; AND APPROVING SECRETARY'S CERTIFICATE OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC), WHICH IS ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "B"; AUTHORIZING THE PRESIDENT AND THE SECRETARY OF THE DCEDC TO SIGN RESPECTIVE DOCUMENTS; AND PROVIDING FOR AN EFFECTIVE DATE.

7. RECEIVE AND CONSIDER A RESOLUTION OF THE BOARD OF DIRECTORS OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION OF THE CITY OF DUNCANVILLE, TEXAS, AN AGREEMENT OF WHEATLAND DUNCANVILLE, LLC BY AND AMONG DUNCO LLC AND THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) CONCERNING THE OPERATION AND RENOVATION OF PROPERTY LOCATED AT LOT A, BLOCK 1 OF THE WHEATLAND SHOPPING CENTER ADDITION, DUNCANVILLE, TEXAS, FOR THE PURPOSE RECITED THEREIN ATTACHED HERETO AND INCORPORATED HEREIN AS EXHIBIT "A"; AND, TO PROVIDE SECURITY FOR THE GRANT TO WHEATLAND DUNCANVILLE, LLC AS PREVIOUSLY AUTHORIZED BY THE BOARD OF DIRECTORS; AUTHORIZING THE PRESIDENT TO EXECUTE THE TERMS AND CONDITIONS OF SAID DOCUMENT; AND PROVIDING FOR AN EFFECTIVE DATE.

8. TAKE ANY NECESSARY ACTION AS A RESULT OF EXECUTIVE SESSION.

9. **ADJOURNMENT**

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Duncanville City Hall, a place convenient and readily accessible to the general public, as well as to the City's website www.duncanville.com and said Notice was posted on the following date and time: **Friday, April 01, 2022, at 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



Kristin Downs, City Secretary

"Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code."

"Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas."