



DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR MEETING
LIBRARY MEETING ROOMS
DUNCANVILLE PUBLIC LIBRARY
201 JAMES COLLINS BLVD., DUNCANVILLE, TX 75116
MONDAY, NOVEMBER 16, 2020 @ 6:00 PM

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

AGENDA

SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCING

In accordance with an Order of the Office of the Governor issued on March 16, 2020, as extended by the Office of the Governor on June 12, 2020, the Duncanville Community and Economic Development Corporation (DCEDC) for the City of Duncanville, Texas will conduct a Duncanville Community and Economic Development Corporation (DCEDC) Regular Meeting by video conferencing at 6:00 PM on Monday, November 16, 2020, in order to advance the public health goal of limiting face-to-face meetings (also called "social distancing") in an effort to slow the spread of the Coronavirus (COVID-19) pandemic.

This is an open meeting conducted by video conferencing. There will be no public access to a physical location.

To submit public comments, email cwilliams@duncanville.com and title the email "Public Comment" – November 16, 2020. All public comments submitted by 4:00 PM on Monday, November 16, 2020 will be provided to the Duncanville Community and Economic Development Corporation (DCEDC) members and entered into the record for the November 16, 2020 Duncanville Community and Economic Development Corporation (DCEDC) Meeting.

Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_NoX2rRbbSZq4L8Ha4qCLeA

After registering, you will receive a confirmation email containing information about joining the webinar. The registration email will provide you with a telephone number to call in if needed.

CALL TO ORDER

INVOCATION

1. CITIZEN'S PUBLIC FORUM.
2. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON SEPTEMBER 28, 2020.
3. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING HELD ON OCTOBER 12, 2020.
4. HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICES.
5. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
6. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC AUGUST 2020 MONTHLY BUDGET REPORT.
7. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
8. HOLD A PUBLIC HEARING REGARDING THE PROPOSED 2020 – 2021 DCEDC COMMUNITY ENHANCEMENT PROGRAM (CEP)
9. CONSIDER APPROVAL OF THE UPDATED 2020 – 2021 DCEDC COMMUNITY ENHANCEMENT PROGRAM (CEP)
10. RECEIVE AND DISCUSS CONDUCT OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BOARD MEMBERS.
11. 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.

- RECEIVE AN UPDATE ON THE PROPERTY LOCATED AT 100 S. MAIN ST., DUNCANVILLE, TX 75116.
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 OCTOBER 2020 (ATTACHED).
 - CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF OCTOBER 2020 (ATTACHED).
 - IMPORTANT DATES/UPCOMING EVENTS:

- TEDC ED SALES TAX WORKSHOP – VIRTUAL; NOVEMBER 20, 2020. (THE MATERIALS WITH FURTHER INFORMATION WILL BE RELEASED VIA AN EMAIL ON THE MORNING OF NOVEMBER 20, 2020. THIS IS A COMPLETELY SELF-GUIDED WORKSHOP).
- TEDC ED SALES TAX WORKSHOP Q & A SESSION - VIRTUAL; DECEMBER 11, 2020, 10:00 AM (ZOOM CONFERENCING). MORE INFORMATION CAN BE FOUND HERE: <https://texasedc.org/events/ed-sales-tax-virtual-dec>.

ADJOURNMENT

POSTED BY THURSDAY
NOVEMBER 12, 2020 BY 5:00 PM



CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR

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) 786-5812 (TDD Access) or 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 the 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, November 16, 2020

TITLE: Citizen's Public Forum.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: The Duncanville Community and Economic Development Corporation 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. There is allowed for proponents and opponents to speak on a public hearing item during the set Public Hearing.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 2

MEETING DATE: Monday, November 16, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Regular Meeting Held on September 28, 2020.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: Copies of the draft minutes of the DCEDC Regular Meeting held on September 28, 2020.

ATTACHMENT(S): Draft DCEDC Minutes of the Regular Meeting held on September 28, 2020.

CANCELLED

**THE DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC) BOARD
MINUTES
REGULAR MEETING
SEPTEMBER 28, 2020**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, September 28, 2020, at 6:00 PM in the City Hall Briefing Room, located at 203 E. Wheatland Rd., Duncanville, TX 75116, and via Zoom Video Conference.

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: Joe Vera Cruz; Councilmember District 1 and Johnette Jameson; Councilmember District 5

Guests Present: Tracy Shook, Owner of Lake Cut Burgers; Lonnie Johnson, President of Ashton Mixed Use Holdings, Sharalyn Payne, Keith Black, and Hatsumi Kuzuu; Partners with Mr. Lonnie Johnson

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 6:15 PM.

INVOCATION

Mr. Broughton 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 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON AUGUST 3, 2020.

Mr. Govan made a motion to approve the minutes for the DCEDC regular meeting held on August 3, 2020, seconded by Mr. Galbraith; the motion passed unanimously.

ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING/STRATEGIC PLANNING SESSION HELD ON SEPTEMBER 14, 2020.

Mr. Grace made a motion to approve the minutes for the DCEDC special called meeting/strategic planning session held on September 14, 2020, seconded by Ms. Abney; the motion passed unanimously.

ITEM NO. 4 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 5. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 6 RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 7 RECEIVE AND DISCUSS THE MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 8 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 THE AMOUNT OF \$3,475.00.

President Dial opened the Public Hearing at 6:33 PM. No one spoke during the Public Hearing. Ms. Abney made a motion to close the Public Hearing, seconded by Mr. Grace; the Public Hearing closed at 6:36 PM.

ITEM NO. 9 RECEIVE AND CONSIDER A PRESENTATION AND REQUEST FROM TRACY SHOOK WITH TAKE OUT BURGERS FOR A SIGNAGE GRANT FOR THE PROPERTY LOCATED AT 795 W. WHEATLAND RD. IN THE AMOUNT OF \$3,475.00.

Mr. Shook thanked the Board for giving him an opportunity tonight. He is the current owner of Take Out Burgers, which opened September 1, 2019. Mr. Shook has had the pleasure of doing business in Duncanville for the past 26 years. He has owned Shook's Car Wash, Helping Hands, and HAV-R Charburger. He used to be the owner of all three; Charburger being the longest running one of 17 years. He and his staff have run into some issues with people not being able to find them. He did not realize how big of an issue it was until he got involved on a committee during the COVID-19 to discuss what

could help businesses out and realized that many people were not able to find them. Take Out Burgers is in the Tom Thumb Shopping Center. The location has a sign on the front of the building, which is the south side. But on the north side, they get a lot of traffic and people cannot locate the building. The new sign would be identical to the sign on the front of the building. If approved by the EDC it will help us to increase their volume. He reported that he and his staff spend a lot of time each day trying to guide people to their location. Take Out Burgers is hiding by the credit union. Therefore, if you are at the Tom Thumb Shopping Center, it looks like there is only the credit union. He is requesting a sign grant for \$3,475.00.

The Board had further questions/discussion.

ITEM NO. 10 RECEIVE AN UPDATE FROM LONNIE JOHNSON FOR THE KENNEDY'S ON THE HILL DEVELOPMENT PROJECT LOCATED AT 1331 S. COCKRELL HILL RD., DUNCANVILLE, TX 75137.

Ms. Payne reported that the Partners are here tonight to answer outstanding questions from the Board based upon their presentation from the DCEDC Regular Meeting which took place on August 3, 2020. She stated that they sent Staff some supplemental materials to address those questions.

Ms. James reported that there were some questions from last time about the renderings, whether the bank had approved the financing request or not, the role of the Chef, and what their specific plans were in terms of moving forward.

The Board had further questions/discussion.

ITEM NO. 11 RECEIVE AND DISCUSS CONDUCT OF DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) BOARD MEMBERS

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 12 DISCUSS THE DESIRED USAGE OF THE RAILROAD FLATS PROPERTY.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

ITEM NO. 13 DISCUSS AND UPDATE THE DCEDC POLICY STATEMENT AND GUIDELINES FOR GRANTS.

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

The Board took a 10-minute break.

ITEM NO. 14 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 SALE OF THE PROPERTY LOCATED AT 100 S. MAIN ST., DUNCANVILLE, TX 75116.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to Section 551.087 (2) - Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

- DISCUSS ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR TAKE OUT BURGERS.
- DISCUSS ECONOMIC DEVELOPMENT INCENTIVE REQUEST FOR LONNIE JOHNSON'S KENNEDY'S ON THE HILL PROJECT.

The DCEDC began Executive Session at 8:38 PM.

ITEM NO. 15 RECONVENE INTO OPEN SESSION.

The DCEDC reconvened into Open Session at 10:35 PM.

ITEM NO. 16 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.

There was no action taken by the Board.

ITEM NO. 17 RECEIVE DIRECTOR'S REPORTS.

- ***BUSINESS ACTIVITY UPDATES.***
 - ***CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF AUGUST 2020 (ATTACHED).***
 - ***CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF AUGUST 2020 (ATTACHED).***
- ***IMPORTANT DATE/UPCOMING EVENTS:***
 - ***DUNCANVILLE CITY COUNCIL AND P&Z JOINT MEETING (TO DISCUSS ZONING ORDINANCE UPDATE); OCTOBER 5, 2020, 6:00 PM VIA ZOOM CONFERENCING.***
 - ***DUNCANVILLE CITY COUNCIL AND P&Z JOINT MEETING (TO DISCUSS ZONING ORDINANCE UPDATE); OCTOBER 19, 2020, 6:00 PM VIA ZOOM CONFERENCING.***
 - ***DUNCANVILLE CITY COUNCIL AND DCEDC JOINT MEETING AND DCEDC REGULAR MEETING; OCTOBER 22, 2020, 6:00 PM, LIBRARY MEETING ROOMS.***

Due to the late hour, it was the consensus of the Board to Table this Agenda Item until the next DCEDC Regular Meeting.

The Board had further questions/discussion, and agreed that the next DCEDC meeting, which will be a Special Called Meeting will take place on Monday, October 12, 2020 at 6:00 PM.

ADJOURNMENT

The DCEDC September 28, 2020, Regular Meeting adjourned at 10:41 PM.

APPROVED:

STEVE DIAL
PRESIDENT

ATTEST:

CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR

CANCELLED



AGENDA BACKGROUND

ITEM NO. 3

MEETING DATE: Monday, November 16, 2020

TITLE: Consider Approval of the DCEDC Minutes for the Special Called Meeting Held on October 12, 2020.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: Copies of the draft minutes of the Special Called Meeting Held on October 12, 2020.

ATTACHMENT(S): Draft DCEDC Minutes of the Special Called Meeting Held on October 12, 2020.

CANCELLED

**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 Called Meeting adjourned at 8:33 PM.

APPROVED:

**STEVE DIAL
PRESIDENT**

ATTEST:

**CYNTHIA D. WILLIAMS
ECONOMIC DEVELOPMENT COORDINATOR**

CANCELLED



AGENDA BACKGROUND

ITEM NO. 4

MEETING DATE: Monday, November 16, 2020

TITLE: Hold Elections for the President and Vice President DCEDC Offices.

PRESENTED BY: Steve Dial, President; DCEDC

BACKGROUND/HISTORY: The President and Vice President Officers are elected in October. These officers hold a one-year term. The Board will decide at the meeting how they want to handle the election process. Ballots are available if the Board wants to use them.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 5

MEETING DATE: Monday, November 16, 2020.

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

PRESENTED BY: Jessica James, Director of Economic Development

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

CANCELLED

STATE OF TEXAS
COMPTROLLER OF PUBLIC ACCOUNTS
CITY SALES AND USE TAX COMPARISON SUMMARY - **NOVEMBER 2020**

County/City	Rate	Net Payment	Comparable Payment	% Change	2020 Payments	2019 Payments	% Change
Dallas							
Addison	1.00%	\$1,229,815.42	\$1,384,839.31	-11.19%	\$12,878,247.58	\$13,939,548.33	-7.61%
Balch Springs	2.00%	\$843,467.53	\$832,309.20	1.34%	\$7,866,799.88	\$7,735,069.38	1.70%
Carrollton	1.00%	\$3,512,054.31	\$3,912,805.00	-10.24%	\$35,790,126.96	\$36,620,432.08	-2.26%
Cedar Hill	1.88%	\$1,608,617.48	\$1,403,825.27	14.58%	\$14,626,910.38	\$14,376,029.91	1.74%
Cockrell Hill	1.00%	\$44,603.48	\$31,599.39	41.15%	\$437,254.64	\$380,546.82	14.90%
Coppell	1.75%	\$4,156,918.16	\$3,628,180.89	14.57%	\$38,860,777.58	\$40,630,734.25	-4.35%
Dallas	1.00%	\$24,922,677.49	\$25,924,231.61	-3.86%	\$281,804,621.75	\$287,350,381.15	-1.92%
De Soto	2.00%	\$1,497,153.76	\$1,269,840.09	17.90%	\$14,387,971.87	\$12,809,743.39	12.32%
Duncanville	2.00%	\$1,036,229.49	\$1,023,608.43	1.23%	\$9,374,026.22	\$9,843,194.00	-4.76%
Farmers Branch	1.00%	\$1,433,176.91	\$1,577,002.95	-9.12%	\$15,548,911.54	\$15,899,509.89	-2.20%
Garland	1.00%	\$2,701,420.43	\$2,699,548.49	0.06%	\$26,525,131.62	\$27,154,703.54	-2.31%
Glenn Heights	1.00%	\$77,423.60	\$72,163.53	7.28%	\$764,284.66	\$660,191.49	15.76%
Highland Park	1.00%	\$425,209.43	\$380,031.70	11.88%	\$3,836,310.08	\$3,961,775.47	-3.16%
Hutchins	2.00%	\$311,951.72	\$225,512.55	38.33%	\$2,667,559.81	\$2,680,395.94	-0.47%
Irving	1.00%	\$6,709,534.55	\$6,997,157.66	-4.11%	\$69,472,957.56	\$69,791,553.14	-0.45%
Lancaster	2.00%	\$1,019,328.58	\$1,011,241.58	0.79%	\$9,594,147.86	\$9,114,304.45	5.14%
Mesquite	2.00%	\$4,568,388.12	\$4,230,311.05	7.98%	\$41,455,395.91	\$40,057,342.32	3.49%
Richardson	1.00%	\$2,061,630.17	\$3,154,411.91	-34.96%	\$39,330,291.94	\$37,489,503.27	5.76%
Rowlett	1.00%	\$737,171.00	\$636,421.99	15.99%	\$6,636,088.48	\$5,883,834.49	12.55%
Sachse	1.75%	\$374,021.88	\$325,901.75	14.76%	\$3,112,825.81	\$2,793,896.94	15.97%
Seagoville	2.00%	\$330,352.64	\$342,843.65	-3.64%	\$3,599,796.67	\$3,401,529.67	5.82%
Sunnyvale	2.00%	\$326,115.36	\$295,151.84	10.49%	\$3,024,997.05	\$3,030,131.86	-0.16%
University Park	1.00%	\$501,335.57	\$490,980.60	2.10%	\$4,083,939.27	\$4,254,085.89	-3.99%
Wilmer	2.00%	\$584,393.08	\$463,741.80	26.01%	\$5,160,252.97	\$4,328,829.56	19.20%
County Total		\$62,959,072.78	\$62,311,683.21	1.04%	\$651,287,026.11	\$656,887,267.23	-0.85%
Tarrant							
Bedford	2.00%	\$1,190,984.83	\$1,145,289.28	3.98%	\$10,980,429.88	\$10,831,503.98	1.37%
Hurst	1.50%	\$1,442,179.52	\$1,505,325.85	-4.19%	\$13,859,805.30	\$14,593,920.56	-5.03%
Grand Prairie	1.75%	\$6,023,922.08	\$5,567,990.62	8.18%	\$57,404,282.07	\$56,917,625.64	0.85%
Grapevine	1.50%	\$3,285,491.96	\$4,121,225.71	-20.27%	\$34,793,800.77	\$40,852,975.18	-14.83%
Southlake	1.88%	\$2,672,124.61	\$2,555,333.65	4.57%	\$26,878,595.76	\$26,305,450.95	2.17%
Mansfield	2.00%	\$2,839,494.75	\$2,455,348.04	15.64%	\$25,435,927.72	\$23,134,759.52	9.94%
Denton							
Corinth	1.75%	\$299,973.37	\$294,257.36	1.94%	\$2,865,717.65	\$2,666,864.67	7.45%
Ellis							
Midlothian	2.00%	\$1,320,909.63	\$1,128,213.75	17.07%	\$11,694,365.12	\$9,169,764.96	27.53%



AGENDA BACKGROUND

ITEM NO. 6

MEETING DATE: Monday, November 16, 2020.

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

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James, will present the DCEDC August Monthly Budget Report to the Board at the meeting.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 7

MEETING DATE: Monday, November 16, 2020

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

PRESENTED BY: Jessica James, Director of Economic Development

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

CANCELLED



AGENDA BACKGROUND

ITEM NO. 8

MEETING DATE: Monday, November 16, 2020

TITLE: Hold A Public Hearing Regarding the Proposed 2020 – 2021 DCEDC Community Enhancement Program (CEP).

BACKGROUND/HISTORY: Per the DCEDC Bylaws, the DCEDC must adopt a yearly community enhancement program that includes the goals and objectives set by the Board for the year along with any budget modifications for the program. A copy of the proposed 2020 – 2021 DCEDC Community Enhancement Program is attached for the Board to review. The goals and objectives listed in the program were established by the Board during its September 14, 2020, Planning Session.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 9

MEETING DATE: Monday, November 16, 2020

TITLE: Consider Approval of the Updated 2020 – 2021 DCEDC Community Enhancement Program (CEP).

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY:

ATTACHMENT(S): The updated 2020 – 2021 DCEDC Community Enhancement Program (CEP) is attached for the Board's review and discussion.

CANCELLED

DCEDC
Community
Enhancement Program

CANCELLED
2020-2021



Vision Statement: To promote a progressive City with a thriving and diverse business environment, high quality of life, and a strong sense of community.

Mission Statement: To serve as a catalyst for sustainable community development and economic opportunity.

The Corporation is Committed to the Following:

Ethics: Qualities of honesty, integrity, fairness and impartiality will govern the conduct of the Board.

Judgment: The decisions made and actions taken will reflect favorably on the Board, City Council, and the City of Duncanville.

Responsibility: Members will carry out their tasks in a professional manner that reflects favorably on the Board, City Council, and the City of Duncanville.

Unity of Purpose: Interaction with citizens, fellow board members, City Council members, and staff will present a cohesive, unified and positive image of the Corporation.

CANCELLED

Short Term Goals and Objectives

(Goal numbers listed below correlate with the goals and Objectives established by the Board during its 2017 Planning Session, page numbers refer to Duncanville Comprehensive Plan: Destination Duncanville.)

1.0 Identify, prioritize, and pursue projects that can be funded through grants and public-private partnerships.

Objectives:

- A. **730 E. IH-20 (DCEDC Property)** (Opportunity Area #7, pp. 66,67)
 - Demo property
- B. **Railroad Flats Property** (Opportunity Area #10; Downtown District, pp. 72,73, Attachment “A”)
 - Continue to listen to proposals
 - Establish a consensus for development of property
- C. **Chammeyville Property** (Opportunity Area #1, pp. 54,55)
 - Hire a real estate agent to market property
- D. **Ladd Property** (Opportunity Area, pp. 68,69)
 - Hire a real estate agent to market property

2.0 Promote a Commercial Demo Rebuild Program.

Objectives: Priority areas include

- A. Market to the different builder associations
- B. Work with the Chamber of Commerce to promote the program through its membership
- C. Work with Code Enforcement to promote program

3.0 Development of a commuter rail service study. (pp. 160)

Objectives: Help/ensure the rail study takes place

- A. Provide necessary assistance to the City in support of rail service
- B. Represent Duncanville as needed in any rail discussions
- C. Collaborate with interested cities, stakeholders, and providers

4.0 Market the current Design Incentive Grant Program to the target areas by providing the businesses in the area with an incentive information packet.

Objectives: Priority areas include all commercial areas

- A. Review current Design Incentive Grant Program and review budget for those grants
- B. Focus on distressed properties in the commercial areas

5.0 Develop an incubator space for restaurants.

Objectives:

- A. Research other restaurant incubator models
- B. Identify possible buildings

6.0 Contract with a retail strategy firm.

Objectives: Attract more restaurants and entertainment

- A. Identify and hire firm
- B. Attract more restaurants and more entertainment

Long Term Goals and Objectives

(Goal numbers listed below correlate with the goals and Objectives established by the Board during its 2017 Planning Session, page numbers refer to Duncanville Comprehensive Plan: Destination Duncanville.)

1.0 Identify, prioritize, and pursue projects that can be funded through grants and public-private partnerships.

Objectives:

- A. **730 E. IH-20 (DCEDC Property)** (Opportunity Area #7, pp. 66,67)
 - Select a developer and develop the property
- B. **Railroad Flats Property** (Opportunity Area #10; Downtown District, pp. 72,73, Attachment “A”)
 - Select a developer and develop the property
- C. **Chammeyville Property** (Opportunity Area #1, pp. 54,55)
 - Develop the property with a quality restaurant or business landscaping
- D. **Ladd Property** (Opportunity Area, pp. 68,69)
 - Attract a developer to develop the property
 - Hire a landscape architect to master plan the landscaping of the property

3.0 Development of a commuter rail service study. (pp. 160)

Objectives: Help/ensure the rail study takes place

- A. Provide necessary assistance to the City in support of rail service
- B. Represent Duncanville as needed in any rail discussions
- C. Collaborate with interested cities, stakeholders, and providers
- D. Consider funding a long-term rail study for the City of Duncanville

4.0 Market the current Design Incentive Grant Program to the target areas by providing the businesses in the area with an incentive information packet.

Objectives: Priority areas include all commercial areas

- A. Continue revitalization efforts with focus on distressed shopping centers
- B. Work with Public Works and Planning to address zoning barriers
- C. Partner with TIF for redevelopment and revitalization efforts in TIF District

5.0 Identify and prioritize shopping centers that are opportune sites for redevelopment and revitalization. (pp. 61)

Objectives:

- A. Establish an incubator space through EDC funding and/or public-private partnerships
- B. Establish a public-private partnership to manage the space

7.0 Enhance Fieldhouse Property.

Objectives:

- A. Provide assistance to Parks as needed to evaluate the opportunity of adding a mixed-use development, parking garage, and restaurant to site
- B. Recruit a restaurant with a public/private partnership

Attachment "A"

DCEDC's Railroad Flats Property Strategy

End-user Target Market:

- Entrepreneurs
- Mixed Income (with or without children)

Desired Type of Project:

- Live-work product (retail/professional space below and residential above)
- Mixed-use product (retail/professional/restaurant/ below with residential units above)
- Upscale 2 or 3 story building
- Units no larger than 3 bedrooms

Architectural Desired Look:

- Urban sustainable design compatible with Main Station
- Urban edge with minimal to zero lot line
- Masonry Exterior (iron and wood looking tile accents where possible)
- Awnings on retail area (if appropriate)

Project Attributes:

- Property Walkability: Connectivity to Downtown - sidewalks on the perimeter of property as well as those needed through the property, pedestrian friendly
- Parking issues addressed. Vehicle parking screened from public way like Main Station.
- Quality green space for occupants that is regularly maintained and updated / landscaping / play area for children
- Bike Racks & Benches where possible
- Decorative sidewalk lighting

CANCELLED



AGENDA BACKGROUND

ITEM NO. 10

MEETING DATE: Monday, November 16, 2020

TITLE: Receive and Discuss Conduct of Duncanville Community and Economic Development Corporation (DCEDC) Board Members.

PRESENTED BY: Derwin Broughton, AIA, NCARB; Vice President, DCEDC

BACKGROUND/HISTORY: Vice President Broughton has requested this item to be placed on the Agenda for the Board to review the Code of Ethics in the City of Duncanville Boards and Commissions Handbook and the Corporation's Commitment Statement in the Community Enhancement Program.

ATTACHMENT(S): The DCEDC's Commitment Statement and the City of Duncanville Boards and Commissions Handbook 2020 will be provided to the Board at the meeting for further review and discussion.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 11

MEETING DATE: Monday, November 16, 2020

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 Section 551.072 – Deliberations about Real Property, to deliberate the purchase, exchange, lease, or value of real property.

- RESOLVE AN UPDATE ON THE PROPERTY LOCATED AT 101 S. MAIN ST., DUNCANVILLE, TEXAS 76036.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 12

MEETING DATE: Monday, November 16, 2020

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.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 13

MEETING DATE: Monday, November 16, 2020

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.

CANCELLED



AGENDA BACKGROUND

ITEM NO. 14

MEETING DATE: Monday, November 16, 2020

TITLE: Receive Director's Reports.

- Business Activity Updates.
 - Certificate of Occupancy – Applications Received – Monthly (EDC) Month of October 2020 (Attached).
 - Certificate of Occupancy – Certificates Issued – Monthly (EDC) Month of October 2020 (Attached).
- Important Dates/Upcoming Events:
 - TEDC ED Sales Tax Workshop – Virtual; November 20, 2020 (The materials with further information will be released via email in the morning of November 20, 2020. This is a completely self-guided workshop).
 - TEDC ED Sales Tax Workshop Q & A Session – Virtual; December 11, 2020, 10:00 AM (ZOOM Conferencing). More information can be found here: <https://texasedc.org/events/ed-sales-tax-virtual-dec>.

PRESENTED BY: Jessica James, Director of Economic Development

BACKGROUND/HISTORY: Ms. James 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 October, 2020

Project Description	Short Address	Tenant Name / Contact	Square Footage	Applicant Name	Reason for Application
JewelTiquee LLC - beauty bar/boutique (parking agreement received)	607 N Cedar Ridge Dr. Suite # 200B	JewelTiquee LLC Phone: (972) 480-1442 jewels.armstrong28@gmail.com	1,272	Jewels Armstrong	New Occupancy
Fuentes Auto Repair - replace parts, body work	706 E Red Bird Ln. Suite # 115	Fuentes Auto Repair Phone: (718) 414-5574 victorfargueta80@gmail.com	1,000	Victor Manuel Fuentes	New Occupancy
Used auto sales - online but will have cars on site	1144 N Duncanville Rd.	Awara Auto LLC Phone: (214) 916-8670	1,000	Debebe D Tekleselassie	New Occupancy
Dental office	433 W Wheatland Rd.	Prosperity Dental, P.C. Phone: (972) 360-0562 cedevans@aol.com	1,620	Dr. Thamen Evans	New Occupancy
Tax preparation services, work in clients by appointment	603 Oriole Blvd. Suite # 100 Ft. Worth, TX 76104	Associate Tax Services LLC Phone: (972) 241-6197 andreareason@yahoo.com	850	Andrea Robertson	New Occupancy
Tire shop	1348 N Main St.	Duncanville Tire Shop Phone: (972) 815-5232 emmanuel692@icloud.com	2,142	Emmanuel Soto	Change of Ownership
Wholesale house - sell wholesale items to businesses that offer customized items. Items will be sold online and the facility will be used as a storage. (T-shirts, sublimation papers, cups, heat transfer vinyl material)	662 Big Stone Gap Rd.	Black Line Wear, LLC Phone: (214) 893-3648 curryjohn25@yahoo.com	1,410	John Curry	New Occupancy
Coconut Dental Duncanville PLLC DBA Coconut Dental - Dentist Office	1459 Acton Ave.	Coconut Dental Duncanville PLLC DBA Coconut Dental Phone: (214) 603-2171 coconutdentaldvc@gmail.com	1,639	Quang Bui and Phi Hua	Change of Ownership Change of Name

CANCELLED

Fast food restaurant	811 S Main St.	Crab and Rice Phone: (469) 569-6388 ricebowl15@hotmail.com	1,800	Ling Shen Liang	New Occupancy
Relentless Journey - clothing boutique, beauty bar - doing lash extensions, sale of snacks - chips, drinks and candy	522 N Main St.	Relentless Journey Phone: (972) 750-0392 mspippens@icloud.com	1,000	LaTeasha Pippens	New Occupancy
Crossover Health Medical Group APC - medical office	215 W Camp Wisdom Rd. Suite # 11	Crossover Health Medical Group APC Phone: (408) 457-4455 leticia.elisea@crossoverhealth.com	1,906	Leticia Elisea	New Occupancy
Pop Up DFW - general merchandise retail store (clothing)	511 E Camp Wisdom Rd. Suite # A	Pop Up DFW Phone: (214) 729-6158 info@popupdfw.com	2,035	Chris Walker	New Occupancy
TOTALS:	Square Footage:	17,674.00	(Avg.: 1,472.83)		
	Total Projects:	12			

CANCELLED



**City of Duncanville's
Certificate of Occupancy -
Certificates Issued - WEEKLY
(EDC)**

Month of October, 2020

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	1. Applicant Name	Reason for Application	Square Footage
automotive repair	10/05/2020	810 Mercury Ave.	Bimmers R Us Phone: (469) 583-8688 bimmersrus.repairs@gmail.com	3,000	Victor Leal	New Occupancy	3000
Sno Cone Shack - seasonal snow cone stand (April-September of each year)	10/05/2020	439 E S G Alexander	Sno Cone Shack Phone: (214) 562-7393	544	Donna S. Neystel	New Occupancy	544
Rocking Crab Seafood Restaurant	10/13/2020	775 W Wheatland Rd.	Rocking Crab Seafood Restaurant Phone: (213) 321-9958 chris889r@gmail.com	2,001	Chris P Choe	Change of Ownership	2001
EMR (electronic medical records support)...24 hour remote technical support for medical offices and hospitals	10/05/2020	1007 S Main St.	Malcolm Fajemirkun Consulting Services Phone: (682) 361-1885 malcolm.fajemirkun@gmail.com	680	Ayodeji Fajemirkun	New Occupancy	680
Monster Tire Shop - tire and battery sales, installation, fix flats	10/05/2020	1402 N Main St.	Monster Tire Shop Phone: (214) 586-9371 fjavisanchez83@gmail.com	800	Francisco Javier Sanchez Diaz	Business Expansion	800
Interior Design & Showroom	10/05/2020	735 Mercury Ave.	The Beehive Design Studio Phone: (972) 693-5481 bee@thebeehivedesign.com	2,100	Bernetta Sowels	New Occupancy	2100
Big Tex Industrial LLC - sales of used construction Equipment, surplus manufacturing equipment	10/13/2020	1313 Crestlane Dr.	Big Tex Industrial Phone: (214) 675-3305 angelowithbigtex@yahoo.com	4,484	Angelo Thompson	New Occupancy	4484
Ken Auto Repair - auto repair	10/05/2020	205 Woodhaven Blvd. Suite # 100	Ken Auto Repair Phone: (214) 263-5662	1,800	Ken Lewis	Change of Ownership	1800
Hakkore Dollar Plus - retail store for dollar plus items	10/19/2020	700 N Clark Rd. Suite # 172	Hakkore Dollar Plus Phone: (214) 854-9469 daweaa007@yahoo.com	1,200	Daniel Anya	New Occupancy	1200

CANCELLED

LD Rodriguez Transport LLC - administrative offices only for transportation company	10/05/2020	214 S Main St. Suite # 101-F	LD Rodriguez Transport LLC Phone: (214) 808-0959 Cell: 4697558451 rodrigueztrucking@ymail.com	528	Luis Rodriguez	New Occupancy	528
Real Estate Office	10/05/2020	402 W Wheatland Rd. Suite # 160 B	Stan Smith Phone: (214) 354-1679	150	Stan Smith	Change of Name	150
Active Alarms LLC - sales, lease, rental of security equipment	10/13/2020	626 E Hwy 67 Suite # D	Active Alarms LLC Phone: (469) 446-7233 office.texaswise@gmail.com	2,400	Mike Issokson	New Occupancy	2400
Divine Touch African Hair Braiding - Hair Braiding	10/13/2020	1011 S Main St.	Divine Touch African Hair Braiding Phone: (469) 735-2285 kennybanji22@gmail.com	690	Tope K Williams	New Occupancy	690
Tamale Pushers LLC DBA The Tamale Company - grab and go retail food; catering kitchen	10/05/2020	626 S Cedar Ridge Dr.	Tamale Pushers LLC DBA The Tamale Company Phone: (469) 831-9050 liz@thetamalecompany.com	1,250		Business Expansion	1250
Retail sales - clothes and shoes	10/27/2020	404 E Camp W. Suite # 100	DFW Streetwear LLC DBA Royalty Phone: (214) 289-1122 zackmustafa@gmail.com	3,542		New Occupancy	3542

Certificate of Occupancy

Total Square Footage **25,169.00** (Avg.: 1,677.93)

TOTALS:

Square Footage:	25,169.00	(Avg.: 1,677.93)
Total Projects:	15	
CO's Issued:	15	