



DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC)  
REGULAR MEETING  
DUNCANVILLE CITY HALL  
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116  
(972) 780-5090  
MONDAY, APRIL 26, 2021, 6:00 PM

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

## AGENDA

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### **SUPPLEMENTAL NOTICE OF MEETING BY VIDEO CONFERENCE**

In accordance with an Order of the Office of the Governor originally issued on March 16, 2020, as extended by the Office of the Governor as recently on March 6, 2021, 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 conference at 6:00 PM on Monday, April 26, 2021, 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 conference. There will be no public access to a physical location.*

To speak during Citizen’s Public Forum, you must register with the Economic Development Coordinator before 4:00 PM on Monday, April 26, 2021, email [cwilliams@duncanville.com](mailto:cwilliams@duncanville.com) and title the email “Citizen’s Public Forum – April 26, 2021”. You will need to register with the link below and attend the meeting. During the Citizen’s Public Forum period of the Agenda, the Economic Development Coordinator will call your name and allow access to your camera and microphone for you to provide your comments. Feel free to email your comments to the Economic Development Coordinator for the Duncanville Community and Economic Development Corporation President to read into the record for any unexpected technological issues that may arise.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_BgOtNQkLTh2ez\\_AoO5yHOA](https://us02web.zoom.us/webinar/register/WN_BgOtNQkLTh2ez_AoO5yHOA)

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 DUNCANVILLE CITY COUNCIL AND THE DCEDC MINUTES FOR THE JOINT MEETING HELD ON DECEMBER 14, 2020.
3. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON DECEMBER 14, 2020.
4. INTRODUCTION OF NEW CITY MANAGER, ARETHA R. FERRELL-BENAVIDES.
5. INTRODUCTION OF NEW DIRECTOR OF ECONOMIC DEVELOPMENT, AGUSTIN "GUS" GARCIA.
6. RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.
7. RECEIVE AND CONSIDER APPROVAL OF THE DCEDC MONTHLY BUDGET REPORT.
8. RECEIVE AND DISCUSS THE DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT.
9. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.
10. RECEIVE AND DISCUSS THE 2021 MAIN STATION DUNCANVILLE, LTD'S BUDGET.
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.
12. 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 AN AMOUNT NOT TO EXCEED \$3,475.00.
13. RECEIVE AND CONSIDER APPROVAL OF THE 2020 DCEDC ANNUAL REPORT.
14. DISCUSS AND CONSIDER 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.
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.
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.

17. RECONVENE INTO OPEN SESSION.

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

19. RECEIVE DIRECTOR'S REPORTS.

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

## ADJOURNMENT

**POSTED BY THURSDAY  
APRIL 22, 2021 BY 5:00 PM**



**CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR**

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*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.*

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# AGENDA BACKGROUND

## ITEM NO. 1

**MEETING DATE:** Monday, April 26, 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, April 26, 2021

**TITLE:** Consider Approval of the Duncanville City Council and the DCEDC Minutes for the Joint Meeting Held on December 14, 2020.

**PRESENTED BY:** Steve Dial, President; DCEDC

**BACKGROUND/HISTORY:** Copies of the draft minutes of the Duncanville City Council and the DCEDC Minutes for the Joint Meeting Held on December 14, 2020.

**ATTACHMENT(S):** Draft DCEDC Minutes of the Duncanville City Council and the DCEDC Joint Meeting Held on December 14, 2020.

**THE DUNCANVILLE CITY COUNCIL AND  
THE DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
MINUTES  
JOINT MEETING  
DECEMBER 14, 2020**

A joint meeting of the Duncanville City Council and the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, December 14, 2020, at 6:00 PM via ZOOM Conferencing.

**City Council Members in Attendance:**

Barry L. Gordon	Mayor
Don McBurnett	Mayor Pro Tem
Joe Veracruz	Council Member, District 1
Monte Anderson	Council Member, District 3
Mark D. Cooks	Council Member, District 4
Johnette Jameson	Council Member, District 5
Patrick Harvey	Council Member At-Large

**City Council Members Not in Attendance:**

All City Council Members were in attendance.

**Board Members in Attendance:**

Steve Dial	President
Derwin Broughton, AIA, NCARB	Vice President
Dave Galbraith	Board Member
Michael Grace	Board Member
Chan Williams	Board Member
Tammi Abney	Board Member
Kenneth Govan	Board Member

**Board Members Not in Attendance:**

All Board Members were in attendance.

Staff Present: Paul Frederiksen; Interim City Manager, Jessica James; Director of Economic Development, Kristin Downs; City Secretary, Robert Hager; City Attorney, and Cynthia Williams; Economic Development Coordinator

***CALL TO ORDER***

Mayor Gordon called the joint meeting to order at 6:00 PM.

President Dial called the joint meeting to order at 6:00 PM.

***ITEM NO. 1 CITIZEN'S PUBLIC FORUM.***



Mayor Gordon 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 EXECUTIVE SESSION.***

In accordance with the Texas Government Code, the Duncanville City Council and 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 PROPERTY LOCATED AT 100 S. MAIN ST., DUNCANVILLE, TX 75116

Council Member, Anderson recused himself from this Agenda Item.

The City Council and the DCEDC began Executive Session at 6:03 PM.

***ITEM NO. 3 RECONVENE INTO OPEN SESSION.***

The City Council and the DCEDC reconvened into Open Session at 6:54 PM. No action was taken as a result of Executive Session by the City Council and the DCEDC.

***ITEM NO. 4 DISCUSS THE CITY OF DUNCANVILLE POLICY STATEMENT AND GUIDELINES FOR ECONOMIC DEVELOPMENT GRANTS AND TAX ABATEMENTS.***

Ms. James reported that this Agenda Item was placed on the Agenda tonight for discussion by the request of City Council. The DCEDC has reviewed their portion of the Policy at their October 12, 2020, Special Called Meeting. The Board did not have any major changes. There were two minor word changes, adding the word "sustainable" (Page 1, Paragraph 1), and adding the words "economically sustainable valued projects" (Page 9, Paragraph 1). But, other than that, the Board had no changes.

The City Council and DCEDC had further questions/discussion.

***ITEM NO. 5 DISCUSS THE DEVELOPMENT OBJECTIVES FOR THE RAILROAD FLATS PROPERTY.***

President Dial reported that the DRAFT (Attachment "A" of Community Enhancement Program (CEP)) – DCEDC's Railroad Flats Property Strategy was also discussed at the Special Called Meeting. He stated that the Board took the time to sit down and put their heads together and put down on paper what the Board is looking for when it comes to the Railroad Flats property. The DCEDC has received some feedback from individuals wanting to know what the DCEDC is looking for and what the Board is going to do with that piece of property. These bullet points represent a little bit of a change in attitude of the Board towards the property. The thought was that maybe the Board needed to be a little bit more forward instead of just sitting on it. This property is an asset to the City, but what can the Board do to spread the development there. But, not sell it to a developer just for the developer's sake. It must be the right project. That is what a lot of these bullet points represent. What does the Board think is the right project? He stated that the Board wanted it to stay general enough. Therefore, it could be 5,000 feet and not 100 feet so there is a lot of flexibility there.

Ms. James reported that the Board has not approved all the bullet points. This was put together during the planning session. The Board Members have all seen the document and had an opportunity to comment on it. It is a part of the Board's CEP, which the Board will review this evening and approve or make any final changes. It could slightly differ if the Board has any changes this evening.

The City Council and DCEDC had further questions/discussion.

***ADJOURNMENT***

***The DCEDC meeting adjourned at 7:16 PM.***

**APPROVED:**

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**STEVE DIAL  
PRESIDENT**

**ATTEST:**

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**CYNTHIA D. WILLIAMS  
ECONOMIC DEVELOPMENT COORDINATOR**





# AGENDA BACKGROUND

## ITEM NO. 3

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Consider Approval of the DCEDC Minutes for the Regular Meeting Held on December 14, 2020.

**PRESENTED BY:** Steve Dial, President; DCEDC

**BACKGROUND/HISTORY:** Copies of the draft minutes of the DCEDC Minutes for the Regular Meeting Held on December 14, 2020.

**ATTACHMENT(S):** Draft DCEDC Minutes of the DCEDC Regular Meeting Held on December 14, 2020.

**THE DUNCANVILLE COMMUNITY AND ECONOMIC  
DEVELOPMENT CORPORATION (DCEDC) BOARD  
MINUTES  
REGULAR MEETING  
DECEMBER 14, 2020**

A regular meeting of the Duncanville Community and Economic Development Corporation (DCEDC) Board of Directors was held on Monday, December 14, 2020, at 7:30 PM via ZOOM 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:

Mark D. Cooks	Council Member, District 4
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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 6:33 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 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON SEPTEMBER 28, 2020.***

Mr. Broughton made a motion to approve the minutes for the DCEDC regular meeting held on September 28, 2020, seconded by Mr. Grace; the motion passed unanimously.

***ITEM NO. 3 CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL CALLED MEETING HELD ON OCTOBER 12, 2020.***

Ms. Abney made a motion to approve the minutes for the DCEDC special called meeting held on October 12, 2020, seconded by Mr. Grace; the motion passed unanimously.

***ITEM NO. 4 HOLD ELECTIONS FOR THE PRESIDENT AND VICE PRESIDENT DCEDC OFFICES.***

Mr. Galbraith made a motion to reappoint Mr. Dial for President of the DCEDC, seconded by Mr. Grace; the motion passed unanimously.

Mr. Govan made a motion to reappoint Mr. Broughton for Vice President of the DCEDC, seconded by Ms. Chan Williams; the motion passed unanimously.

***ITEM NO. 5 RECEIVE AND DISCUSS CITY SALES AND USE TAX COMPARISON SUMMARY.***

Ms. James reported that Sales Tax collections for December sales (October payment) show a negative of 7.74% over the same period last year, with an overall decrease YTD for FY 20 Sales Tax collections of a negative 5.01% compared to FY 19 sales tax revenues.

The Board had further questions/discussion.

***ITEM NO. 6 RECEIVE AND CONSIDER APPROVAL OF THE DCEDC NOVEMBER AND DECEMBER MONTHLY BUDGET REPORTS.***

Ms. James reported that for the month of October, the EDC collected \$1,515 in sales tax revenues, and \$119 in investment interest income. The Total Revenues collected for the month is \$1,635, and \$1,635 year-to-date.

The EDC had expenses of \$14,987, which includes the costs for salaries and benefits, copier and yearly software, training for virtual conferences, and membership renewals for 3CMA and the (Texas Downtown Association (TDA). Keep Duncanville Beautiful had expenses of \$829. EDC Special Projects had expenses of \$550, which is the first invoice associated with the cost of remediation for the asbestos study for the Former Toyota Property. There was a \$7,687 Transfer to the General Fund for supportive services. Beautification had expenses of \$9,914, which includes the costs for materials or seasonal change outs.

The Total Expenditures for EDC for the month were \$33,966, which leaves the EDC with a Net Loss of \$32,332 for the month. The Total Expenditures for EDC year-to-date were \$33,966, which leaves the EDC with a Net Loss of \$32,332 year-to-date.

Ms. James reported that for the month of November, the EDC collected \$1,555 in sales tax revenues. The Total Revenues collected for the month is \$1,555, and \$3,189 year-to-date.

The EDC had expenses of \$15,626, which includes the costs for salaries and benefits, and rentals. There was a \$7,687 Transfer to the General Fund for professional services. Beautification had expenses of \$2,346, which includes the costs for materials or seasonal change outs.

The Total Expenditures for EDC for the month were \$25,659, which leaves the EDC with a Net Loss of \$24,104 for the month. The Total Expenditures for EDC year-to-date were \$59,625, which leaves the EDC with a Net Loss of \$56,436 year-to-date.

The Board had further questions/discussion.

Ms. Chan Williams made a motion to approve the October and November DCEDC Monthly Budget Reports as presented with one correction on both Reports, seconded by Mr. Galbraith; motion passed unanimously.

***ITEM NO. 7. RECEIVE AND DISCUSS THE MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS, AS WELL AS DUNCANVILLE REAL ESTATE UPDATES.***

The Board reviewed the monthly financials. A designee from Main Station was not present at this meeting. The Board had further discussion, but no specific questions for Mr. Anderson.

***ITEM NO. 8. HOLD A PUBLIC HEARING REGARDING THE PROPOSED 2020 – 2021 DCEDC COMMUNITY ENHANCEMENT PROGRAM (CEP).***

President Dial read the Agenda Item into record. He opened the Public Hearing at 7:56 PM. No one spoke during the Public Hearing. He closed the Public Hearing at 7:58 PM.

***ITEM NO. 9. CONSIDER APPROVAL OF THE UPDATED 2020 – 2021 DCEDC COMMUNITY ENHANCEMENT PROGRAM (CEP).***

Mr. Govan made a motion to approve the Updated 2020 – 2021 DCEDC Community Enhancement Program (CEP), seconded by Ms. Abney; motion passed unanimously.

***ITEM NO. 10. DISCUSS AND CONSIDER HIRING SPECIAL LEGAL COUNSEL TO REPRESENT THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) IN FUTURE REAL ESTATE TRANSACTIONS.***

Ms. James reported that this Agenda Item is a discussion that the Interim City Manager had with City Council and is a discussion that the Board had at the last DCEDC meeting. It might be a good idea for the Board and is recommended by the City Attorney to hire legal counsel to represent the Board to handle real estate dealings, specifically with Main Station, as well as any other conflicts of interest or needs in the future. Staff has reached out to one individual that has represented the City in other transactions in the last few years. That individual was not able to get back with Staff. At this point, the Board would need to decide if it would like to do that or not and give Staff direction. Staff can bring back a couple of legal options for the Board to consider at a future date for the Board to approve.

The Board had further questions/discussion.

Mr. Govan made a motion for Staff to bring back two legal options for the Board to discuss and consider, seconded by Ms. Chan Williams; motion passed unanimously.

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

Mr. Broughton explained that this is simply a reminder to the Board that, as stated in the Board's Code of Conduct, Board Members are ambassadors to the DCEDC. As a result, every member of the Board represents the city. He recommended that all members of the Board read the Code of Ethics at their leisure.

Mr. Broughton also noted that as the DCEDC goes forward, all Board Members must be mindful that by speaking to the public or presenting ourselves in a public setting or forum, we will appear to be speaking

for the DCEDC. There must always be a strong delineation of what you are representing when speaking outside of these meetings, but there must also be a balance.

Mr. Broughton explained that when the DCEDC decides and moves in that direction, Board Members must respect that decision, even though they disagree. There is a sense of unity, that when the Board affirms the group's decision to step forward, the Board will do so. The Board wishes to represent a cohesive group.

Mr. Broughton stated that the Board serves as ambassadors not only for the community, but also for a group of businesses that the Board hopes to attract and bring to the area. He stated that information discussed in these meetings could not be shared with anyone outside of them. This is just a friendly reminder that we must all be cautious.

The Board had further questions/discussion.

***ITEM NO. 12 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 PROPERTY LOCATED AT 100 S. MAIN ST., DUNCANVILLE, TX 75116.

The Board entered Executive Session at 8:37 PM.

***ITEM NO. 13 RECONVENE INTO OPEN SESSION.***

The Board reconvened into Open Session at 9:21 PM.

***ITEM NO. 14 TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION.***

Mr. Govan made a motion, at the request of the Board to contact Mr. Anderson and request a partnership meeting in regard to Main Station and approve the DCEDC President to represent the Board at that partnership meeting; seconded by Ms. Chan Williams; motion passed unanimously.

***ITEM NO. 15 RECEIVE DIRECTOR'S REPORTS.***

Ms. James discussed the Business and Events Activities for the previous month, which included new businesses, business expansions, and the list of Certificates of Occupancy. The Board had further questions and discussion.

- ***BUSINESS ACTIVITY UPDATES.***
  - ***CERTIFICATE OF OCCUPANCY – APPLICATIONS RECEIVED – MONTHLY (EDC) MONTH OF NOVEMBER 2020 (ATTACHED).***
  - ***CERTIFICATE OF OCCUPANCY – CERTIFICATES ISSUED – MONTHLY (EDC) MONTH OF NOVEMBER 2020 (ATTACHED).***

***ADJOURNMENT***

***The DCEDC December 14, 2020, Regular Meeting adjourned at 9:35 PM.***

**APPROVED:**

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**STEVE DIAL**  
**PRESIDENT**

**001040**

**ATTEST:**

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**CYNTHIA D. WILLIAMS**  
**ECONOMIC DEVELOPMENT COORDINATOR**





# AGENDA BACKGROUND

## ITEM NO. 4

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Introduction of New City Manager, Aretha R. Ferrell-Benavides.

**PRESENTED BY:** Agustin "Gus" Garcia, Director of Economic Development

**BACKGROUND/HISTORY:** Mr. Garcia will introduce Ms. Ferrell-Benavides to the Board.



# AGENDA BACKGROUND

## ITEM NO. 5

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Introduction of New Director of Economic Development, Mr. Agustin “Gus” Garcia.

**PRESENTED BY:** Aretha Ferrell-Benavides; City Manager

**BACKGROUND/HISTORY:** Mrs. Ferrell-Benavides will introduce Mr. Garcia to the Board.



# AGENDA BACKGROUND

## ITEM NO. 6

**MEETING DATE:** Monday, April 26, 2021.

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

**PRESENTED BY:** Agustin “Gus” Garcia, Director of 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 - APRIL 2021**

County/City	Rate	Net Payment	Comparable Payment	% Change	2021 Payments	2020 Payments	% Change
<b>Dallas</b>							
Addison	1.00%	\$921,263.17	\$1,080,028.97	-14.70%	\$4,541,351.93	\$4,940,954.33	-8.08%
Balch Springs	2.00%	\$616,067.17	\$593,858.78	3.73%	\$2,992,158.07	\$2,971,802.06	0.68%
Carrollton	1.00%	\$2,570,831.93	\$2,648,041.10	-2.91%	\$12,020,425.95	\$12,771,827.32	-5.88%
Cedar Hill	1.88%	\$1,092,208.15	\$1,042,467.13	4.77%	\$5,658,630.68	\$5,516,430.75	2.57%
Cockrell Hill	1.00%	\$37,448.63	\$28,795.25	30.05%	\$172,571.93	\$141,779.91	21.71%
Coppell	1.75%	\$3,228,752.01	\$3,199,782.46	0.90%	\$15,725,426.64	\$13,492,595.43	16.54%
Dallas	1.00%	\$22,607,446.64	\$23,634,583.75	-4.34%	\$107,819,583.51	\$112,487,670.36	-4.14%
De Soto	2.00%	\$975,003.73	\$911,344.71	6.98%	\$6,054,730.19	\$5,306,694.79	14.09%
Duncanville	2.00%	\$816,989.85	\$677,611.75	20.56%	\$3,462,831.14	\$3,264,018.05	6.09%
Farmers Branch	1.00%	\$1,091,283.83	\$1,274,934.57	-14.40%	\$5,698,508.62	\$5,835,339.49	-2.34%
Garland	1.00%	\$2,052,934.05	\$2,056,205.52	-0.15%	\$9,903,332.98	\$9,780,774.72	1.25%
Glenn Heights	1.00%	\$69,160.25	\$50,968.20	35.69%	\$309,416.68	\$240,911.59	28.43%
Highland Park	1.00%	\$332,797.45	\$286,093.54	16.32%	\$1,779,861.29	\$1,717,090.48	3.65%
Hutchins	2.00%	\$217,660.48	\$216,664.70	0.45%	\$1,018,205.51	\$868,691.69	17.21%
Irving	1.00%	\$4,604,849.93	\$5,878,164.42	-21.66%	\$24,755,349.64	\$26,673,758.83	-7.19%
Lancaster	2.00%	\$783,552.55	\$772,778.30	1.39%	\$3,472,739.90	\$3,339,219.25	3.99%
Mesquite	2.00%	\$3,013,432.52	\$3,147,038.60	-4.24%	\$15,249,692.18	\$15,427,258.85	-1.15%
Richardson	1.00%	\$2,857,348.10	\$2,774,596.72	2.98%	\$13,891,222.58	\$14,389,549.78	-3.46%
Rowlett	1.00%	\$503,150.04	\$476,823.52	5.52%	\$2,488,828.68	\$2,246,052.94	10.80%
Sachse	1.75%	\$247,713.09	\$224,183.32	10.49%	\$1,286,234.17	\$1,149,130.58	11.93%
Seagoville	2.00%	\$264,204.69	\$273,277.26	-3.31%	\$1,331,570.77	\$1,213,494.33	9.73%
Sunnyvale	2.00%	\$231,235.60	\$249,542.30	-7.33%	\$1,043,069.07	\$998,666.97	4.44%
University Park	1.00%	\$327,330.10	\$305,524.82	7.13%	\$1,627,844.53	\$1,636,430.29	-0.52%
Wilmer	2.00%	\$497,293.68	\$375,405.67	32.46%	\$2,335,560.85	\$1,682,849.75	38.78%
<b>County Total</b>		<b>\$49,959,957.64</b>	<b>\$ 52,178,715.36</b>	<b>-4.25%</b>	<b>\$244,639,147.49</b>	<b>\$ 248,092,992.54</b>	<b>-1.39%</b>
<b>Tarrant</b>							
Bedford	2.00%	\$828,960.04	\$826,946.10	0.24%	\$4,014,909.70	\$3,857,478.18	4.08%
Hurst	1.50%	\$1,043,366.41	\$1,053,313.47	-0.94%	\$5,302,087.71	\$5,579,837.13	-4.97%
Grand Prairie	1.75%	\$4,137,832.40	\$4,584,271.45	-9.73%	\$21,091,241.01	\$20,566,613.27	2.55%
Grapevine	1.50%	\$2,407,534.03	\$3,316,659.15	-27.41%	\$12,703,132.58	\$15,372,488.02	-17.36%
Southlake	1.88%	\$1,846,028.77	\$1,908,355.52	-3.26%	\$9,897,354.70	\$10,708,624.66	-7.57%
Mansfield	2.00%	\$1,942,899.54	\$1,836,306.30	5.80%	\$9,676,790.25	\$8,962,449.42	7.97%
<b>Denton</b>							
Corinth	1.50%	\$188,178.71	\$229,656.43	-18.06%	\$1,014,456.58	\$1,036,308.57	-2.10%
<b>Ellis</b>							
Midlothian	2.00%	\$766,740.86	\$703,606.34	8.97%	\$3,874,524.27	\$4,041,522.19	-4.13%



# AGENDA BACKGROUND

## ITEM NO. 7

**MEETING DATE:** Monday, April 26, 2021.

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

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

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



# AGENDA BACKGROUND

## ITEM NO. 8

**MEETING DATE:** Monday, April 26, 2021

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

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

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





# AGENDA BACKGROUND

## ITEM NO. 9

**MEETING DATE:** Monday, April 26, 2021

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

**PRESENTED BY:** Main Station Duncanville, LTD Designee

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



# AGENDA BACKGROUND

## ITEM NO. 10

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Receive and Discuss the 2021 Main Station Duncanville, LTD's Budget.

**PRESENTED BY:** Main Station Duncanville, LTD Designee

**ATTACHMENT(S):** The 2020 Main Station Duncanville, LTD's Budget will be presented to the Board at the meeting for review and discussion.



# AGENDA BACKGROUND

## ITEM NO.11

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Hold Public Hearing to Receive Comments on A Request from 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:** Steve Dial, President; DCEDC

**BACKGROUND/HISTORY:** Additional detailed information will be provided during the Executive Session to review with the Board.



## AGENDA BACKGROUND

### ITEM NO. 12

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Receive and Consider A Presentation and Request from 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 of Economic Development

**BACKGROUND/HISTORY:** Additional detailed information will be provided during the Executive Session to review with the Board.



## AGENDA BACKGROUND

### ITEM NO. 13

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Receive and Consider Approval of the 2020 DCEDC Annual Report.

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

**BACKGROUND/HISTORY:** The DCEDC presents a yearly annual report to the City Council, which highlights the activities of the Board and the Economic Development Department.

**ATTACHMENT(S):** A copy will be presented to the Board for review at the meeting.



# AGENDA BACKGROUND

ITEM NO. 14

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Discuss and Consider 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 of Economic Development

**BACKGROUND/HISTORY:** Additional detailed information will be provided during the Executive Session to review with the Board





# AGENDA BACKGROUND

ITEM NO. 15

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** 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.

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

**BACKGROUND/HISTORY:** The DCEDC owns properties in Duncanville and is considering hiring a special legal counsel to assist them in potential real estate transactions. At the December 14, 2020 DCEDC regular meeting, the Board approved for Staff to bring back two legal options for the Board to discuss and consider. Mr. Paul Johnson with Harris Cook, LLP has been hired by the DCEDC. The Board will need to discuss and consider authorizing the DCEDC President to sign the Agreement.



# AGENDA BACKGROUND

ITEM NO. 16

**MEETING DATE:** Monday, April 26, 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.

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.



# AGENDA BACKGROUND


ITEM NO. 17

**MEETING DATE:** Monday, April 26, 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.

 <p>The logo for Duncanville, Texas, features a stylized map of the state of Texas. The left side of the map is red, and the right side is blue. A large white letter 'D' is superimposed over the map, with a yellow five-pointed star in the center of the 'D'. Below the map, the word 'Duncanville' is written in a bold, blue, sans-serif font, and the phrase 'City of Champions' is written below it in a smaller, red, italicized font.</p>	<h1>AGENDA BACKGROUND</h1>
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**ITEM NO. 18**

**MEETING DATE:** Monday, April 26, 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. 19

**MEETING DATE:** Monday, April 26, 2021

**TITLE:** Receive Director's Reports.

- 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).

**PRESENTED BY:** Agustin "Gus" Garcia, Director of 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 -  
 Certificates Issued - WEEKLY  
 (EDC)**  
 Month of March, 2021

Project Description	CO Issue Date	Short Address	Tenant Name / Contact	Square Footage	1. Applicant Name	Reason for Application	Square Footage
AUTO REPAIR	03/11/2021	1350 N MAIN St. Suite # 19&20	SKY QUAD AUTO REPAIRS Phone: (469) 835-8264		SIKIRU O QUADRI	Business Expansion	600
Duncanville Automotive and Muffler -Complete car care, engine repair, tune ups, water pump, computer diagnostics, electrical, front end, brakes, tires, fuel pump, radiators etc.... but no body work	03/05/2021	919 S Main St.	Duncanville Automotive and Muffler		Joe Threadgill	Change of Ownership	6267
auto repair	03/18/2021	706 E Red Bird Ln. Suite # 103-104	Faz Collision Phone: (972) 693-5964 mvalles0820@gmail.com		Isabel R laz	Change of Location	1600
Tire shop	03/18/2021	1348 N Main St.	Duncanville Tire Shop Phone: (972) 815-5232 emmanuel692@icloud.com			Change of Ownership	2142
Automated Laundry Solutions DBA Kwik Wash	03/10/2021	466 E Wheatland Rd.	Automated Laundry Solutions dba Kwik Wash Phone: (469) 583-5690 washcorp11@yahoo.com			Change of Ownership	2000
Staffing agency	03/18/2021	1530 S Clark Rd.	Arrow Personnel, LLC Phone: (817) 803-3287 rick@arrowpersonnel.com			New Occupancy	975
Retail clothing store	03/29/2021	700 S Cockrell Hill Rd. Suite # 188	House of Diamond Boutique LLC Phone: (214) 845-0270 rabb.jason@hotmail.com			New Occupancy	1538
Byrd Racing - auto repair,	03/18/2021	1223 Crestdell Dr.	Byrd Racing Phone: (214) 281-1846			New Occupancy	8000



vehicle inspections			bydracing@gmail.com		
Chicken restaurant	03/18/2021	843 N Duncanville Rd.	Royal's Fried Chicken Duncanville Phone: (214) 541-7343 mackdevelopments@outlook.com	New Occupancy	1030
ikandy by kryz - esthetic services - lashes, brows, and skincare	03/18/2021	607 N Cedar Ridge Dr. Suite # 200A	ikandy by kryz Phone: (214) 830-7052 krydav@yahoo.com	New Occupancy	1059
Air-Kool Heating & Air LLC - HVAC office and warehouse	03/18/2021	1184 Explorer St. Suite # D	Air-Kool Heating & Air LLC Phone: (469) 531-1120 otilio@airkooldfw.com	New Occupancy	1500
Illustrious Angels Youth & Family Services - counseling services, peer support groups for children and young adults	03/29/2021	606 Oriole Blvd. Suite # 209 Bldg. 2	Illustrious Angels Youth & Family Services Phone: (214) 650-4828 twilkerson@illustriousangels.org	New Occupancy	850
Yadon Enterprises Incorporated - title runner; processing titles for auto dealers and individuals who need title work (appointments only)	03/18/2021	802 Gemini Ave. Suite # A & B	Yadon Enterprises Incorporated Phone: (214) 251-9108 kabney27@gmail.com	New Occupancy	3000
Clinica Hispana Familia Sana LLC - Doctor's Office	03/18/2021	650 Big Stone Gap Rd.	Clinica Hispana Familia Sana LLC Phone: (214) 738-2962 addelinciprian@gmail.com	New Occupancy	2132
Office and training space for hair braiding	03/18/2021	402 W Wheatland Rd. Suite # 170 C & E	Beauty In Hair Plus Phone: (682) 587-7668 info@rootmama.org	New Business	500
lashes, facials, waxing	03/09/2021	103 E Davis St.	Upper Echelon Beauty and Esthetics Phone: (214) 278-4455 ontoriacherie@upperechelonbe.com	New Occupancy	1000
The Healthy Hair Lounge - Hair Salon	03/29/2021	100 S Main St. Suite # 108	The Healthy Hair Lounge Phone: (214) 532-6019 stylesbystanley@yahoo.com	New Occupancy	769

#### Certificate of Occupancy

Total Square Footage 0.00 (Avg.: 0.00)

<b>TOTALS:</b>	Total Projects:	17
	CO's Issued:	17



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

Project Description	Short Address	Tenant Name / Contact	Applicant Name	Reason for Application
L & S Gas LLC - sell gasoline, groceries, coffee, soda, beer and wine	1411 N Duncanville Rd.	L & S Gas LLC dba Red Bird Mart Phone: (347) 822-0771 mandeepsingh0511@gmail.	Mandeep Singh	Change of Ownership
Carive Truck S - sell new parts and service (no lease agreement, property owner is occupying space)	410 E Red Bird Ln.	Carive Truck S Phone: (214) 519-4823 garciatrucking2006@gmail.c	Jose L Garcia	New Occupancy
Maria's Kitchen - Prepare hot food for sale, kitchen inside gas station	1411 N Duncanville Rd.	Maria's Kitchen Phone: (214) 414-6714	Maria L Mendoza	Change of Ownership
Nail salon	1202 S Main St.	Dee's Classic Nails Phone: (972) 780-7898 dnhouimanh@yahoo.com	Dee Nhouimanh-Ly	New Occupancy
The Beauty Works - eye lash extension and permanent make up services	105 E Davis St.	The Beauty Works Phone: (469) 230-8522 kristylove@artonbeauty.com	Kristy Williams	New Occupancy
Office and storage for Ebay & Amazon - "eyelashing and fashionable jewelry."	1182 Explorer St. Suite # B	Beehive Family Holdings Phone: (972) 408-5498 stanweaverabc@yahoo.com	Stan Weaver	New Occupancy
Salon - cut, color, relaxer, weave, shampoo, eyelash, nails, waxing, and classes	215 S Main St.	Studio MG Phone: (469) 643-6734 latrecegarlon@gmail.com	Romona Garlon	New Occupancy Change of Ownership Change of Name
Candy Shack: Daiquiris To Go - QSR drive thru restaurant with limited indoor seating	103 N Cedar Ridge Dr. Suite # 100	Candy Shack: Daiquiris To Go Phone: (757) 450-2373 j_a_mcghee@yahoo.com	James McGhee	New Occupancy
Furniture, upholstery and covering	534 E Wheatland Rd.	Anthony's Upholstery Phone: (214) 769-1639	Anthony McCullough	New Occupancy
Selling prepackaged groceries and premade fabrics, traditional jewelries, and hair extensions in the future.	1426 S Clark Rd.	Abswot African Store Phone: (682) 554-2091 ezemnkem@gmail.com	Abisola Bolumade	New Occupancy
Photography studio	205 E Camp Wisdom Rd. Suite # A	Shots by V.I.P Photography	Randale Crain	New Occupancy

Phone: (469) 508-7464  
dalec1305@yahoo.com

BG Management Group Inc - Storage of construction materials, appliances and trailer appliances	1126 S Cedar Ridge Dr. Suite # 106	BG Management Group Inc Phone: (972) 948-3106 bgmgroup8@gmail.com	Roger Bauer	New Occupancy
Future Consulting Services of America LLC - information technology services, configuration of computer software and development services	402 W Wheatland Rd. Suite # 160 F	Future Consulting Services of America LLC Phone: (214) 783-5316 louismobley1@gmail.com	Louis Mobley	New Occupancy
BBQ Restaurant	215 W Camp Wisdom Rd. Suite # 3-4	Luckey D's BBQ & Catering DBA Phone: (214) 335-5264	Derrick Harris	Business Expansion
Austin Auto Express - Business office used for car hauling services, clerical office for the business, no vehicles will be stored on property	515 N Cedar Ridge Dr. Suite # 7J	Austin Auto Express Phone: (214) 772-3495 Cell: 2147723496 l.austin32@gmail.com	Larry Austin	Change of Location
Austin Insurance Agency - insurance sales	515 N Cedar Ridge Dr. Suite # 7I	Austin Insurance Agency Phone: (214) 772-3495 austin_agency@att.net	Shomega Daniels-Austin	Change of Location
used car sales, auto mechanic and 20% tire storage	703 Big Stone Gap Rd. Suite # A&B	IKENBERG ENTERPRISE LLC	JARRETT ADAMS	Business Expansion
Onsite portraits including fantasy, boudoir, and costume, makeup application, specialty props and backprops, make and install wigs, vendor rental of specialty props.	603 N Cedar Ridge Dr. Suite # 200	Cre8n Divas (SCP) Phone: (469) 222-8167	Latoya Winn	New Occupancy
Gran Gran's Catfish & Soul Food - restaurant selling catfish and soul food	434 E Hwy 67	Gran Gran's Catfish & Soul Food Phone: (214) 554-8369 ursulacolquitt@yahoo.com	Ursula M Medlock	New Occupancy

**TOTALS:** Total Projects:

**19**

**NOTICE OF PUBLIC HEARING  
BEFORE THE DUNCANVILLE COMMUNITY AND  
ECONOMIC DEVELOPMENT CORPORATION (DCEDC)**

A public hearing will be held before the Duncanville Community and Economic Development Corporation (DCEDC) on Monday, April 26, 2021 at 6:00 PM via ZOOM Conference to receive comments on a request from 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.

Register in advance for this webinar:

[https://us02web.zoom.us/webinar/register/WN\\_BgOtNQkLTh2ez\\_AoO5yHOA](https://us02web.zoom.us/webinar/register/WN_BgOtNQkLTh2ez_AoO5yHOA)

As an interested citizen, you may speak at the hearing via ZOOM Conferencing or you may send a notice to the Duncanville Community and Economic Development Corporation (DCEDC) Board at P.O. Box 380280, Duncanville, TX 75138 - 0280.

CITY OF DUNCANVILLE

Cynthia D. Williams, Economic Development Coordinator