



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR BOARD MEETING
DUNCANVILLE CITY HALL/BRIEFING ROOM
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
(972) 780-5000
MONDAY, AUGUST 26, 2024, 6:00 PM**

AGENDA

The City of Duncanville DCEDC meetings are available to all persons regardless of disability. The City of Duncanville offers Hearing Assistance Receivers for use during DCEDC Regular Sessions. If you require special assistance, please contact the City Secretary at (972) 780-5017 or write to 203 E. Wheatland Road, Duncanville, TX 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.

Agendas are subject to alteration and revision up to and no later than 72 hours prior to the posted meeting time.

**To view the live meeting or previous meetings click on the link below.
<https://duncanvilletx.new.swagit.com/views/454/>.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

1. CITIZEN'S PUBLIC FORUM

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 Monday, August 26, 2024
Email: Jeremiah.Brewer@duncanvilletx.gov

Email Title: Public Comment – August 26, 2024
First and Last Name; and Address

- 2. RECEIVE DIRECTOR’S REPORTS**
- 3. BRIEFINGS AND PRESENTATIONS**
 - a. **SEPTEMBER 16th EVENT BRIEFING-LOLECIA DAY, ASSISTANT DIRECTOR, ECONOMIC DEVELOPMENT**
- 4. CONSIDER THE AMENDMENT OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON APRIL 22, 2024**
- 5. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JULY 22, 2024**
- 6. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE JOINT MEETING WITH CITY COUNCIL HELD ON JULY 30, 2024**
- 7. RECEIVE AND DISCUSS THE FOLLOWING REPORTS:**
 - a. DCEDC MONTHLY BUDGET REPORT FOR JUNE 2024
 - b. CITY SALES AND USE TAX COMPARISON SUMMARY FOR JUNE 2024
 - c. DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT FOR JUNE 2024
 - d. MAIN STATION DUNCANVILLE, LTD’S MONTHLY FINANCIALS FOR JUNE 2024
 - e. DCEDC & HOTEL OCCUPANCY TAX FUND GRANTS AWARDED FINANCIAL REPORT
- 8. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN EXTENSION FOR A DEVELOPMENT AGREEMENT WITH HAV-R CHARBURGER LOCATED AT 606 SOUTH CLARK ROAD, DUNCANVILLE, TEXAS 75137**
- 9. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A REQUEST OF SPONSORSHIP ASSISTANCE BY THE PROPERTY IMPROVEMENT PROGRAM (PIP)**
- 10. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICE AGREEMENT CONTRACT BY CORBETT MITCHELL MEDIA & CONSULTING FOR AN AMOUNT NOT TO EXCEED \$5,000.00**
- 11. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR HOTEL OCCUPANCY TAX FUNDS BY HOOPFEST**

BASKETBALL, LLC, LOCATED AT 5565 DEER CREEK DRIVE, DALLAS, TEXAS 75228

12. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY SISTERGIRLS' KITCHEN, LLC, LOCATED AT 106 NORTH CEDAR RIDGE, DUNCANVILLE, TEXAS 75116

13. CONSIDER APPROVAL OF THE PURCHASE OF A VEHICLE FROM CLASSIC CHEVROLET THAT WILL BE USED IN THE SUPPORT OF THE DUNCANVILLE COMMUNITY & ECONOMIC DEVELOPMENT CORPORATION (DCEDC), IN THE EXPENDITURE AMOUNT NOT TO EXCEED \$56,044.90

14. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROFESSIONAL SERVICE AGREEMENT CONTRACT BY MRB GROUP FOR AN AMOUNT NOT TO EXCEED \$16,100.00

15. CONDUCT A PUBLIC HEARING ON THE FOLLOWING ITEMS:

- a. **ITEM 8 OF THE AUGUST 26, 2024, DCEDC AGENDA – HAV-R CHARBURGER**
- b. **ITEM 9 OF THE AUGUST 26, 2024, DCEDC AGENDA – PROPERTY IMPROVEMENT PROGRAM (PIP)**
- c. **ITEM 10 OF THE AUGUST 26, 2024, DCEDC AGENDA– CORBETT MITCHELL MEDIA & CONSULTING PROFESSIONAL SERVICE AGREEMENT**
- d. **ITEM 11 OF THE AUGUST 26, 2024, DCEDC AGENDA – HOOPFEST BASKETBALL, LLC**
- e. **ITEM 12 OF THE AUGUST 26, 2024, DCEDC AGENDA – SISTERGIRLS' KITCHEN, LLC**
- f. **ITEM 13 OF THE AUGUST 26, 2024, DCEDC AGENDA – DCEDC VEHICLE PURCHASE**
- g. **ITEM 14 OF THE AUGUST 26, 2024, DCEDC AGENDA – MRB GROUP PROFESSIONAL SERVICE AGREEMENT**

16. EXECUTIVE SESSION

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

1. DCEDC Special Counsel

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.087 (2) – Deliberation

Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect:

1. HAV-R Charburger
2. Property Improvement Program (PIP)
3. Corbett Mitchell Media & Consulting Professional Service Agreement
4. Hoopfest Basketball
5. Sistergirls' Kitchen
6. DCEDC Vehicle Purchase
7. MRB Group Professional Service Agreement

17. RECONVENE INTO OPEN SESSION

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

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.duncanvilletx.gov and said Notice was posted on the following date and time: **Thursday, August 22, 2024, at 6:30 P.M.** and remained posted for at least two hours after said meeting was convened.



MR. VICTOR M. BARRERA

DIRECTOR, ECONOMIC DEVELOPMENT

6:36 p.m.

TIME

August 22, 2024

DATE