



**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, OCTOBER 28, 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 purpose 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.

As authorized by Section 551.127 of the Texas Government Code, members of the Board may participate by videoconference. A quorum and President will be present at the time, place and manner set forth in this notice. Each person appearing by videoconference will be visual and audio connected to the participants and persons leading in accordance with the law.

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 reviewed by the Board, the following information is required:

Submit a comment by 4:00 p.m. on Monday, October 28, 2024

Email: Coye.Dube@duncanvilletx.gov

Email Title: Public Comment – October 28, 2024

First and Last Name and Address

- 2. APPOINTMENT OF PRESIDENT**
- 3. APPOINTMENT OF BYLAWS COMMITTEE MEMBERS**
- 4. RECEIVE DIRECTOR’S REPORTS**
- 5. BRIEFINGS AND PRESENTATIONS – NO ACTION OR DELIBERATION WILL TAKE PLACE ON THESE ITEMS**
 - a. COMPREHENSIVE PLAN REVIEW - VICTOR BARRERA**
 - b. SPECIAL EVENTS UPDATE – LOLECIA DAY**
 - c. RETAIL LIVE AUSTIN – LOLECIA DAY**
- 6. RECEIVE AND DISCUSS THE FOLLOWING REPORTS:**
 - a. DCEDC MONTHLY BUDGET REPORT SEPTEMBER 2024**
 - b. CITY SALES AND USE TAX COMPARISON SUMMARY FOR SEPTEMBER 2024**
 - c. DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIALS STATUS REPORT FOR SEPTEMBER 2024**
 - d. MAIN STATION DUNCANVILLE, LTD’S MONTHLY FINANCIALS FOR SEPTEMBER 2024**
- 7. DISCUSS AND PROVIDE DIRECTION TO STAFF ON THE FOLLOWING REQUESTS FROM BOARD MEMBERS:**
 - a. INTERNATIONAL COUNCIL OF SHOPPING CENTERS – LAS VEGAS CONFERENCE – MR. GREG ZYLKA**
 - b. DUNCANVILLE FIELDHOUSE – STRATEGIC PLAN – MR. GREG ZYLKA**
 - c. BUDGET TRAINING – MR. GREG ZYLKA**
 - d. CERTIFIED APPRAISED VALUATIONS (MAIN STATION, WHEATLAND PLAZA, TOTAL PROPERTY VALUATION CITY-WIDE) – MR. PATRICK HARVEY**
 - e. FINANCIAL ACCOUNTING OF GRANTS AWARDED IN THE PRIOR 18 MONTHS– MR. PATRICK HARVEY**

- f. TO REVIEW THE SPECIFIC LINE ITEMS ON AUGUST 2024 MONTHLY REPORTS – MR. PATRICK HARVEY**
 - g. ECONOMIC DEVELOPMENT LAW UPDATE – MR. PATRICK HARVEY**
 - h. AGENDA ITEM REQUESTS – MR. PATRICK HARVEY**
- 8. DISCUSS AND CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON SEPTEMBER 23, 2024**
- 9. DISCUSS AND CONSIDER APPROVAL OF A COMMERCIAL CONTRACT OF SALE AND ADDENDUM FOR REAL ESTATE KNOWN AS 727 COCKRELL HILL STREET BETWEEN BROWNFED PROPCO, LLC AND THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION**
- 10. DISCUSS AND CONSIDER APPROVAL OF A LETTER OF ENGAGEMENT BETWEEN SHELBY LAW, PLLC, AND THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION FOR LEGAL SERVICES**
- 11. PUBLIC HEARINGS**
 - a. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN AGREEMENT WITH THE NORTH TEXAS CARE CLINIC INFRASTRUCTURE GRANT IN THE AMOUNT UP TO \$231,000 LOCATED AT 727 S. COCKRELL HILL ROAD, DUNCANVILLE, TEXAS 75137; AND AUTHORIZE THE BOARD PRESIDENT TO EXECUTE NECESSARY DOCUMENTS.**
 - b. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN AGREEMENT WITH PREMIER PROPERTIES FOR A FAÇADE GRANT IN THE AMOUNT UP TO \$85,000 LOCATED AT 1215 SOUTH MAIN STREET, DUNCANVILLE, TEXAS 75137; AND AUTHORIZE THE BOARD PRESIDENT TO EXECUTE NECESSARY DOCUMENTS.**
 - c. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN AGREEMENT WITH MATT BALKE FOR AN INFRASTRUCTURE GRANT IN THE AMOUNT UP TO \$300,000 AT 220 NORTH MAIN STREET, DUNCANVILLE, TEXAS 75137; AND AUTHORIZE THE BOARD PRESIDENT TO EXECUTE NECESSARY DOCUMENTS.**
 - d. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN AGREEMENT WITH THE FERRANTE HAIR STUDIO LANDSCAPE GRANT IN THE AMOUNT UP TO \$10,500.00 LOCATED AT 807 S MAIN ST, DUNCANVILLE, TEXAS 75137; AND AUTHORIZE THE BOARD PRESIDENT TO EXECUTE NECESSARY DOCUMENTS.**

- e. **CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER A DCEDC SPONSORSHIP FOR THE FIRST CHRISTIAN CHURCH CONCERT WITH THE MASTER'S VOICE QUARTET BENEFITTING THE DUNCANVILLE OUTREACH MINISTRY FOR UP TO \$2,700.00. LOCATED AT 203 S MAIN ST, DUNCANVILLE, TEXAS 75137; AND AUTHORIZE THE BOARD PRESIDENT TO EXECUTE NECESSARY DOCUMENTS.**

12. EXECUTIVE SESSION

13. RECONVENE INTO OPEN SESSION

14. 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: **Friday, October 25, 2024, at 9:00 A.M.** and remained posted for at least two hours after said meeting was convened.

Victor M. Barrera

**MR. VICTOR M. BARRERA
ECONOMIC DEVELOPMENT DIRECTOR**

TIME: 5:00 P.M.

DATE: OCTOBER 24, 2024