



## Duncanville Community and Economic Development Corporation Regular Meeting Agenda

City Hall, Briefing Room  
203 E. Wheatland Road  
Duncanville, TX 75166  
(972) 780-5000

**Monday, March 23, 2026 – 6:00 pm**

---

*The Duncanville City Hall is accessible to people with disabilities. If you need assistance in participating in this meeting due to a disability as defined under the ADA, please call 972-780- 5017 or email [city.secretary@duncanvilletx.gov](mailto:city.secretary@duncanvilletx.gov) at least three (3) business days prior to the scheduled meeting to request an accommodation.*

**As authorized by Section 551.071 through 551.090 of the Texas Government Code, this meeting may be convened into closed Executive Session for the permitted exceptions under the Texas Open Meetings act, including 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 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 3 business days 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. March 23, 2026

Email [eco@duncanvilletx.gov](mailto:eco@duncanvilletx.gov)

Email title: Public Comment – 03/23/26

First and Last Name; and address.

#### **2. APPROVAL OF DCEDC MEETING MINUTES**

- A. Consider approval of the minutes from the February 23, 2026, Joint Meeting of the City Council, DCEDC and TIF Board.

**3. BOARD MEMBER REPORTS**

**4. DIRECTORS' REPORT**

**5. CONSENT AGENDA**

**6. PUBLIC HEARINGS**

- A. Conduct a public hearing to consider an economic development incentive request from JCTF Real Estate, LLC for the business expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply.
- B. Conduct a public hearing to discuss and consider approval of a sponsorship for the Dallas County Sheriff's Office & Duncanville Police Department's 17th Annual Fire Truck Pull.
- C. Conduct a public hearing to discuss and consider approval of a sponsorship for the Property Improvement Program (PIP).

**7. ACTION ITEMS**

- A. Consider approval of an economic development incentive request from JCTF Real Estate, LLC for the business expansion of Texas Fadez Barber Academy & Midas Touch Retail Supply.
- B. Consider approval of a sponsorship for the Dallas County Sheriff's Office & Duncanville Police Department's 17th Annual Fire Truck Pull.
- C. Consider approval of a sponsorship for the Property Improvement Program (PIP).

**8. BRIEFINGS AND PRESENTATIONS - NO ACTION OR DELIBERATION WILL TAKE PLACE ON THESE ITEMS**

- A. Briefing on STAR Transit FY25-26 Annual Update
- B. Briefing on Parks and Recreation FY25-26 Annual Update
- C. Briefing on Police Department FY25-26 Annual Update
- D. Briefing on Arts & Business Networking Events

**9. OTHER BUSINESS**

- A. Discuss and consider approval of the Open Rewards Program for local businesses by Bludot Technologies.
- B. Consider a resolution approving a Second Amendment to the incentive agreement by the Duncanville Community and Economic Development Corporation (DCEDC) with BCVCR Holdings, LLC and Pegasus Bank for the Project located at 220

N. Main Street (Project Encina); Extending the project completion and reimbursement deadline to July 31, 2026.

- C. Discuss and consider a plan for a DCEDC delegation to attend the International Council of Shopping Centers (ICSC) Annual Real Estate Convention on May 18–20, 2026.

**10. EXECUTIVE SESSION**

**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.**

**11. RECONVENE INTO OPEN SESSION**

**12. 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 outside the entrance to the City of Duncanville City Hall, next to the entryway doors, a place convenient and readily accessible to the general public, as well as to the City’s website [www.duncanvilletx.gov](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Tuesday, March 17, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

**Marlon Goff**  
**Interim Director Economic Development**