



**Duncanville Community and Economic Development Corporation
Regular Meeting Agenda**

AMENDED

City Hall/Council Chambers & Briefing Room

203 E WHEATLAND RD
DUNCANVILLE, TX 75116-4824
(972) 780-5000

Monday, May 18, 2026 at 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 at least three (3) business days prior to the scheduled meeting to request an accommodation.

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 and the Civile Service Commission 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. 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 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. May 18, 2026
Email Eco@duncanvilletx.gov
Email title: Public Comment – 05/18/2026
First and Last Name; and address.

2. APPROVAL OF DCEDC MEETING MINUTES

- A. Consider approval of the minutes from the April 27th, 2026 Regular Meeting

3. BOARD MEMBER REPORTS

4. DIRECTOR'S REPORT

5. CONSENT AGENDA

6. PUBLIC HEARING

- A. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH RED BIRD BOWLING LANES, INC. IN AN AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE AND PAVEMENT GRANTS AT 1114 S. MAIN STREET, DUNCANVILLE, TEXAS, 75137.
- B. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH A2Z TRADING LLC DBA JZ EMBROIDERY IN THE AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE, LANDSCAPING, PAVEMENT, SIGNAGE AND PAINT GRANTS AT 910 S. CEDAR RIDGE DRIVE, DUNCANVILLE, TEXAS, 75137.
- C. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH LIN AND JEN'S HATS ON, LLC IN AN AMOUNT UP TO \$2,500 FOR A SIGNAGE GRANT AT 204 N. MAIN STREET, SUITE 101 DUNCANVILLE, TEXAS, 75116.
- D. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH PEOPLE FOLKS LLC IN THE AMOUNT UP TO \$22,742 FOR INFRASTRUCTURE AND SIGNAGE GRANTS AT 202 W. CENTER STREET, SUITE 103, DUNCANVILLE, TEXAS, 75116.

7. ACTION ITEMS

- A. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH RED BIRD BOWLING LANES, INC. IN AN AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE AND PAVEMENT GRANTS AT 1114 S. MAIN STREET, DUNCANVILLE, TEXAS, 75137; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.

- B. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH A2Z TRADING LLC DBA JZ EMBROIDERY IN THE AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE, LANDSCAPING, PAVEMENT, SIGNAGE AND PAINT GRANTS AT 910 S. CEDAR RIDGE DRIVE, DUNCANVILLE, TEXAS, 75137; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.
- C. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH LIN AND JEN'S HATS ON, LLC IN AN AMOUNT UP TO \$2,500 FOR A SIGNAGE GRANT AT 204 N. MAIN STREET, SUITE 101 DUNCANVILLE, TEXAS, 75116; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.
- D. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH PEOPLE FOLKS LLC IN THE AMOUNT UP TO \$22,742 FOR INFRASTRUCTURE AND SIGNAGE GRANTS AT 202 W. CENTER STREET, SUITE 103, DUNCANVILLE, TEXAS, 75116; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.

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

- A. Proposed Fiscal Year 2026-2027 DCEDC Budget & Workshop

9. OTHER BUSINESS

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.

- A. The Duncanville Community and Economic Development Corporation Board of Directors shall convene into closed session pursuant to Section 551.072 and 551.087 of the Texas Government Code, as authorized under Chapter 505 of the Texas Local Government Code, to deliberate the purchase, exchange, or lease of real properties located east of North Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of West Redbird Lane, and to seek legal advice from the City Attorney regarding such real property.

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 and said Notice was posted **by** the following date and time: **Tuesday, May 12, 2016, by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



Marlon Goff
Economic Development Director