

Duncanville Community & Economic Development Corporation
 Meeting Date: 03/09/2026
 Meeting Commencement: City of Duncanville – ANNEX Building (103)

Attendance

| Member Name | Present | Absent |
|-------------------------|------------------|--------|
| <i>Tammi Abney</i> | Arrival – 6:18pm | |
| <i>Derwin Broughton</i> | Arrival – 6:18pm | |
| <i>Patrick Harvey</i> | ✓ | |
| <i>Donella Payne</i> | ✓ | |
| <i>Tonya Savage</i> | ✓ | |
| <i>Carolyn Thompson</i> | ✓ | |
| <i>Gregory Zylka</i> | ✓ | |

| Staff Name | Staff Title |
|-------------------|---|
| Marlon Goff | Interim Director, Economic Development |
| Marcela Perez | Coordinator, Economic Development |
| Shamondra Lane | Executive Assistant, Economic Development |
| Richard Abernethy | Interim City Manager |
| Robert Hager | City Attorney |
| | |

Call to Order: called to order by President Harvey at 6:02 pm.

Moment of silence for Steve Martin.

Invocation: given by President Harvey.

The Pledge of Allegiance to the U.S. and Texas Flags were led by Marlon Goff and recited by all.

CITIZEN’S PUBLIC FORUM – opened at 6:06 pm

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, 03/09/2026

Email: Eco@duncanvilletx.gov

Email Title: Public Comment – 03/09/2026

First and Last Name and Address

No public comment emailed. In person public comment was held until item on Agenda. (item 8A). Board allowed comments until item was presented.

APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- A. Receive and consider approval of the meeting minutes for the December 15th Special DCEDC Meeting.

Motion to approve the minutes from the December 15th Special DCEDC Meeting, first by Carolyn Thompson, seconded by Tonya Savage.

Action: passed 4 – 0 – 1 (Yea – Nay – Abstain – Tonya Savage)

BOARD MEMBER REPORTS

- A. Greg Zylka and President Harvey shared remarks recognizing Steve Martin and Earl ‘Peanut’ Jones and their contributions to the City of Duncanville.
- B. Board Member Zylka also encouraged the Board to attend the ICSC Conference

DIRECTORS’ REPORT - Presented by Marlon Goff.

- A. Provided community events and calendar updates
- B. March 23rd meeting will include external partner updates

CONSENT AGENDA – No consent agenda items

PUBLIC HEARINGS – opened at 6:23 pm

Conduct a public hearing to consider an economic development incentive request from Mejia & Company Consulting for Project Fouts, a multifamily residential site located within the 300 Block of Fouts Avenue in Duncanville, TX

- A. Presented by Interim Director Goff. Josh Mejia, Consultant Mejia & Company and Ricky Fain, Developer available to answer questions.
Josh Mejia – 13808 35th McAllen, TX
Ricky Fain – 2525 CR 2013 Walnut Springs, TX 76990

PUBLIC HEARING– closed at 6:58 pm

No action taken

BRIEFINGS AND PRESENTATIONS

- A. Briefing on Texas Fadz Barber School & Retail Supply Store acquisition and business expansion located at 1014 S. Main Street. – Presented by Marcela Perez
Juan Trejo, Owner available to answer questions.
Rocio Alcaraz – 928 South Ridge Drive, Duncanville TX
Ruby Pineda – 446 East Magnolia Lane, Duncanville TX
Aaron Robles – 1707 Center Circle, Cedar Hill TX

Brian Schoby – 2409 Turning Leaf Lane, Midlothian TX

Board Member Tammi Abney requested a breakdown of the financing options from the owner.

- B. Provide a Quarterly Briefing on Development Pipeline Projects and Real Estate Transactions – Presented by Marlon Goff
- C. Briefing and update on the status of the Signage Grant awarded to Take Out Burgers restaurant located at 795 W Wheatland Rd on September 8, 2025, in the amount of \$3,800 – Presented by Marlon Goff

Board Member Tonya Savage departure for evening at 7:54 pm.

OTHER BUSINESS

- A. Discuss and consider approval of the FY 2026-2027 DCEDC Budget Calendar – Presented by Marlon Goff
Board included 03/23/26 date to the Budget Calendar.

Motion to approve the FY 2026-2027 DCEDC Budget Calendar to include the 03/23/26 regular meeting date, first by Derwin Broughton, seconded by Tammi Abney.

Action: Motion passed 6 – 0 – 0 (Yea-Nay-Abstain)

EXECUTIVE SESSION: called to order by President Harvey at 8:15 pm.

- A. In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.072 to deliberate the purchase, exchange, lease of real properties, being located east of Santa Fe Trail, north of Daniieldale Road, west of Cockrell Hill Road, and south of Camp Wisdom Road.
- B. The DCEDC shall convene into Executive Session pursuant to Section 551.071 (Consultation with Attorney) to deliberate and receive legal advice regarding the Corporation's legal services contract, including review and discussion of scope of services, legal services consolidation plans for the City and related legal matters.

EXECUTIVE SESSION: closed to order by President Harvey at 9:45 pm

RECONVENE INTO OPEN SESSION: called to order by President Harvey at 9:46 pm.

NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION:

No Action Taken

ADJOURNMENT: Meeting adjourned by President Harvey at 9:46 pm.



Patrick Harvey
DCEDC Board President