

Duncanville Community & Economic Development Corporation  
 Meeting Date: 03/23/2026  
 Meeting Commencement: City of Duncanville – City Hall Chambers

Attendance

Member Name	Present	Absent
<i>Tammi Abney</i>	✓	
<i>Derwin Broughton</i>	✓	
<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
Mark Rauscher	Assistant City Manager for Community

Call to Order: called to order by President Harvey at 6:09 pm.

Invocation: given by Marlon Goff.

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

CITIZEN'S PUBLIC FORUM – opened at 6:11 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, 03/23/2026

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

Email Title: Public Comment – 03/23/2026

First and Last Name and Address

No public comment. Closed at 6:11 pm

APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- A. Consider approval of the minutes from February 23, 2026, Joint Meeting of the City Council, DCEDC and TIF Board.
- B. Motion to approve the minutes from February 23, 2026, Joint Meeting of the City Council, DCEDC and TIF Board, first by Derwin Broughton, seconded by Tammi Abney.

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

BOARD MEMBER REPORTS

- A. President Harvey provided comment on Duncan Switch Events

DIRECTORS' REPORT - Presented by Marlon Goff.

- A. Provided financials through February 28, 2026

CONSENT AGENDA – No consent agenda items

President Harvey stated that Item 9B be moved to 7A.

PUBLIC HEARINGS – opened at 6:17 pm

- 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. – Presented by Marcela Perez,  
Monte Anderson represented the owner, Juan Trejo in his absence.  
Angel Perez & Christian Rivera of Midas Touch available for questions

Public Hearing for item opened at 6:26 pm

Comments made by:

Monte Anderson 1210 Greenleaf, Duncanville TX  
Raymond Rivera, 106 Tucson, Duncanville TX  
Christian Rivera 653 Parkwood Circle Duncanville TX  
Angel Perez 1109 South Brighton Duncanville TX

Close public hearing for item 6A at 7:17pm

Open public hearing for item 6B at 7:17pm

- B. Consider approval of a sponsorship for the Dallas County Sheriff's Office & Duncanville Police Department's 17th Annual Fire Truck Pull.- Presented by Marcela Perez  
Douglas Sisk available for questions.

Comments made by:

Doug Sisk 242 W Davis Street Duncanville TX

Close public hearing for item 6C at 7:25pm

Open public hearing for item 6C at 7:25pm

- C. Conduct a public hearing to discuss and consider approval of a sponsorship for the Property Improvement Program (PIP). – Presented by Marcela Perez  
Jorge Montequin available to answer questions.

Comments made by:

Jorge Montequin – 1904 Woodale Circle Cedar Hill, TX

Close public hearing for item 6C at 7:29pm

ACTION ITEMS – per President Harvey’s request (Item 9B)

- A. 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. – Presented by Marlon Goff

Motion resolution approving and execute 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., first by Derwin Broughton, seconded by Carolyn Thompson.

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

ACTION ITEMS

- A Consider approval of an economic development incentive request from JCTF Real Estate, LLC for the business expansion, 1014 South Main of Texas Fadez Barber Academy & Midas Touch Retail Supply.

Motion to table item 7A, Consider approval of an economic development incentive request from JCTF Real Estate, LLC for the business expansion, 1014 South Main of Texas Fadez Barber Academy & Midas Touch Retail Supply first by Tammi Abney seconded by Derwin Broughton.

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

Recessed called by President Harvey at 7:46pm.

Returned from recess at 8:07pm.

Action: will move Item 7A to Executive Session and continue with other action items on the agenda.

- B. Consider approval of a sponsorship for the Dallas County Sheriff's Office & Duncanville Police Department's 17th Annual Fire Truck Pull.

Motion to Consider approval of a sponsorship for the Dallas County Sheriff's Office & Duncanville Police Department's 17th Annual Fire Truck Pull, first by Tammi Abney, seconded by Derwin Broughton.

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

- C. Consider approval of a sponsorship for the Property Improvement Program (PIP).

Motion to Consider approval of a sponsorship for the Property Improvement Program (PIP, first by Derwin Broughton, seconded by Tammi Abney

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

BRIEFINGS AND PRESENTATIONS – NO ACTIONS OR DELIVERATION WILL TAKE PLACE ON THESE ITEMS

- A. Briefing on STAR Transit FY 25-26 Annual Update – presented by Kim Britton & Tommy Hendrix
- B. Briefing on Parks and Recreation FY 25-26 Annual Update – presented by Tyler Agee , Assistant Director Parks & Recreation and Bart Stevenson, Director, Parks & Recreation
- C. Briefing on Police Department FY 25-26 Annual Update – presented by Chief Matt Stogner, Duncanville PD
- D. Briefing on Arts & Business Networking Events – presented by Marlon Goff

OTHER BUSINESS

- A. Discuss and consider approval of the Open Rewards Program for local businesses by Bludot Technologies. – presented by Marlon Goff

Motion to approve of the Open Rewards Program for local businesses by Bludot Technologies, first by Donnie Payne, seconded by Carolyn Thompson.

Action: passed 5 – 0 – 0 (Yea – Nay – Abstain)

- B. 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. – presented by Marlon Goff

Action: tabled discussion until all Board Members are present.

EXECUTIVE SESSION: called to order by President Harvey at 9:21pm.  
EXECUTIVE SESSION: closed to order by President Harvey at 10:25pm

RECONVENE INTO OPEN SESSION: called to order by President Harvey at 10:26 pm

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

- A Consider approval of an economic development incentive request from JCTF Real Estate, LLC for the business expansion, 1014 South Main of Texas Fadez Barber Academy & Midas Touch Retail Supply.

Motion to consider approval of an economic development incentive request in the amount of \$200,000.00 from JCTF Real Estate, LLC for the business expansion, 1014 South Main of Texas Fadez Barber Academy & Midas Touch Retail Supply based on terms and conditions that have been stated by the Attorney on behalf of the Board first by Donella Payne seconded by Carolyn Thompson.

Action: passed 4 – 1 – 0 (Yea – Nay, Tammi Abney – Abstain)

ADJOURNMENT

Meeting adjourned by President Harvey at 10:31pm.



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Patrick Harvey  
DCEDC Board President