



**Duncanville City Council
Regular Meeting Agenda**
City Council Briefing Room and City Council Chamber
Duncanville City Hall, 203 E. Wheatland Road
Duncanville, TX 75166
(972) 780-5017

Tuesday, June 16, 2026
5:00 PM - Work Session/Briefing
7:00 PM - Regular Session

or immediately following the 5:00 PM Work Session/Briefing

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 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.

Pursuant to Texas Government Code 551.127, one or more members of the governing body may appear via videoconference call. The presiding officer and a quorum of the City Council must be physically present at the above stated location.

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 at the direction and agreement of Mayor and Council.

This is an open meeting conducted in-person and will be broadcast by website and social media channels.

To view the live meeting or previous meetings click on the link below.

<https://duncanvilletx.new.swagit.com/views/454/>

To speak during public comments, please complete a comment card and give it to the receptionist before the regular session.

To submit a comment via email the following information is required:

- Submit a comment by 4:00 PM on Tuesday, June 16, 2026.
- Email city.secretary@duncanvilletx.gov
- Email title: Public Comment – Tuesday, June 16, 2026.
- First Name, Last Name, and Address

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

2. CITY COUNCIL CALENDAR

A. June and July Calendars

3. BRIEFINGS / PRESENTATIONS

A. Briefing on Duncanville Better Block Traffic Calming Initiative

B. Briefing to Discuss Duncanville ISD/City of Duncanville Internship Program

- C. Briefing to Update on Fieldhouse Facility Management Services RFP 26-0009
- D. Briefing to Discuss revoking Specific Use Permit (SUP) No.2232 for the Property located at 711 Camp Wisdom

EXECUTIVE SESSION

- A. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.
- B. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

INVOCATION - Pastor Jakob Barrientos of Trinity Church Fairmeadows

PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

- A. Mayor's Report
- B. Councilmembers' Report
- C. City Manager's Report

5. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation for Juneteenth Recognition Day 2026
- B. Best Southwest Scholarship Presentation

6. CITIZENS' INPUT

In-person citizen comments will be heard during the Regular Session. In keeping with the City Council's Rules of Procedure adopted on June 4, 2024, electronic mail comments will no longer be read aloud. Paper copies will be provided to the City Council at the dais. The comments will be made a part of the public record in the minutes. "Pursuant to Section 551.007 of the Texas Gov't Code, any member of the public has the opportunity to address the City Council concerning any matter of public business or any posted agenda item; however, the Act prohibits the City Council from deliberating any issues not on the public agenda and such non-agenda issues may be referred to City staff for research and any future action; all persons addressing are subject to council adopted rules and limitations permitted by law" At this time, two-minute comments will be taken from the audience on any topic. To address the Council, please submit a fully completed request card to the City Secretary prior to the beginning of the Citizens' Input portion of the Council meeting. In accordance with the Texas Open Meetings Act, the City Council cannot discuss issues raised or make any decisions at this time. Issues may be referred to City Staff for research and possible future action.

7. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider the minutes for May 19, 2026, and June 2, 2026, regular City Council Meetings, and the May 26, 2026, Special Called Meeting.
- B. Consider the appointment of Michael Hoffmeyer to the Duncanville Community and Economic Development Corporation (DCEDC) for a two-year term ending August 30, 2028.
- C. Consider a resolution authorizing the use of Hotel Occupancy Revenue for the Two-Day Fourth of July Signature Events.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.
- B. Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.
- C. Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.
- D. Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and Lin and Jen's Hats On! LLC in the amount up to \$2,500 for a signage grant at 204 N. Main Street, Suite 101, Duncanville, Texas 75116.
- E. Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.
- F. Consider a resolution authorizing the City Manager to submit a nomination packet to the Texas Economic Development and Tourism Office designating eligible census tracts within the City of Duncanville for consideration under the Federal Opportunity Zone 2.0 program.

9. STAFF AND BOARD REPORTS

- A. BloomFest Music & Arts Festival Recap
- B. Red, White, & Goals: 4th of July Celebration in Duncanville
- C. Economic Development Semi-Annual Report
- D. Planning & Zoning Semi-Annual Report

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, June 9, 2025 , by 5:30 P.M.** and remained posted for at least two hours after said meeting was convened³

Chiquita Taylor
City Secretary

"Guns prohibited on these premises by state law unless licensed under Chapter 411, Tex. Gov. Code. Section 46.035 Texas Penal Code."

"Las armas de fuego están prohibidas en estas instalaciones por la ley estatal a menos que estén autorizadas bajo el Capítulo 411 del Código de Gobierno de Texas. Sección 46.035 del Código Penal de Texas."

Council Calendar JUNE 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	1	2 City Council Meeting 6 PM (Briefing Room & Council Chambers)	3	4 Library Advisory Board 6:30 PM Library Meeting Rooms	5	6 Library Summer Reading Club Kickoff Duncanville Library 11:00 AM - 1:00 PM
7	8 Park Board Meeting 6:30 PM 103 E Wheatland Planning & Zoning Meeting Briefing Room 6:00PM	9	10	11 Community Engagement Advisory Board 6:30 PM Briefing Room Olden Year Arts & Business Mixer 6:00 PM-8:00 PM 1050 N Duncanville Rd.	12	13 Jr. Grand Prix 11:00 AM 201 James Collins Juneteenth Festival 11:00 AM -10:00 PM 1700 Veterans Memorial Pkwy Lancaster
14	15 Community of Duncanville 6:00 PM- 7:30 PM 134 N Main Street Keep Duncanville Beautiful 7:00 PM Briefing Room	16 City Council Meeting 5 PM (Briefing Room & Council Chambers)	17	18	19 City Holiday Juneteenth	20
21	22 DCEDC Meeting Council Chambers 6:00 PM	23 Arts Commission Meeting 6:30 PM Briefing Room	24	25 Coffee with the Mayor 12:00 PM Senior Center	26	27 Concert in the Park Prince Djae and the Vibe Crew Armstrong Park 6:00PM
28	29	30 Budget Workshop 3:00 PM Briefing Room				

Council Calendar JULY 2026

RED, WHITE & GOALS

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1	2	3	4 Independence Day Celebration 4:00 PM-10:00PM
				Zoning Board of Adjustment Briefing Room 6:30 PM	World Soccer Watch Party 1:00 PM- 8:00 PM 100 James Collins Blvd.	Lions Club 22 nd Annual Independence Day Parade Burleson School Property- Diane and Johnson Ave 9:00 AM
5	6	7 City Council Meeting 6 PM (Briefing Room & Council Chambers)	8	9 Community Engagement Advisory Board 6:30 PM Briefing Room	10	11
12	13 Park Board Meeting 6:30 PM 103 E Wheatland Planning & Zoning Meeting Briefing Room 6:00PM	14	15	16 TIF Board Meeting Briefing Room 6:00PM	17	18
19	20 Keep Duncanville Beautiful Briefing Room 7:00 PM	21 City Council Meeting 6 PM (Briefing Room & Council Chambers)	22	23 Coffee with the Mayor 12:00 PM Senior Center	24	25 2026 Ready for Greatness DFW Back to School Sandra Meadows Memorial Arena 9:00AM- 2:00 PM
26	27 DCEDC Meeting Council Chambers 6:00 PM	28 Budget Workshop 3:00 PM Briefing Room Arts Commission Meeting 6:30 PM Briefing Room	29	30	31	



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Briefing on Duncanville Better Block Traffic Calming Initiative

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

- **Invest in People and Places:**
 - **Support walkable, connected neighborhoods and advance equitable infrastructure.**

STAFF RESPONSIBLE:

Shahad_Mohammed User
Marlon Goff

BACKGROUND/HISTORY:

The City of Duncanville continues to explore opportunities to enhance public safety, support economic development, and advance the goals identified in the Comprehensive Plan and Downtown Revitalization efforts. As part of these initiatives, staff has identified an opportunity to partner with Better Block, a nationally recognized nonprofit organization that specializes in temporary demonstration projects designed to test traffic calming, placemaking, walkability, and economic development concepts before permanent investments are made.

The proposed project area is located near the intersection of South Main Street and East Wheatland Road, serving as a gateway connection to Downtown Duncanville and an area currently under consideration for future redevelopment and economic activation. The initiative would evaluate the use of temporary roadway modifications, public space enhancements, and community-focused placemaking strategies to improve safety, reduce vehicle speeds, encourage pedestrian activity, and create a more vibrant destination for residents and visitors.

The project would also serve as a proof of concept for implementing traffic calming and

road diet strategies on corridors throughout Duncanville that experience speeding concerns while balancing mobility and accessibility needs. Through a collaborative effort between the Public Works and Economic Development Departments, the pilot would provide valuable data and community feedback to help inform future infrastructure and economic development investments.

If approved, staff intends to present the concept to the Duncanville Community and Economic Development Corporation (DCEDC) for funding consideration and subsequently return to the City Council with a formal implementation plan, project budget, and partnership agreement.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number
N/A

Available Budget	Purchase Amount	After Encumber
N/A	N/A	N/A

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

BetterBlock-Duncanville Presentation PDF



DUNCANVILLE BETTER BLOCK

JUNE 16, 2026

KRISTA NIGHTENGALE, EXECUTIVE DIRECTOR, BETTER BLOCK

SHAHAD MOHAMMED, ASSISTANT DIRECTOR, PUBLIC WORKS

MARLON GOFF, DIRECTOR, ECONOMIC DEVELOPMENT

We are building a vibrant, inclusive community, driven by a commitment
to democratic principles and service above self

PROJECT INTRODUCTION

Project Purpose and Vision

- The Duncanville Better Block initiative is a collaborative effort between the Public Works and Economic Development Departments to explore innovative approaches that enhance safety, economic vitality, and quality of life.

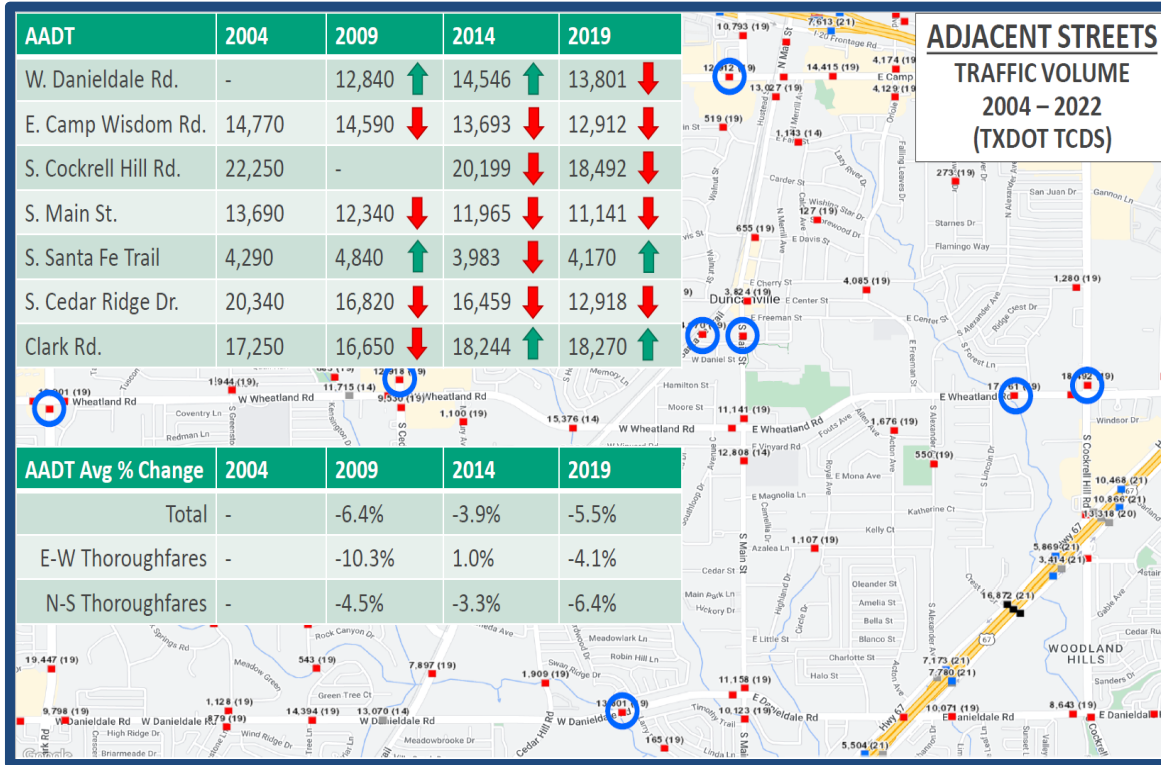
Why Are We Doing This?

- Address speeding concerns and improve roadway safety through traffic calming strategies.
- Evaluate roadway "road diet" concepts as potential tools to reduce vehicle speeds while maintaining mobility.
- Create a more walkable, pedestrian-friendly environment around the Duncanville Downtown Area.
- Support economic development opportunities through placemaking and public space activation.
- Reimagine underutilized city-owned property consistent with the City's Comprehensive Plan and Downtown Revitalization goals.
- Create a destination that encourages community gathering, local business activity, and neighborhood connectivity.
- Establish a real-world proof of concept that can inform future corridor improvements throughout Duncanville.

Partnership Approach

- This initiative represents a joint effort between Public Works and Economic Development, combining transportation planning, placemaking, and economic development strategies into one pilot project.

TRAFFIC CAPACITY



Throughfare assumed capacity: Approximately 32,000 to 36,000 vehicles per day

Annual Average Daily Traffic

WHO BETTER BLOCK IS:

A nonprofit that helps communities test safer streets, stronger public spaces, and economic development strategies in real-world conditions before permanent investment.

We create temporary-to-permanent pilot demonstrations that:

- calm traffic
- improve safety
- increase walkability
- support local businesses
- activate underused spaces
- strengthen community identity
- help cities evaluate future corridor investments

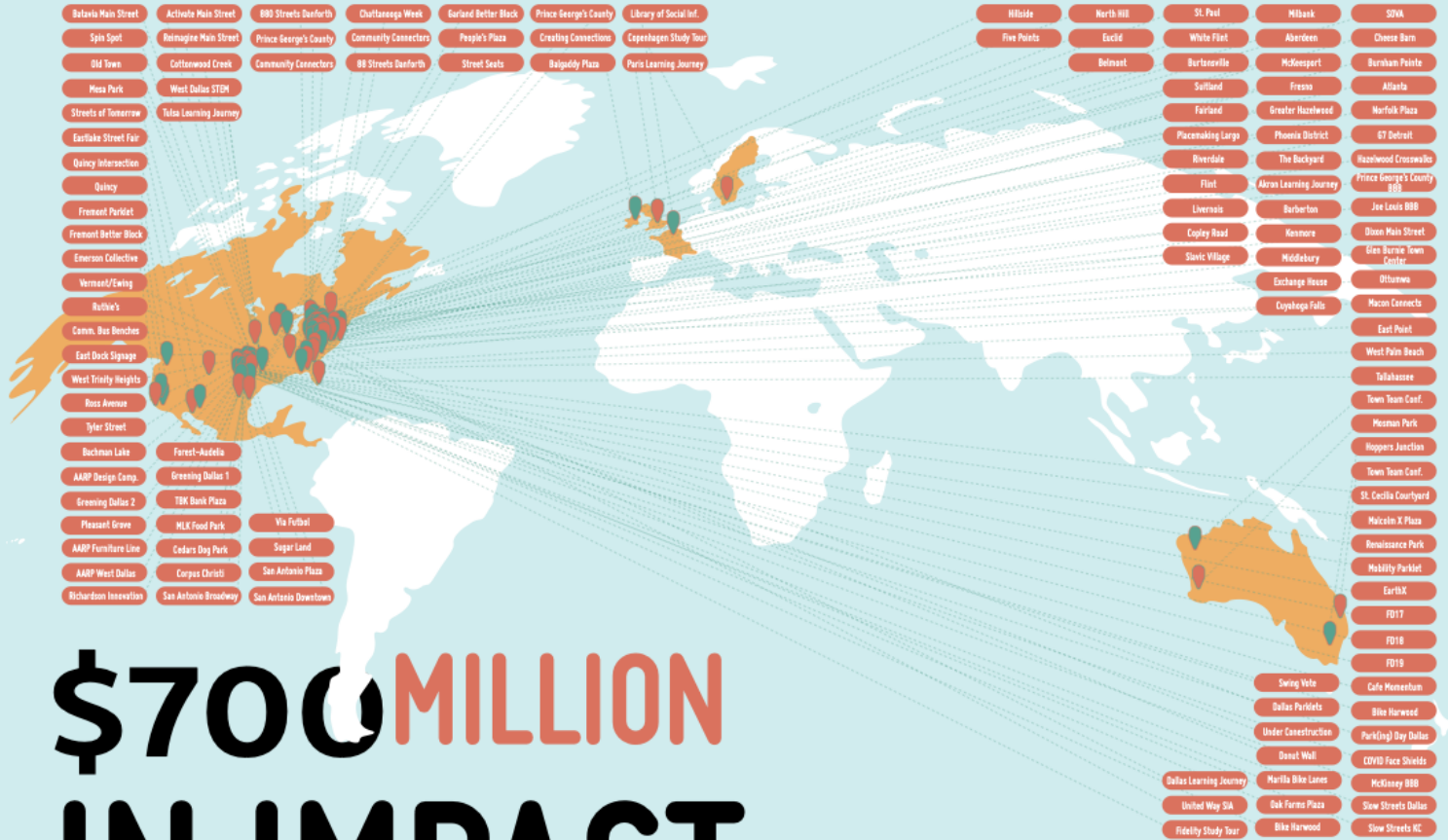
Through quick-build projects, community engagement, and measurable evaluation, we help cities move ideas from concept to implementation.

WE CREATE PILOT DEMONSTRATIONS

Why do we focus on temporary?

- Test before permanent investment
- Gather real-world traffic data
- Evaluate safety impacts
- Build public support
- Reduce implementation risk
- Allow adaptation before capital improvements
- Turn concepts into measurable demonstrations

This is not just beautification. It's real-world change.



73% OF PROJECTS MADE PERMANENT

**\$700 MILLION
IN IMPACT**

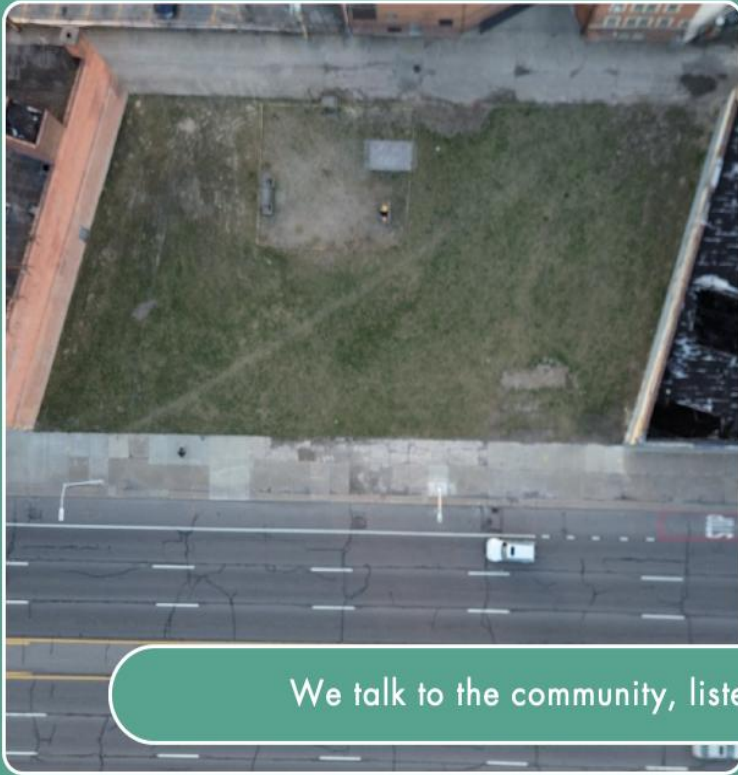
ACROSS 145 PROJECTS IN 59 CITIES



THE BETTER BLOCK PROCESS

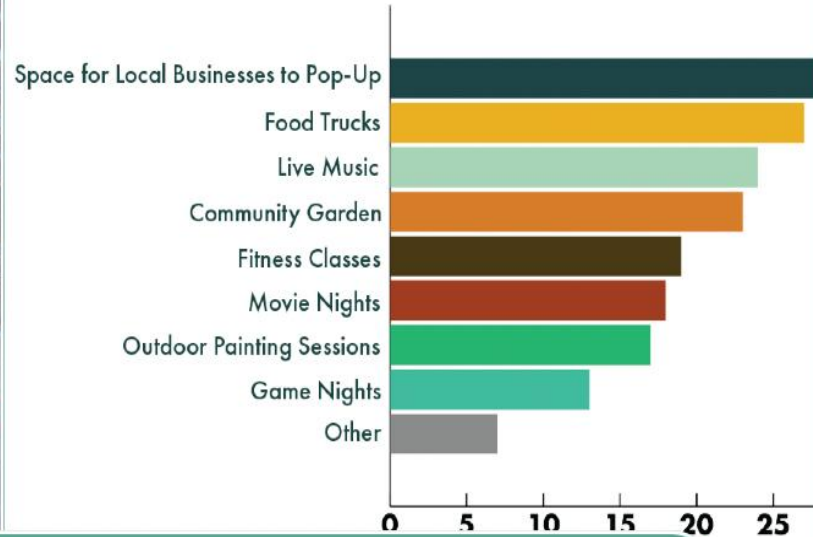


DAY 1-30: COMMUNITY ENGAGEMENT AND FEEDBACK



We talk to the community, listen to their needs, and gather ideas.

How would you like to see the space activated?



DAY 31-60: DESIGN

BLOCK MAP

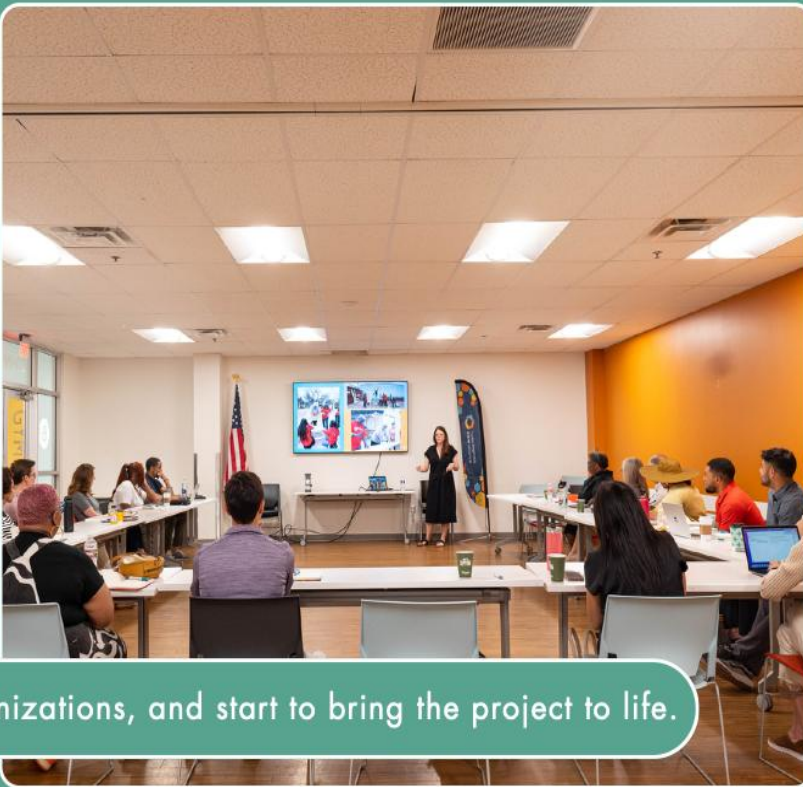


DESIGN 1



We design based off of the community's feedback and existing infrastructure.

DAY 61-116: FABRICATION AND PLANNING



We collaborate with local vendors, organizations, and start to bring the project to life.

2023 | QUINCY, WA

2024 | DETROIT, MI

Core Team

The core volunteer team for the Better Block project will meet weekly and will help shape the project. Typically, this team consists of the Better Block project manager, a city liaison, Block Captain(s), and volunteer team leads (as needed).



CITY LIAISON

Time Commitment: 35-50 hours, Excluding week of event

The city liaison is usually a representative of the local government that can advocate for the project within the municipality. They will join in on most meetings from day one. Primarily, this person will join us in listening to the community members as they shape the event, but will provide feedback where necessary and will assist in cutting through the red tape as we work on permitting. This person will also assist greatly in helping us make local connections and helping market the kickoff and event.



BLOCK CAPTAIN

Time Commitment: 35-50 hours, Excluding week of event

The Block Captain is a volunteer position that can be filled by 1-3 people and is arguably the heart and soul of the entire event. This person / these people will be appointed by the Better Block and city liaison based on their local involvement, their ability to lead, and their availability and interest in leading a change in their community. This person will attend all meetings and will appoint volunteer leads as needed to create a successful community event. The Block Captain is a person who deeply understands the community issues at hand and is committed to creating a community reflective of all their neighbors vs. their personal interests.



MARKETING LEAD

Time Commitment: 25 Hours

- Lead will reach out to the community about the project. This could be through social media, the webpage, and printed materials.
- Pass out marketing materials to promote the event
- Reach out to media and organize press
- Report on the weekly call to the team what has been done to promote the Better Block that week and any needs



VOLUNTEER COORDINATOR

Time Commitment: 10 Hours Leading Up To Install Week, 24 Hours Install Week

- Lead will coordinate the recruiting of volunteers to help with the build and tear down of the Better Block
- Act as primary contact for anyone who wants to volunteer
- Set volunteer schedule for build/tear down
- Be onsite to direct volunteers day of build/tear down
- Report on weekly call about how many volunteers we have and what skills we have in that group



MATERIALS LEAD

Time Commitment: 12 Hours, Excluding Week Of

- Confirm storage of materials
- Work with Better Block to organize materials as they come in
- Report on call what materials we have and what we need



PROGRAMMING LEAD

Time Commitment: 30 Hours, Excluding Week Of

- Work with partners to find performers for programming (music, art, theater, etc.)
- Use community survey results to drive the programming calendar
- Develop a program schedule six weeks out that can be marketed
- Work within budget, if applicable
- Be on-site to help performers figure out where to go
- Ensure you have everything they need to perform



VENDORS COORDINATOR

Time Commitment: 30 Hours, Excluding Week Of

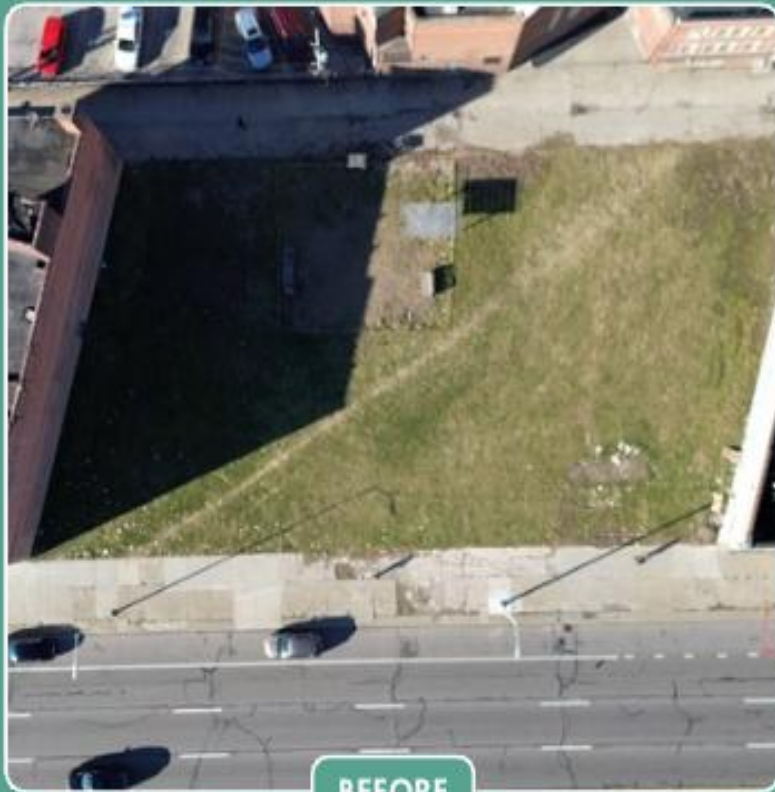
- Find vendors for the event to have pop-up shops (food, alcohol, small businesses, etc.)
- Make a list of vendors with a contact and what they do/sell
- Find out what the vendors need to set up
- Work with Project Manager to develop a plan for the vendors
- Work with Project Manager to create a plan for load in/load out
- Report on weekly call what has been accomplished/needed

DAY 117-120: IMPLEMENTATION



Together with volunteers, we paint and build the space in 3 days.

TRANSFORMATION



BEFORE



AFTER

2024 | DETROIT, MI

DAY 120: DEMONSTRATION



We showcase the space and demonstrate its potential.

2024 | DETROIT, MI

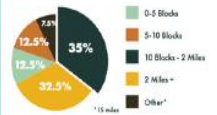
FINAL REPORT

[Link to Detroit G7 Final Report](#)

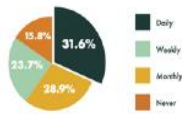
COMMUNITY INTERACTION

To gain a deeper insight into the community, we surveyed residents about their daily experiences and lifestyle within the area.

How far do you live from the area?



How often do you go to the area?



What is your primary mode of transportation in and around the area?



PRE-PROJECT SURVEY RESULTS

DESIGN INSPIRATION



G7 NEIGHBORHOOD



"7" SHAPE



"7" DESIGN

DESIGN

ADDING COLOR

Adding color to a stark and gray alleyway not only enhanced its visual appeal but also contributed to a vibrant atmosphere, transforming it into a colorful asset for local residents and people to walk down the alley and explore.

Inspired by the dark green, vibrant yellow, and teal, and fiery orange colors of the G7 community, our goal was to authentically blend our design with the community's vibrant color scheme.

With a significant build on the horizon, we kicked off the project by painting the alleyway behind the 3 vacant lots with the number 7 representing the culture of the Grand 7 Mile framework plan.

Adding the four strokes of paint to the colorful alley mural was one of the community leaders, Sandra Turner-Hoddy. But that wasn't all the color we are adding to the space. We painted the G7 sign, pallet stage, NYC benches and we also painted new mural. Thanks to Camp Restore Detroit for letting us borrow the tree stumps for the event.

Despite the time and sweat, everyone poured their hearts into the project, and the positive response was overwhelming!



IMPLEMENTATION

LINKEDIN STATS

UNIQUE VIEWS
183,535

▲ 14,205.2%
past 7 days

REACTIONS
1,050



PARKLET SPEEDS VIDEO

LIKES
826

COMMENTS
123

REPOSTS
75

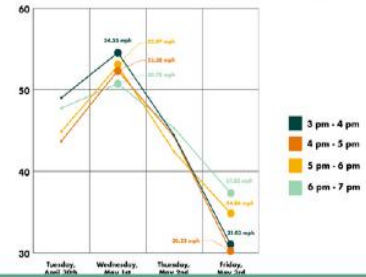
234,468
▲ 9,726.9%
past 7 days



INSTA-INSIGHTS

STREET STUDY (HIGHEST/LOWEST AVERAGE SPEED)

Using a speed gun, we measured traffic speeds on Grator Avenue along Detroit on the top of every hour from 3 PM to 6 PM over four days. The data revealed a significant impact on traffic flow, particularly on Friday, May 3rd, when a parking lane and drive lane were closed. This change resulted in a dramatic decrease in speeds, with the most significant drop being 42% during peak hours compared to days with no lane closures.



FEEDBACK/RESULTS

2 IMPROVE STREET SAFETY AND ACCESSIBILITY ON GRATIOT AVENUE

One significant barrier to pedestrian safety and local commerce on Gratiot Avenue is the current street design, which inadequately accommodates the safety of those attempting to navigate its busy thoroughfare.

- Reduce Traffic Lanes:** Narrowing the road by reducing the number of traffic lanes will not only calm traffic but also create a more manageable and safer environment for pedestrians and drivers alike.
- Install a Landscaped Median:** A median would provide a safe refuge for pedestrians crossing the street. Incorporating shade within the median would further enhance pedestrian comfort and safety, making crossings more humane.
- Construct Pedestrian Bumpouts:** Expanding the sidewalk at crosswalks through bumpouts will decrease the crossing distance, significantly enhancing pedestrian safety. This will also slow down turning vehicles, further

OBSERVATIONS

During the week we observed various pedestrian safety issues when they crossed the street, often having to sprint due to the narrow crossing distance and fast moving traffic.

During our field study, we realized how specific conditions affect traffic speeds, providing key insights into what a city can do to improve its roadways through observation and analysis.

April 20th (Average Speed: 49.02 mph): The speed likely reflects typical traffic flow under normal conditions.

May 1st (Average Speed: 54.56 mph): The increase in average speed suggests environmental traffic flow quickly due to higher traffic volume.

May 2nd (Average Speed: 44.27 mph): On Monday, the parking lane was closed off, and all three lanes were remained open. The presence of lanes fully pinged allows crosswalk conditions to be safer, since the presence of driving lanes was maintained, and speeds remained relatively high.

May 3rd (Average Speed: 31.02 mph): We saw more dramatic changes with both a parking lane and a drive lane being closed. This had more impact a significant decrease in average traffic speed.

We are grateful to HOVCO, DODD, and the City of Detroit's Planning and Development Department for their support. This willingness to be transparent

RECOMMENDATIONS

PROJECT IMPACT: ONE YEAR LATER



HELPED SECURE A

\$ 24M

STATE GRANT TO FUND
PERMANENT SAFETY
INTERVENTIONS

IMPACT AT A GLANCE

OUTCOME

Helped secure a \$24 million state grant for permanent corridor safety improvements.

SHIFT

The conversation changed from debating market viability to prioritizing the site as a permanent hub for community life.

THEME

Transportation, Economic Development

wikiblock









Movie Screen

Kids' Games

Cafe Sets

Lawn Chairs

Blankets

Air Chairs

Beer Garden Tables

Light Poles

Umbrellas



DUNCANVILLE BETTER BLOCK

The concept:

- 120-day Planning Process
- 12-month Pilot
- Location: Corner of South Main Street and East Wheatland Road connecting to downtown Duncanville

Duncanville Better Block

A FAMILY-ORIENTED CORRIDOR OF PLACES, CONNECTIONS, AND OPPORTUNITY

This Better Block demonstration links key destinations and creates safer streets, vibrant public spaces, and new opportunities for community life and economic growth.

FAMILY-ORIENTED ACTIVATION

A catalytic corner at South Main Street and East Wheatland Road creates a welcoming gathering demonstration for families, neighbors, and visitors.

ARMSTRONG PARK CONNECTION

Armstrong Park, along with wayfinding, draws people down the corridor connecting the Better Block site to downtown Duncanville.

TRAFFIC CALMING

Safer speeds, better crossings, and comfortable places to walk and bike connect people from the Better Block site through Armstrong Park and to downtown.



Traffic Calming Along Route

Potential Node

Armstrong Park

Intersection Treatment

Better Block Site

A CORRIDOR DESIGNED FOR PEOPLE



Potential curb extensions at intersections



Potential reconfiguration of roads



Data gathering and analysis Page 12 of 277

TIMELINE AND BUDGET

- Timeline: Begin July 14;
 - Install the week of October 12; pilot remains in place for up to one year
- Budget: \$121,500-\$197,350

TIMELINE

Phase 1	
9-Jul	PM Intro: What Defines Success/Survey Overview
14-Jul	Survey Live
28-Jul	City Department Meetings
28-Jul	Kickoff
Phase 2	
7-Aug	Survey Closes
13-Aug	Survey, Block Map Presentation, Rough Budget
14-Aug	Feedback
25-Aug	Design Presentation and Rough Budget
27-Aug	Feedback
3-Sep	Design and Budget and Core Team Set
Phase 3	
3-Sep	Permit Coordination
8-Sep	Weekly Phone Calls Begin
8-Sep	Storage Confirmed
18-Sep	Sneak peak of the design/call for volunteers and/or vendors
24-Sep	Programming Schedule Set and Vendors Secured
5-Oct	Vendor and Programming Finalized
5-Oct	Another Call for Volunteers
Phase 4	
7-Oct	Event and Vendor Layout
12-Oct	Better Block Begins Install
14-Oct	Workshop 1/Mural
15-Oct	Workshop 2/Wikiblock
16-Oct	Workshop 3/Event Setup
17-Oct	Opening Day
Testing	
October 17-TBD	Continued monitoring, evaluation, and tweaks as needed
TBD	Teardown

BUDGET

Item	4 Month Planning/Kickoff Weekend	12-Month Installation
Project Kickoff and Charette	\$5,500	\$0
Public Project Kickoff and Charette	\$5,500	
Marketing	\$15,000	
Webpage, all design elements/language needed, social media posts, recap	15000	N/A
Ongoing consultation	\$25,000	\$22,850
120 hours of communications, review, and consulting	\$25,000	
Ongoing Programming Calendar Development (20 hours)		\$4,100
Hourly rate not to exceed 90 hours (rate per hour: \$208/hr) for any redesigns or repairs:		\$18,750
Community Organization and Build Plan	\$5,000	\$0
Concept Plan, Materials List, and Cut List	\$5,000	
Better Block Event	\$19,000	\$10,000
Better Block installation	\$9,000	
Workshop management	\$5,000	
Better Block cleanup	\$5,000	
Teardown Coordination		\$5,000
Videographer/Photographer		\$5,000
Better Block Metrics, Report and Programming Plan	\$7,000	\$0
Post-Install Report	\$2,500	
Post-Project Report with ongoing evaluation	\$4,500	
Materials for Better Block	\$45,000	\$43,000
All elements needed for the project, which the City will own	\$45,000	
Ongoing maintenance/repairs, if needed		6000
Ongoing Activations (DJs, programming, etc, paid to third parties) for activation		12000
Better Block in a Box (design, fabrication, elements inside) to own		25000
Total	\$121,500	\$75,850
Total of All	\$197,350	

NEXT STEPS

- **June–July 2026**
 - Present Better Block concept and pilot initiative to the Duncanville Community & Economic Development Corporation (DCEDC).
 - Refine project scope, budget, and implementation approach based on stakeholder feedback.
- **July 2026**
 - Seek DCEDC approval and funding authorization.
 - Present project recommendation to City Council for consideration and approval.
- **Following Approval**
 - Establish project team and governance structure.
 - Initiate formal project kickoff with Better Block and City stakeholders.
 - Begin community engagement and pilot planning activities.
 - Develop performance measures to evaluate traffic calming, safety, walkability, and economic development outcomes.
- **Potential Funding Source**
 - DCEDC Community Development Funds
- **Goal**
 - Launch a demonstration project that improves safety, supports economic development, and provides a scalable model for future corridor enhancements throughout Duncanville.



QUESTIONS?

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Briefing to Discuss Duncanville ISD/City of Duncanville Internship Program

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

The Duncanville Future Leaders Program aligns with the City’s community pillar of **Govern for the Future** by investing in workforce development, leadership growth, and long-term organizational sustainability. Through partnership with Duncanville ISD, the program creates opportunities for students to gain hands-on experience in municipal government while developing professional skills and civic awareness.

The program also supports the pillar of **Cultivate Community Trust** by strengthening collaboration between the City, local schools, students, and families through meaningful community engagement and educational partnerships. By providing students with direct exposure to local government operations and public service, the initiative promotes transparency, community connection, and future civic involvement.

STAFF RESPONSIBLE:

Ashley Jacobs

BACKGROUND/HISTORY:

The City of Duncanville originally launched its internship initiative in 2024 through the Parks & Recreation Department in partnership with Duncanville ISD. The program was created to provide students with meaningful hands-on learning experiences while introducing them to careers in local government and public service.

Following the success and positive interest generated through the initial pilot program, the City is now relaunching and expanding the initiative into a citywide program available to all departments interested in participating. The expanded program is designed to strengthen partnerships between the City of Duncanville and Duncanville ISD, support workforce development efforts, and provide students with real-world

exposure to a variety of municipal career paths including administration, public safety, communications, planning, information technology, public works, library services, and more.

The relaunch of the program reflects the City’s continued commitment to investing in future leaders, creating educational opportunities for local students, and building a pipeline of talent for the future workforce.

POLICY EXPLANATION:

The Duncanville Future Leaders Program (DFLP) aligns with the City’s organizational mission, workforce development efforts, and employee development practices outlined within the City of Duncanville Employee Handbook and Manual of Policies. The program supports the City’s commitment to fostering growth, learning, public service, and community engagement by providing students with meaningful exposure to municipal government operations and career pathways.

Additionally, the program supports the City’s recruitment and development objectives by creating opportunities for students to gain hands-on experience, develop professional skills, and build an understanding of local government services. The initiative also reflects the City’s core values of Service Above Self, Accountability, and community partnership through collaboration with Duncanville ISD and participating City departments.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

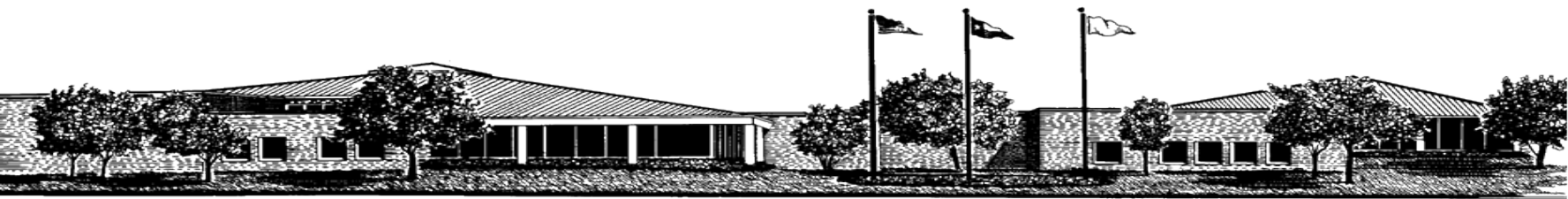
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

6.16 Council Presentation_Duncanville Future Leaders Program



DUNCANVILLE FUTURE LEADERS PROGRAM

DUNCANVILLE ISD AND CITY OF DUNCANVILLE PARTNERSHIP

HIGH SCHOOL INTERNSHIP PROGRAM

JUNE 16, 2026

ASHLEY JACOBS, HUMAN RESOURCES AND CIVIL SERVICE DIRECTOR

PROGRAM OVERVIEW AND IMPACT

Duncanville Future Leaders Program:

- Partnership between the City of Duncanville and Duncanville ISD
- Provides students with real-world work experience with no budgetary impact to the school district or City
- Aligns students with City departments based on career interests
- Supports career exploration and workforce readiness
- Working to build Duncanville's next generation of leaders



PROGRAM OVERVIEW AND IMPACT

Why the DFLP Program matters:

For the City:

- Strengthens community outreach and engagement
- Builds a future workforce pipeline
- Promotes awareness of public service careers

For Students & ISD:

- Provides hands-on, real-world experience
- Enhances career readiness and skill development
- Exposes students to local government operations
- Students will earn high school credit toward graduation upon successful completion

PROGRAM IMPLEMENTATION & STRUCTURE



- Program will run during the 2026–2027 school year
 - Fall Semester: August – December 2026
 - Spring Semester: January – May 2027
- Students will work onsite at the City during their scheduled CTE class block
- Interns will be placed in departments aligned with the CTE program and career interests
- Each intern will be assigned a City of Duncanville staff mentor
- City departments will provide supervision, expectations, and ongoing feedback to each student

PROGRAM EVALUATION

The DFLP program will be evaluated during semester check-ins and end-of-semester reviews via student and mentor feedback, supervisor evaluations, and student surveys.

Evaluations will focus On:

- Student growth and professionalism
- Department satisfactions
- Program improvement for future cycles



PROGRAM PARTICIPATION

City of Duncanville departments who have committed to program participation:

- City Administration – Project Management
- City Secretary
- Human Resources
- Information Technology
- Library
- Parks and Recreation – Special Events
- Planning and Zoning
- Public Information/Marketing and Communications
- Public Works – Equipment Services



THANK YOU

Any questions? Discussion.





MEETING: City Council - June 16, 2026

TITLE:

Briefing to Update on Fieldhouse Facility Management Services RFP 26-0009

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Govern for the Future:

- **Use performance metrics and sound fiscal policy to build a resilient organization.**

STAFF RESPONSIBLE:

Mark Rauscher

BACKGROUND/HISTORY:

The City of Duncanville issued RFP 26-0009 on April 11, 2026, for Facility Management Services at the Duncanville Fieldhouse. Responses were initially due on May 13, 2026; however, the submittal deadline was extended to May 20, 2026, because of additional information requests made by some of the interested proposers. A total of five (5) proposals were received, so staff would like to provide a brief summary on the status of the procurement.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

Purchase Amount

After Encumber

N/A

N/A

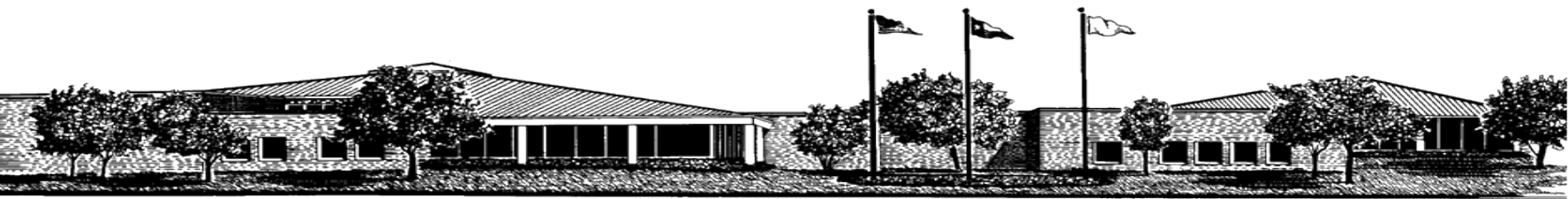
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Fieldhouse RFP Status Update 06 16 2026



UPDATE ON FIELDHOUSE RFP FOR 3RD PARTY MANAGEMENT

MARK RAUSCHER, ASSISTANT CITY MANAGER

JUNE 16, 2026

PURPOSE

- Provide update on the status of the procurement process for 3rd Party Operations of the Duncanville Fieldhouse (RFP 26-0009)

RFP TIMELINE

- Legal notice published in the Rambler Newspaper:
 - 1st publication: Saturday, April 11, 2026
 - 2nd publication: Saturday, April 18, 2026
- Proposals due May 13, 2026
 - Deadline extended to May 20, 2026, due to information requests from interested proposers
- Evaluation of proposals in June/July 2026
 - A total of five (5) proposals received

SCOPE OF SERVICES

Scope of Services The selected Proposer will assume full responsibility for the Duncanville Fieldhouse, including but not limited to the following key operational areas:

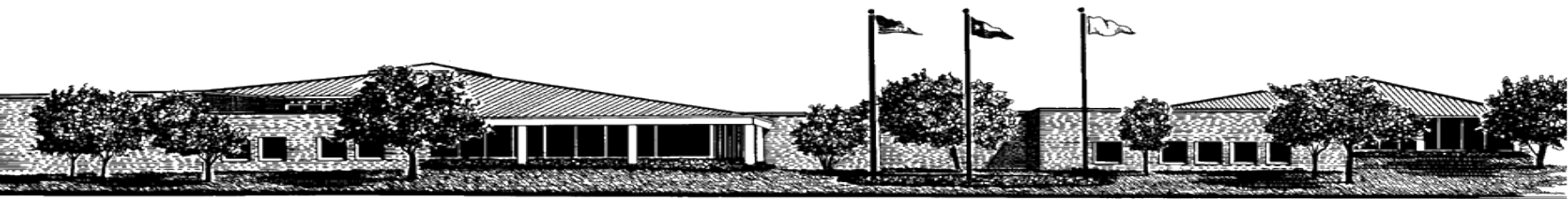
- Staffing and Human Resources: Full oversight of operational staff.
- Sales and Marketing Execution: Dedicated capacity to drive event booking and sponsorship.
- Facility Maintenance and Operations: Ensuring around-the-clock maintenance coverage.
- Food and Beverage Operations: Optimization of concessions and catering efficiency.
- Sponsorship and Naming Rights: Monetization of untapped commercial opportunities.
- Financial Management: Budgeting, reporting, and financial planning.
- Event Booking, Scheduling, and Community Programming.
- Security, Risk Management, and Vendor Contracts.

CURRENT OUTSOURCING OPPORTUNITIES

- Food & Beverage Services
 - Piggy-backed Parks Department procurement for outsourcing concessions at Harrington Park and Alexander Park
 - Expected to create a revenue stream of \$10K/month
- Parking Services on Event/Tournament weekends
 - Began March 20, 2026
 - Proceeds split 50/50 between the City of Duncanville and a local non-profit (Vision Hackers) benefitting at-risk youth.
 - Generated \$62,352 in total parking revenue as of 6/1/2026
 - 50% share (\$31,176) to the City of Duncanville as of 6/1/2026

NEXT STEPS

- Complete RFP Evaluation Process
 - Recommend a hybrid committee approach (i.e., 2-3 Councilmembers plus staff)
- Identify preferred 3rd party vendor
- Develop and execute a transition plan for staffing, daily operations, tenant impacts, event scheduling, budget impacts, etc.



THANK YOU ANY QUESTIONS?

JUNE 16, 2026

MARK RAUSCHER, ASSISTANT CITY MANAGER



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Briefing to Discuss revoking Specific Use Permit (SUP) No.2232 for the Property located at 711 Camp Wisdom

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

- **Plan with Purpose:**
 - **Embed the Comprehensive Plan into daily operations, zoning, budgeting, and land use.**

STAFF RESPONSIBLE:

Mark Rauscher

BACKGROUND/HISTORY:

The property, formerly operating as the Rodeway Inn, has a documented history of frequent police, fire, and EMS service calls, code compliance violations, and permitting violations. The purpose of this agenda item is to provide City Council with a briefing on the property's compliance history for Specific Use Permit (SUP) No. 2232.

SUP No. 2232 was approved by the City Council on November 4, 2014, authorizing the operation of a hotel/motel at the subject property.

POLICY EXPLANATION:

Specific Use Permits (SUPs) are granted by the City Council to allow certain land uses subject to specific conditions and operational requirements intended to protect the public health, safety, and welfare. The subject property has experienced ongoing issues related to public safety, code compliance, and permitting requirements. Revocation of SUP No. 2232 would remove the authorization for the property to operate as a

hotel/motel and would help protect the public health, safety, and welfare in accordance with City ordinances.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

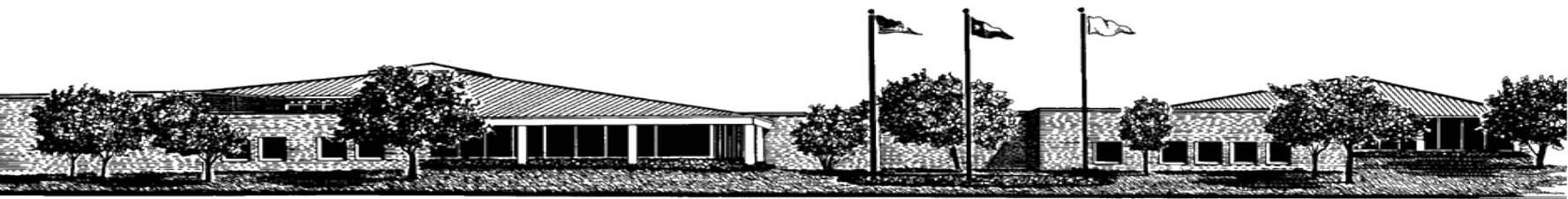
N/A

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

Revocation of SUP for 711 E Camp Wisdom PowerPoint

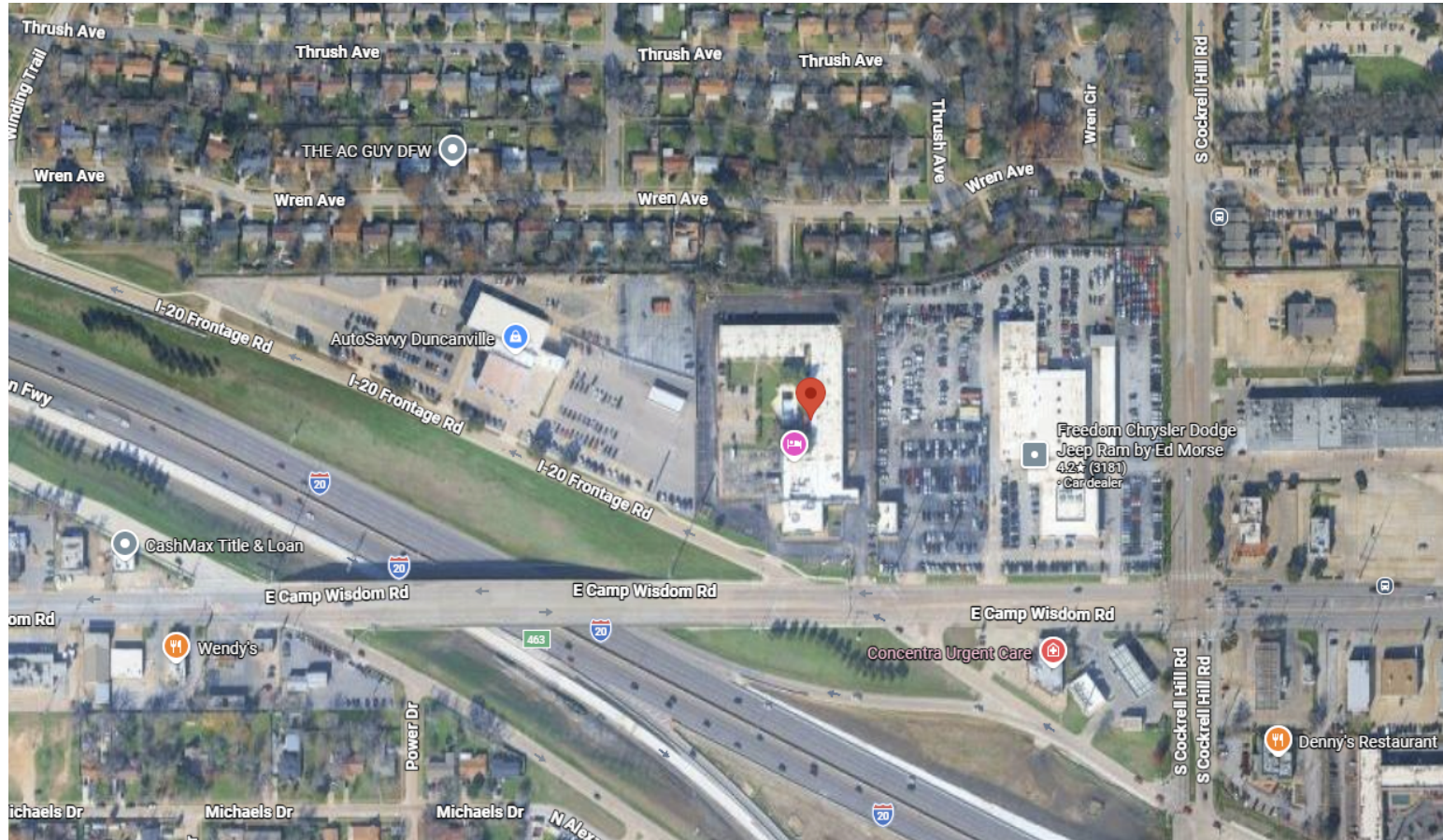


REVOCAION OF SUP FOR 711 E. CAMP WISDOM (RODEWAY INN)

MARK RAUSCHER, ASSISTANT CITY MANAGER

JUNE 16, 2026

711 E. CAMP WISDOM



VIOLATIONS AND 911 CALLS FOR SERVICE

- Operating an illegal U-Haul Rental Business directly in violation of the city ordinance & permitted land use chart.
 - This type of business only permitted by right in Industrial Zoning (I) and by SUP in Commercial (C) Zoning.
- Hotel/motel use was approved by City Council under SUP Ordinance #2232 on 11/4/2014.

VIOLATIONS AND 911 CALLS FOR SERVICE

- Exterior Grounds and Premises
 - Item 8: Failure to maintain exterior property and premises free from rubbish and garbage.
 - Item 4: Failure to properly maintain exterior grounds and vegetative growth.
- Exterior of Structures
 - Items 1, 12, and 12 (a): Failure to maintain exterior surfaces, doors, windows, and frames in good condition.
- At this time these items have been brought into compliance; however, these issues are a regular occurrence.

VIOLATIONS AND 911 CALLS FOR SERVICE

- There were **2,273** calls for service (PD and FD) between 1/01/2020 – 4/30/2025
- There were an additional **313** calls for service (PD and FD) between 5/1/2025 – 5/1/2026
- Criminal activity spills over into adjacent properties such as the adjacent car dealerships.

PROCESS FOR REVOKING SUP

- Authorization from City Council to begin the SUP revocation process (includes briefing and resolution)
- City staff initiates a zoning case to revoke the SUP
- The case would go before both P&Z as well as City Council like a regular zoning case
- Property owner could appeal to ZBA

THANK YOU!
ANY QUESTIONS?





STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Danieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Marlon Goff

BACKGROUND/HISTORY:

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove

3. Other actions as directed by Council.

ATTACHMENTS:

None



WHEREAS, on June 19, 1865, Union soldiers led by Major General Gordon Granger arrived at Galveston, Texas to enforce President Lincoln’s Emancipation Proclamation and declare freedom for all slaves; and

WHEREAS, each year thereafter, former Texas slaves and their descendants joined in a celebration of freedom on June 19th, and the day became known as “Juneteenth”; and

WHEREAS, across our nation, Americans continue to celebrate Juneteenth, a day to reflect upon the sufferings of slavery and to remember the joyful declaration of freedom; and

WHEREAS, it is a time of rejoicing with family and friends and a time for planning the future; and

WHEREAS, the 2026 Best Southwest Juneteenth Celebration will be held on Saturday, June 13, 2026, from 11:00 a.m. – 10:00 p.m. at the Lancaster Community Park, 1700 Veterans Memorial Pkwy, Lancaster, Texas 75134.

NOW, THEREFORE, I, Greg Contreras, Mayor of the City of Duncanville, Texas do hereby proclaim June 19, 2026, as

JUNETEENTH RECOGNITION DAY IN DUNCANVILLE

and urge all citizens to acknowledge the importance of this date in the history of the African American culture. This celebration acknowledges the history of an important part of American society and aids in unifying our city, and our nation as a whole.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the City of Duncanville, Texas to be affixed this 16th day of June, 2026.

Mayor, The City of Duncanville



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Best Southwest Scholarship Presentation

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Richard Abernethy

BACKGROUND/HISTORY:

Best Southwest provides an annual \$2,000 scholarship to students in the Best Southwest.

POLICY EXPLANATION:

This scholarship is awarded to students who live in the Best Southwest partner cities including: Balch Springs, Cedar Hill, DeSoto, Duncanville, Ferris, Hutchins, Glenn Heights, Lancaster, Wimer, and Ovilla.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

None

**Duncanville City Council Meeting Minutes
Tuesday, May 19, 2026**

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, May 19, 2026, at 5:01 PM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Karen Cherry-Brown
Councilmember Kyle Pennebaker

Council Arriving At: Councilmember Jeremy Koontz arrived at 5:13 PM

Council Absent:

EXECUTIVE SESSION

The Executive Session was called into session at 5:02 PM and Mayor Contreras read the item into record.

The Council closed the Executive Session at 7:05 PM.

- A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.
- B. City Council shall convene into closed executive session pursuant to Section 551.074, of the Texas Government Code, Personnel, to deliberate the duties of the City Manager under the Home Rule Charter and, pursuant to Section 551.071 of the Texas Government Code, to seek legal advice from the City Attorney on the same topic.
- C. City Council shall convene into closed session pursuant to Section 551.072, 551.087 to deliberate the purchase, exchange, or lease of real properties, being located east of north Main Street, north of Daniieldale Road, west of Cockrell Hill Road, and south of W Redbird LN, and to seek legal advice from City Attorney regarding such real property.

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the items into the record.

2. CITY COUNCIL CALENDAR

3. BRIEFINGS / PRESENTATIONS

- A. Briefing on an Optional Homestead Exemption

Moved the Staff Reports item 11D.

- B. Briefing on Police Facility Spatial Needs Analysis Phase 1 Close Out

Moved to Staff Reports item 11E.

4. OATHS OF OFFICE

- A. Candidates being unopposed for Mayor and their respective districts will be sworn in by the City Secretary, after which each will return or take their seat on the dais.

City Secretary Chiquita Taylor administered the oath of office to Mayor Contreras, Councilmember Don McBurnett, and Councilmember Jarred Davis.

5. RECESS FOR RECEPTION

Mayor Contreras recessed the meeting at 7:29 PM.

The meeting reconvened at 7:49 PM.

6. REPORTS

A. Mayor's Report

Mayor Contreras commended former Mayor Barry Gordon and his wife Marlyse for organizing the National Day of Prayer event. He also reported on the Ellefair event on May 8th and Bloomfest on May 9th.

B. Councilmembers' Report

Councilmember Veracruz reported on the Duncanville ISD School Board meeting and congratulated his wife, Janet Veracruz, on being sworn in as president of the board. Councilmember McBurnett thanked former councilmember Karen Cherry-Brown for her service to the city. He congratulated the Duncanville High School relay team on winning a gold medal. He also wished Gail Sliger a happy 90th birthday, reviewed various events in the city, and welcomed new District 4 Councilmember Jarred Davis. Mayor Pro Tem Gooden thanked the Arts Commission for the Elle Fair and Bloomfest events. She sent congratulations to Cristi Frye for winning first place at Ellefair.

C. City Manager's Report

Mr. Abernethy gave an update on the brush and bulk collection and the construction on Cedar Ridge. He also reported on the Tree City USA award

and Keep Duncanville Beautiful and congratulated Jarred Davis.

7. PROCLAMATIONS AND PRESENTATIONS

- A. Proclamation recognizing May 18-24, 2026, as National Public Works Week.

Read by Public Works Director Matt Bryant.

8. CITIZENS' INPUT

Mary Brooks 1135 Aspen Drive
Traffic

Domingo Serrato 1326 Oak Run Dr.
Food Truck Permit

Mayor Contreras requested extra time for Cliff Boyd.
Councilmember Don McBurnett made a motion to allow extra time for citizen input for Cliff Boyd, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

Cliff Boyd 1019 Quail Run
Dallas College

Mary Taylor Nature Dr. (email)
Jewish American Heritage Month

9. CONSENT AGENDA

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider the minutes for the April 21, 2026, and May 5, 2026, City Council Meetings.
- B. Consider a Resolution amending the Fiscal Year 2025-2026 Master Fee Schedule.

RES 2026-631

- C. Consider an Ordinance awarding RFB 26-0012 to CCGMG LLC Series B through the City's competitive bid process with a contract amount of \$110,960.00 and an additional amount of \$11,096.00 as a project contingency for a total amount not to exceed \$122,056.00; authorizing an appropriation in the amount of \$72,056.00 from the unappropriated balance of the Streets CIP Fund; and authorizing an expenditure of an amount not to exceed \$122,056.00 for the purpose of ADA ramp improvements in the Camp Wisdom West and Forest Hills subdivisions,

ORD 2583

Councilmember Don McBurnett made a motion to approve the consent agenda, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 7 for, 0 against.

10. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.

No action taken.

- B. Consider a resolution recognizing Public Works Professionals as First Responders

Presented by Matt Bryant.

RES 2026-632

- C. **ZONE-2026-00011:** Consider a public hearing and request from Keith Hamilton (applicant/agent) and Luis Hernandez (owner) for a Zoning Change from Single-Family Residential District 10 (SF-10) to Duplex Residential District (TF-7) on real property located at 1023 N. Cockrell Hill Road, legally described as Abstract 1290, William Sprowles Survey on 8.727 acres, City of Duncanville, Dallas County, Texas.

Presented by Assistant Planning Director LaSheyla Jones.

Mayor Contreras opened the public hearing at 9:45PM

Spoke in support:

Victor Cortez - representing applicant

Spoke in opposition:

Melissa McDonnell 726 Fairwood Place

Mary Brooks 1135 Aspen Dr.

Pam McDonnell 726 Fairwood Place

Gabriel Badillo 734 Fairwood Place

George Vega 727 Fairwood Place

Norma Estrada 742 Fairwood Place

Isaiah Salazar 1114 Lady Lane

Mae De la Rosa 1107 Ross Springs Rd.

Councilmember Don McBurnett made a motion to close the public hearing, Councilmember Jeremy Koontz seconded the motion. The vote was cast 7 for, 0 against.

Mayor Contreras closed the public hearing at 10:10 PM.

Councilmember Don McBurnett made a motion to approve the item, Councilmember Jeremy Koontz seconded the motion. The vote was cast 0 for, 7 against.

FAILED

- D. **ZONE-2026-00012:** Consider a public hearing and request from Daniel Lozano (applicant/owner) for a Zoning Change from Local Office/Retail (LOR) to Multi-Family Residential District 21 (MF-21) on real property located at 1435 Candlelight Avenue, legally described as Block L, Lot 1, Candlelight Estates 3rd Installment on 1.2 acres, City of Duncanville, Dallas County, Texas.

Presented by LaSheyla Jones.

Mayor Contreras opened the public hearing at 10:22 PM.

Spoke in support:

Daniel Ezeono - developer

Spoke in opposition:

Emily Bridges 401 Oleander

Councilmember Jeremy Koontz made a motion to close the public hearing, Councilmember Don McBurnett seconded the motion. The vote was cast 7 for, 0 against.

The public hearing was closed at 10:28 PM.

Mayor Pro-Tem DeMonica Gooden made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 0 for, 7 against.

FAILED

11. STAFF AND BOARD REPORTS

- A. Receive the Financial Report as of March 31, 2026.

Presented by Budget Administrator Jennifer Otey.

- B. Semi-Annual Report Fieldhouse

Presented by Fieldhouse Manager Craig Brasfield.

- C. Report on proposed smoking ordinance changes

Presented by Assistant City Manager Mark Rauscher.

- D. Briefing on an Optional Homestead Exemption

Presented by Budget Administrator Jennifer Otey. The council requested more information about the impact of a homestead exemption on residents and commercial businesses.

E. Briefing on Police Facility Spatial Needs Analysis Phase 1 Close Out

Presented by Project Manager Angel Deal, Police Chief Matt Stogner, CFO Richard Jackson, and Peter Strickland with Architects Design Group.

ADJOURNMENT

The meeting was adjourned at 11:15 PM.

APPROVED:

CITY SECRETARY

DRAFT

**Duncanville Special Called City Council Meeting Minutes
Tuesday, May 26, 2026**

CALL TO ORDER

A special meeting of the Duncanville City Council was called to order on Tuesday, May 26, 2026, at 5:00 PM in the Council Chambers at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Joe Veracruz
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Kyle Pennebaker
Councilmember Jarred Davis

Council Arriving At:
Council Absent:

CALL TO ORDER

WORK SESSION / BRIEFING

- A. Briefing and Deliberation on the Status of the Life School Project

City Attorney Robert Hager presented the background of the Life School property and the process since the property was purchased by Life School in 2022. He reviewed the decision to deny the request by the Planning and Zoning Commission and the City Council, which led to the current lawsuit. TML Attorney Jim Jeffreys presented the status of the lawsuit.

Citizens were allowed time to address the City Council and staff and ask questions. They wanted to present the proposed restrictions they would like Attorney Jeffreys to present to Life School before moving forward with a settlement.

Mayor Contreras recessed the meeting at 7:53 PM to allow the citizens to meet and agree on restrictions they would like to present.

The meeting was reconvened at 8:20 PM.

Citizens Cory Johnson and Alicia Brown Young presented the following proposed restrictions:

- No usage by third-party renters - restricted to Life School
- Limit the size of the facility to the current plans for the facility for thirty years
- No outdoor activities after 5 PM and on weekends
- More mature trees on the site as a barrier

- Fifteen-foot screening wall as opposed to the eight-foot wall
- No band rehearsal before 7 AM or after 8 PM except as part of football games
- Traffic mitigation plan after Phase 2 to include athletic events

Mayor Contreras recessed the meeting to convene in executive session at 8:49 PM.

1. CITIZENS' INPUT

Dr. Simmonds 939 Fairway Dr.
Life School

Dr. Nesa Sasser 1531 McArthur
Life School

Steve Madison 514 Shelly Ct.
Life School

Mark Cooks 1106 Bradley
Life School

Alicia Brown Young 1503 Halsey Dr.
Life School

Joneice Preston 1503 McArthur Dr. - did not speak
Life School opposition

Aris Preston 1503 McArthur Dr.
Life School

James Tetteh 939 Fairway Dr. - did to speak
Life School opposition

Tonya Kirkendoll Lewis 1502 McArthur Dr. (email)
Life School

James & Torana Wright 1510 McArthur Dr. (email)
Life School

EXECUTIVE SESSION

The Executive Session was called into session at 8:55 PM and Mayor Contreras read the item into record.

The Council closed the Executive Session at 10:02 PM.

- A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.

2. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.

Mayor Contreras reconvened the meeting at 10:04 PM.

Councilmember Don McBurnett made a motion to authorize the Mayor to sign a settlement agreement once the final plans have been reviewed and approved by the Interim City Manager and staff as proper for the permit application process and after the seven items requested by citizens have been requested from Life School, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 7 for, 0 against.

Councilmember Don McBurnett made a motion to direct attorney Jeffrey to conclude the case pursuant to the settlement agreement and present the Judge with the settlement agreement, including final plans review and approval by the Interim City Manager and staff, Councilmember Kyle Pennebaker seconded the motion. The vote was cast 6 for, 1 against (Councilmember Jarred Davis).

ADJOURNMENT

The meeting was adjourned at 10:12 PM.

APPROVED:

CITY SECRETARY

**Duncanville City Council Meeting Minutes
Tuesday, June 2, 2026**

CALL TO ORDER

A regular meeting of the Duncanville City Council was called to order on Tuesday, June 2, 2026, at 6:00 PM in the Council Briefing Room at City Hall with a quorum to wit:

Council Present: Mayor Greg Contreras
Mayor Pro-Tem DeMonica Gooden
Councilmember Don McBurnett
Councilmember Jeremy Koontz
Councilmember Jarred Davis

Council Arriving At:

Council Absent: Councilmember Joe Veracruz
Councilmember Kyle Pennebaker

WORK SESSION / BRIEFING

1. DISCUSS AGENDA ITEMS

Mayor Contreras read the item into the record, and Interim City Manager Abernethy reviewed each item.

2. CITY COUNCIL CALENDAR

City Secretary Chiquita Taylor reviewed the Council Calendar.

A. June and July Calendars

3. BRIEFINGS / PRESENTATIONS

A. Bridge Maintenance Program Briefing

Presented by Assistant Director of Public Works Shahad Mohammad.

B. Parks and Recreation Strategic Projects

Presented by Assistant Director of Parks and Recreation Tyler Agee.

EXECUTIVE SESSION

The Executive Session was called into session at 6:51 p.m. and Mayor Contreras read the item into record.

The Council closed the Executive Session at 7:06 p.m.

A. City Council shall convene into closed session for consultation with City Attorney pursuant to Texas Government Code Section 551.071 regarding Life School vs the City of Duncanville.

REGULAR SESSION - CONVENE INTO THE COUNCIL CHAMBERS (7:00 P.M. OR IMMEDIATELY FOLLOWING THE 6:00 PM WORK SESSION/BRIEFING)

CALL TO ORDER

The City Council convened into Regular Session in the Council Chambers at 7:10 p.m. with Mayor Contreras presiding.

Police Chaplin Moises Ruiz delivered the Invocation.

Mayor Contreras led the Pledge of Allegiance and Texas Pledge.

INVOCATION - Pastor Chris Gutierrez with Arise Church

PLEDGES - PLEDGE OF ALLEGIANCE; TEXAS PLEDGE OF ALLEGIANCE

4. REPORTS

A. Mayor's Report

Mayor Contreras reported on the Fire Truck Pull this past weekend.

B. Councilmembers' Report

Councilmember McBurnett commended Gail Sliger on her 90th Birthday celebration.

He reported on various events happening in the city, the one-year anniversary of Xela Bristro, and congratulated the Duncanville Seniors on their graduation tonight. Mayor Pro Tem Gooden reported on the Memorial Day Celebration. She gave background on the beginning of the Memorial Day Celebration, which started as Decoration Day to honor American troops lost in the war. She also commented on the Fire Truck Pull, congratulated Shahad Mohammad on passing her Engineering exam, and thanked the council for trusting her to serve as Mayor Pro Tem.

C. City Manager's Report

Mr. Abernethy reported on the North Central Texas Council of Governments (NCTCOG) award to the Emergency Management Team. He also reported on upcoming events and road construction projects, as well as the collaboration with Duncanville ISD on a Back-to-School Event on July 25th.

5. PROCLAMATIONS AND PRESENTATIONS

None

6. CITIZENS' INPUT

Deyanira Sanchez 1335 Circle Dr.
Trash

Connie D. Brown 1510 Sunset Valley Dr.
Trash

Miranda Oyarvide 107 Thrush Ave.
Parks

Tangie Benson 813 Link Dr.
Recreation Center Concerns

Maria Mayen 1203 Calvert Dr. Cedar Hill
Parks

7. **CONSENT AGENDA**

The following may be acted upon in one motion. A City Councilmember may request items be removed from the Consent Agenda for individual consideration.

- A. Consider a resolution of the City Council of the City of Duncanville, Texas, authorizing the acceptance of a grant from the Edward Byrne Memorial Justice Assistance Grant Program (JAG), to be administered by the City of Dallas, in the amount of \$7,698.08 utilized to purchase three Automatic License Plate Readers to be used in identified hot spots to identify suspect vehicles and deter criminal activity; and authorizing the City Manager as the authorized official to execute all documents in regard to the requested funds, which includes the authorization to apply for, accept, reject, alter or terminate the grant.

RES 2026-633

- B. Consider a Resolution authorizing the purchase of uniforms and uniform accessories from Impact Promotional Services, LLC dba Got You Covered through Buy Board Cooperative Contract No. 773-25 for the discounted unit pricing, which will result in an estimated annual expenditure not to exceed \$165,000.00, utilizing this cooperative contract on a year-to-year basis for 5 years, with an estimated expenditure not to exceed \$948,750.00.

RES 2026-634

- C. Consider a Resolution authorizing the Mayor of the City of Duncanville to execute the renewal of an Interlocal Cooperation Agreement for Regional Fire Protection (Automatic Aid) between the City of Duncanville, the City of Cedar Hill, and the City of DeSoto.

RES 2026-635

- D. Consider a Resolution awarding RFQ 26-0006 and authorizing indefinite-delivery/indefinite-quantity master service agreements with the firms outlined in Exhibit A to provide geotechnical engineering, materials testing, and surveying services to the City of Duncanville from June 2, 2026, through June 2, 2031, not exceeding a total contract amount of \$300,000.00 per firm over the five years.

RES 2026-637

- E. Consider a Resolution awarding a bid and authorizing a cooperative purchasing agreement with Rush Truck Centers of Texas, L.P., DBA Rush Bus Centers, to purchase a G5 commercial bus through the Local Government Purchasing Cooperative (BuyBoard) contract 722-23 in the expenditure amount of \$122,053.00.

RES 2026-637

- F. Consider an ordinance for the removal of "No Parking" signs along Fairwood Place.

ORD 2584

Councilmember Jeremy Koontz made a motion to approve the consent agenda , Councilmember Don McBurnett seconded the motion. The vote was cast 5 for, 0 against.

8. ITEMS FOR INDIVIDUAL CONSIDERATION

- A. Take any necessary action as a result of the Executive Session.

No action taken.

- B. Election of Mayor Pro Tem for 2026-2027

Mayor Contreras asked for nominations. Councilmember McBurnett nominated Councilmember Pennebaker. No other nominations were received.

Councilmember Don McBurnett made a motion to select Councilmember Kyle Pennebaker as Mayor Pro Tem, Mayor Pro-Tem DeMonica Gooden seconded the motion. The vote was cast 5 for, 0 against.

- C. Consider a resolution appointing City Council members to serve on the Audit Committee, as well as designating a chairperson for the committee.

Presented by Chiquita Taylor

Councilmember Jeremy Koontz made a motion to approve the item with the current Audit Committee members, Councilmember Jarred Davis seconded the motion. The vote was cast 5 for, 0 against.

RES 2026-639

- D. Duncanville Arts Commission Grant Recommendations

Presented by Communications and Marketing Administrator Alex Hamby.

Councilmember Jarred Davis made a motion to approve the grant recommendations as specified in Exhibit A, Councilmember Jeremy Koontz seconded the motion. The vote was cast 5 for, 0 against.

RES 2026-640

- E. Consider a Resolution approving the submittal of FY2026 Community Development Block Grant (CDBG) Project/Activity Applications for CDBG funds to Dallas County.

Moved to individual consideration item 8E.

Presented by Shahad Mohammad and Director of Public Works Matt Bryant.

Mayor Pro-Tem DeMonica Gooden made a motion to approve the item, Councilmember Don McBurnett seconded the motion. The vote was cast 5 for, 0 against.

RES 2026-636

9. STAFF AND BOARD REPORTS

- A. Solid Waste Collection, Disposal, and Recycling Proposal Update Briefing

Presented by Matt Bryant and Richard Rozier with the consulting firm, Solid Waste Specialists. Mr. Rozier reviewed the plan for Solid Waste collection in the future for the city.

- B. Library Semi-Annual Report

Presented by Library Director Hannah Olson.

- C. Annual Review of the City Council Rules and Procedures

Presented by Richard Abernethy.

ADJOURNMENT

The meeting was adjourned at 8:59 p.m.

APPROVED:

CITY SECRETARY



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Consider the appointment of Michael Hoffmeyer to the Duncanville Community and Economic Development Corporation (DCEDC) for a two-year term ending August 30, 2028.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

BACKGROUND/HISTORY:

Each year, the board and commission members whose terms are ending in August of that year are given the opportunity to request reappointment to their current board or commission. In addition, the City advertises the need for new board and commission applicants through various media including the City’s website, the Champion monthly newsletter, announcements during City Council meetings, and as a utility billing insert. In addition, the City communicated the need for additional board and commission members to the citizens on the City’s LED sign at the corner of Main and Wheatland, posters in the City Hall lobby, as well as other forms of social media. These communication tools were successful resources for recruiting new applicants to fill the vacancies.

The City Council held Special Meetings to interview each of the new applicants and the applicants requesting a new board. Once appointments have been made by City Council, the new terms for each will begin immediately.

POLICY EXPLANATION:

City Council will need to formally appoint citizens to the Zoning Board of Adjustment, City Planning & Zoning and Commission, Community Engagement Board, Duncanville Community Economic Development Corporation Board (DCEDC), Duncanville Neighborhood Vitality Commission, Keep Duncanville Beautiful Board, Library Advisory Board, Park & Recreation Advisory Board, and TIF (Tax Increment Financing

Reinvestment Zone Number One) to fill the vacancies created by terms expiring in August 2026 as well as resignations over the past year.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

None



MEETING: City Council - June 16, 2026

TITLE:

Consider a resolution authorizing the use of Hotel Occupancy Revenue for the Two-Day Fourth of July Signature Events.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

- Plan with Purpose
- Invest in People and Places
- Empower Economic Opportunity
- Elevate Local Culture and Identity

STAFF RESPONSIBLE:

**Angel Deal
Tyler Agee
Devon Handley
Jennifer Otey**

BACKGROUND/HISTORY:

The Duncanville Parks and Recreation Department's 2026 Fourth of July celebration has been expanded into a two-day event to engage futbol enthusiasts with FIFA World Cup activities.

- Friday, July 3
- Saturday, July 4

To successfully execute this expanded event format, it is critical to secure additional funding,

streamline volunteer resources, and maximize revenue opportunities.

POLICY EXPLANATION:

The use of HOT funds must satisfy the two-part test:

- **Part 1: Heads in Beds:** The funded project must attract overnight tourists to the city’s hotels and motels.
- **Part 2: The Nine Categories:** The expenditure must fit into one of the nine statutorily authorized categories. This request fits under **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry** (Category c).

FUNDING SOURCE:

ORG and Object Number

10020000-700450 (Hotel Motel Fund - Special Events)

Available Budget	Purchase Amount	After Encumber
\$80,000	\$80,000	\$0

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Parks and Recreation HOT Fund Grant Application FY2026, Parks and Recreation Fourth of July Event FY2026 Funding Recommendation, Resolution No. - 2026-XXX - FY 26 HOT Funds Request - Parks and Rec Two-Day Fourth of July Event, Strategic Recommendations for Multi -Date Events_Signature Events



HOTEL OCCUPANCY TAX USE GUIDELINES UNDER TEXAS STATE LAW FUNDING APPLICATION FORM

State Law: As authorized by state law, the City of Duncanville collects Hotel Occupancy Tax (HOT Funds) from hotels, bed & breakfasts, and other lodging facilities. Under state law, the revenue from the HOT Funds may be used only to directly promote tourism and the hotel and convention industry.

Chapter 351 of the Tax Code states that the use of HOT Funds is limited to:

- a) **Convention Centers and Visitor Information Centers:** the acquisition of sites for and the construction, improvement, enlarging, equipping, repairing operation and maintenance of convention center facilities or visitor information centers, or both.
- b) **Registration of Convention Delegates:** the furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants.
- c) **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry:** advertising and conducting solicitations and promotional programs to attract tourists and convention delegates or registrants to the municipality.
- d) **Promotions of the Arts that Directly Promote Tourism and the Hotel and Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms.
- e) **Historical Restoration and Preservation Activities that Directly Promote Tourism and the Hotel and Convention Industry:** historical restoration and preservation projects or activities or advertising and conduct solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums.
- f) **Sporting Event Expenses that Substantially Increase Economic Activity at Hotels:** expenses including promotional expenses, directly related to a sporting event in which most participants are tourists. The event must substantially increase economic activity at hotels within the city.
- g) **Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations:**

1. the commercial center of the city.
2. a convention center in the city.
3. other hotels in or near the city; or
4. tourist attractions in or near the city.

The law specifically prohibits the use of the local hotel tax to cover the costs for general city transit costs to transport the public.

- h) **Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality.**

City of Duncanville: The City of Duncanville accepts applications from groups and businesses whose program fits into one or more of the above categories. **To ensure funding consideration for your event, requests for funds should be submitted by December 12, 2025**

The application will be reviewed by the City of Duncanville staff to ensure the funding requests meet state guidelines. Once the application has been reviewed and is determined it meets minimum state qualifications for funding, the applicant will be invited to provide a presentation on their funding request to City Staff. The request will then be analyzed to determine the event's total economic impact on the community. Staff will notify the applicant when their request and staff's recommendation will be presented to the City Council for consideration. The applicant is required to attend the City Council meeting for the request to be considered. The applicant may be asked to provide the City Council with a presentation regarding their request as well.

Eligibility and Priority for Hotel Tax Funds:

Priority will be given to those events and entities based on the project or event meeting both parts of The HOTEL TAX Two Part Requirement.

Part 1 (Check if your event/project meets this requirement)

The first element of the two-part test is this: Every expenditure of hotel taxes must put “heads in beds.” What this means is that every funded project must attract overnight tourists to the city’s hotels and motels, thus promoting the city’s hotel industry.

The amount that you are requesting should consider the gross amount of hotel night revenue that you predict will be created or sustained by your event. If an event will not generate any meaningful hotel night activity, it is not eligible for receipt of hotel occupancy tax funds. HOT Funds awarded will be based on the number of hotel rooms rented and the economic impact on the city. Events can prove this potential to generate overnight visitors by:

- a) **historical information on the number of room nights used during previous years of the same events.**
- b) **current information on the size of a room block that has been reserved at area hotels to accommodate anticipated overnight guests attending the funded event.**

- c) **historical information on the number of guests at hotel or other lodging facilities that attended the funded event (through surveys, guest directories, or other sources); and/or**
- d) **examples of the planned marketing of the programs and activities that will likely generate overnight visitors to local lodging properties from this event.**

Part 2

Every expenditure of hotel tax must also fit into one of nine statutorily authorized categories.

(Check all that apply)

- Convention and visitor centers
- Convention registration
- Advertising the city
- Promotion of the arts
- Historical restoration and preservation
- Sporting events in a county under one million in population
- Enhancing or upgrading existing sports facilities or sports fields (only in certain cities)
- Tourist transportation systems
- Signage directing the public to sights and attractions that are visited frequently by hotel guests in the city

Use of Revenues from Event: A portion of the revenues from any event and/or project receiving any type of funding assistance from the HOT Funds should be channeled back into the future costs of operating that same event or the continued operation of the project. No other outside event(s), project, charity, etc., sponsored by the host organization may profit from the City of Duncanville funding of a particular event.

Supplemental Information Required with Application: Along with the application, please submit the following:

- Documentation of Hotel Room Block for Event
- Hotel Booking Links



Hotel Occupancy Funding Application FY2026

Date: 5/18/2026

Organization Information

Name of Organization: City of Duncanville

Address: 203 E Wheatland Rd

City, State, Zip: Duncanville, TX 75116

Contact Name: Devon Handley Contact Phone Number: 972-780-5094

Web Site Address for Event or Sponsoring Entity: <https://www.eventeny.com/events/bloomfest-music-arts-festival-25703/>

Non-Profit or For-Profit Status: _____ Tax ID #: 75-6004591

Entity's Creation Date: 1881

Purpose of your organization: The purpose of the Duncanville Special Events Planner is to develop, coordinate, market, and execute high-quality signature events and tourism-focused programming that attract visitors to the City of Duncanville, increase overnight stays, and generate economic activity for local businesses. This position is responsible for creating destination-style events that enhance Duncanville's visibility within the region, promote community pride, and position the city as a vibrant place to visit, shop, dine, and experience culture and entertainment. Through strategic event planning, partnerships, sponsorship development, and targeted marketing, the Special Events Planner drives tourism by drawing attendees from surrounding cities and the broader North Texas area. Events such as festivals, celebrations, and cultural experiences are designed to encourage extended visits, hotel usage, and increased spending at local restaurants, retail establishments, and service providers. In addition to tourism promotion, the role strengthens Duncanville's brand as an active, welcoming community while supporting local artists, entrepreneurs, and small businesses through curated vendor opportunities and public engagement. The Special Events Planner ensures events are professionally managed, fiscally responsible, and aligned with HOT tax-eligible objectives, maximizing return on investment through measurable economic and tourism outcomes.

Event Information

Name of Event or Project: Red, White, & Goals: 4th of July Celebration

Date of Event or Project: 7/3-4/2026

Primary Location of Event or Project: Armstrong Park

Amount Requested: \$ 80,000_____

How will the funds be used? The proposed events are designed to increase visitation, extend length of stay, and enhance the overall visitor experience during a period of heightened interest in international soccer through FIFA competitions.

HOT funds will be used to cover tourism-related and event-enhancement expenses including, but not limited to:

- Event infrastructure and equipment (large-scale screens, sound systems, staging, seating, and event setup)
- Venue preparation and operational costs for multi-day programming
- Event amenities designed to improve visitor comfort and engagement
- Marketing and promotional efforts targeting both residents and regional visitors
- Youth clinic programming materials, field setup, and instructional support
- Staffing, safety, and logistical support necessary to host expanded event days

Additionally, a portion of HOT funds will be used to extend select July 4th event elements across multiple days, maximizing the impact of existing investments while creating a cohesive, multi-day destination experience for visitors.

Primary Purpose of Funded Activity/Facility: The primary purpose of the FIFA Watch Party and Youth Soccer Play Day is to **promote tourism and increase overnight visitation** by leveraging heightened regional and international interest in soccer during the FIFA competition period as part of the City's 250th Anniversary celebration.

These events are strategically designed to extend the City's traditional Independence Day programming into a multi-day destination experience that attracts visitors from surrounding communities, encourages longer stays, and drives increased spending at local hotels, restaurants, and businesses.

By offering large-scale public viewing experiences and family-focused athletic programming, the City is creating unique, time-sensitive attractions that position the community as a regional gathering place during a globally recognized sporting moment. The combination of entertainment, recreation, and celebratory programming is intended to:

- Draw non-resident attendees and traveling families
- Encourage early arrivals and extended holiday stays
- Increase hotel occupancy and visitor spending
- Promote the City as an active and welcoming destination

The funded activities directly support the City's tourism promotion goals by transforming a single-day holiday event into a multi-day visitor experience, maximizing economic impact while enhancing community engagement during a milestone anniversary year.

Percentage of Hotel Tax Support of Related Costs

30.1% Percentage of Total **Event Costs** Covered by Hotel Occupancy Tax

0% Percentage of Total **Facility Costs** Covered by Hotel Occupancy Tax for the Funded Event

15% Percentage of **Staff Costs** Covered by Hotel Occupancy Tax for the Funded Event

If staff costs are covered, estimate percentage of time staff spends annually on the funded event(s) compared to other activities 100%

Which Category or Categories Apply to Funding Request, and Amount Requested Under Each Category:

- a) Convention Center or Visitor Information Center:** construction, improvement, equipping, repairing, operation, and maintenance of convention center facilities or visitor information centers, or both. Amount requested under this category: \$ _____

In detail, describe how the funds will be used and include appropriate documentation.

- b) Registration of Convention Delegates:** furnishing of facilities, personnel, and materials for the registration of convention delegates or registrants. Amount requested under this category: \$ _____

In detail, describe how the funds will be used and include appropriate documentation.

- c) Advertising, Solicitations, Promotional programs to attract tourists and convention delegates or registrants to the municipality or its vicinity.** Amount requested under this category: \$ 74,000

In detail, describe how the funds will be used and include appropriate documentation:

Hotel Occupancy Tax (HOT) funds will be used to implement a targeted advertising and promotional campaign to market the FIFA Watch Party and Youth Soccer Play Day as destination-focused events designed to attract regional visitors during the Independence Day holiday period and heightened interest surrounding FIFA competitions.

The primary goal of this effort is to encourage overnight stays, extended visitation, and increased local spending by reaching out-of-area audiences.

HOT-funded promotional activities will include:

- Digital and social media advertising targeting surrounding cities, families, and soccer enthusiasts
- Professional graphic design and marketing materials such as event graphics, flyers, digital content, and visitor information
- Regional outreach and partnerships with youth sports organizations, hotels, community calendars, and tourism platforms
- Print and physical advertising, including posters, flyers, and event signage placed at high-traffic locations

These promotional efforts will position the City as a holiday weekend destination while maximizing tourism impact and visitor engagement.

- d) Promotion of the Arts that Directly Enhance Tourism and the Hotel & Convention Industry:** the encouragement, promotion, improvement, and application of the arts that can be shown to have some direct impact on tourism and the hotel/convention industry. The impact may be that the art facility or event can show hotel nights that are booked due to their events or that guests at hotels attend the arts event. Eligible forms of art include instrumental and vocal music, dance, drama, folk art, creative writing, architecture, design and allied fields, painting, sculpture photography, graphic and craft arts, motion picture, radio, television, tape and sound recording, and other arts related to the presentation, performance, execution, and exhibition of these major art forms: \$ _____

In detail, describe how the funds will be used and include appropriate documentation.

- e) Historical restoration and preservation projects or activities or advertising and conducting solicitation and promotional programs to encourage tourists and convention delegates to visit preserved historic sites or museums.** Amount requested under this category: \$ _____

In detail, describe how the funds will be used and include appropriate documentation.

- f) Expenses, including promotional expenses, are directly related to a sporting event in which most participants are tourists. The event must substantially increase economic activity at hotels within the city or in its vicinity.** Amount requested under this category:

\$ _____

How many individuals are expected to participate in the sporting-related event? _____

How many of the participants at the sporting-related event are expected to be from another city or county? _____

Quantify how the sporting related event will substantially increase economic activity at hotels within the city or its vicinity?

In detail, describe how the funds will be used and include appropriate documentation.

□

g) Funding transportation systems for transporting tourists from hotels to and near the city to any of the following destinations: 1) the commercial center of the city; 2) a convention center in the city; 3) other hotels in or near the city; and 4) tourist attractions in or near the city. Amount requested under this category: \$ 4000

What sites or attractions will tourists be taken to by this transportation? From the hotels to Armstrong Park

Will members of the public (non-tourists) be riding on this transportation? They could, but pick up and drop off will be at the hotels in the city.

What percentage of the ridership will be local citizens? I am unsure

In detail, describe how the funds will be used and include appropriate documentation.

We will be working with Star Transit about how we can bring attendees from the hotels to the park for the event.

□

h) Signage directing tourists to sights and attractions that are visited frequently by hotel guests in the municipality. Amount requested under this category: \$
What tourist attractions will be the subject of the signs?

In detail, describe how the funds will be used and include appropriate documentation.

Questions for All Funding Request Categories:

1. How many years have you held this Event or Project: 4th of July has been held for over 20 years, but this is a potential one-time addition to the event to go along with the global sensation of FIFA coming to the US.
2. Expected Attendance: 4000-6000
3. How many people attending the Event or Project will use Duncanville hotels?

Number of rooms rented for your event: potentially 12 for the performers

4. Did you reserve a room block for this event at an area hotel and if so, for how many rooms and at which hotels? Yes, 20 + rooms at Holiday Inn & Suites
-

5. List other years (over the last three years) that you have hosted your Event or Project with amount of assistance given from HOT and the number of hotel rooms used:

Month/Year Held	Assistance Amount	Number of Hotel Rooms Used



Documentation must be included from each Duncanville hotel that supported the number of rooms used for all years.

6. How will you measure the impact of your event on area hotel activity (e.g., room block usage information, survey of hoteliers, etc.)? The City will measure the impact of the FIFA Watch Party and Youth Soccer Play Day on local hotel activity through a combination of direct data collection, partner feedback, and attendee surveys.

Measurement methods will include:

The amount of people at the event and the data from Placer.ai of where they came from to come to this event.

- **Hotel partner outreach and surveys** conducted before and after the event weekend to gather information on occupancy trends, booking increases, and visitor origin related to the event dates
- **Room block usage (when applicable)** for visiting teams, families, or organized groups participating in youth soccer activities
- **Event attendee surveys** capturing ZIP codes, length of stay, and lodging usage to identify non-resident participation and overnight visitation
- **Comparison of hotel occupancy data** during the event period against prior July holiday weekends and non-event weekends (as available)
- **Feedback from local lodging partners** regarding booking inquiries connected to event promotions

This multi-layered approach will allow the City to quantify tourism impact, assess changes in hotel activity, and refine future event strategies to continue maximizing Hotel Occupancy Tax benefits.

7. **Please list other organizations, government entities, and grants that have offered financial support to your project:** None as of yet

8. **Will the event charge admission? Do you anticipate a net profit from the event? If there is a net profit, what is the anticipated amount and how will it be used?**

This event will not charge admission, there will not be a profit for this event.

9. Please list all promotion efforts your organization is coordinating, and the amount financially committed to each media outlet:

Newspaper:	\$ <u>0</u>
Radio:	\$ 500
TV:	\$ 3000
Other Paid Advertising:	\$ 500

Number of Press Releases/Media Alerts sent to the Media: There will be numerous press releases/media alerts, I do not have a set number.

Number of Direct Mailings to out-of-town recipients: 0

Other Promotions: Spotify, Facebook, Instagram, etc.

10. Will you include a link to the City/CVB or other sources on your promotional handouts and on your website for booking hotel nights during this event? Of course!

11. **Will you negotiate a special rate or hotel/event package to attract overnight stays?**

I can definitely do that!

12. **What new marketing initiatives will you utilize to promote hotel and convention activity for this event?**

13. **What geographic areas does your advertising and promotion reach?** We typically advertise in the local BSW area, but for this we would expand to throughout the state as well as the bordering state, along with matching interests to groups outside of the local area.

14. **How many individuals will your proposed marketing reach that are in another city or county?** I do not have an exact number, but the main focus of our advertisement will be outside of this city/county

15. **If the funding requested is related to a permanent facility (e.g. museum, visitor center):**

Expected Attendance Monthly/Annually: _____

Percentage of those in attendance that are staying at area hotels/lodging facilities: _____%

Please Submit Your Application and Supporting Documentation to:

HOTAdmin@duncanvilletx.gov



Funding Your Duncanville Event: A Guide to Hotel Occupancy Tax (HOT) Funds



**The above is for illustrative purposes only and does not include all event/project scenarios that may/may not be eligible.*



Hotel Occupancy Tax (HOT) Funds: Applicant Frequently Asked Questions (FAQ)

1. What are HOT Funds?

Hotel Occupancy Tax (HOT) funds are revenues collected from people staying overnight in local hotels and motels. Under Texas state law, these funds must be used specifically to **directly promote tourism and the hotel and convention industry**.

2. What is the primary requirement for my project to be funded?

All expenditures must pass the **statutory "Two-Step" test**:

- **Step 1 (Heads in Beds):** Every project must **attract overnight tourists** to Duncanville's hotels and motels.
- **Step 2 (The Nine Categories):** The project must fit into one of the **nine authorized categories**, which include convention centers, advertising to attract tourists, promotion of the arts, and historical restoration.

3. What are the nine statutorily authorized categories?

To qualify, your request must fall under at least one of these:

1. **Convention and visitor centers**
2. **Convention registration**
3. **Advertising, solicitations, and promotions** that attract tourists
4. **Promotion of the arts**
5. **Historical restoration and preservation**
6. **Sporting events** in specific counties.
7. **Enhancing or upgrading sports facilities** (in certain cities).
8. **Tourist transportation systems**.
9. **Signage** directing the public to sights and attractions.

4. When can I apply for funding?

The City of Duncanville has a clearly defined application window to align with budget cycles and ensure fairness. Applications are accepted from **1 March to 15 April** for the following Fiscal Year. **Rolling submissions are not permitted**.

5. How do I submit my application?

Applications must be submitted online or via email to HOTAdmin@duncanvilletx.gov Your application packet must include:

- The **Enhanced Application Form**
- Supporting **Documents Checklist**

6. Who reviews my application?

The process is administered by **City Administration** to ensure neutrality and avoid internal bias. Effective October 1, 2025, Economic Development no longer manages this process so they can focus on core strategic priorities.

What is the review and approval timeline?

- **Initial Review:** Within **7–10 business days** of submission to confirm completeness and "Two-Step" compliance.
- **Interview:** Eligible applicants will be invited to an **interview (in-person or via TEAMS)** between 1 May and 31 May.
- **Council Approval:** Funding recommendations are presented to the **City Council** for final approval or denial.

8. How is the money paid out?

Funding is provided on a **reimbursement basis** only.

- You must submit a **Post-Event Reimbursement Packet** within **30 days** of your event's conclusion.
- Supporting documentation (receipts and invoices) must be **reconciled with the original approval**.
- Once approved, Finance will typically issue payment within **30 days**

9. Can I use funds for my organization's general operating costs?

Generally, no. For example, direct funding of an arts council's operating budget usually fails Step 1 (Heads in Beds). The city encourages groups to seek funding for **specific festivals or shows** that demonstrably attract overnight tourists.



City of Duncanville HOT Funds Administration – Compliance and Oversight

Date: May 18, 2026

Applicant: Duncanville Parks and Recreation

Event: Fourth of July

Event Dates: July 3 & 4, 2026

Requested Amount: \$80,000

Recommendation: Fund Project at 100% of request. Budget Administrator has advised a budget amendment request is not required

Executive Summary

The Duncanville Parks and Recreation Department's 2026 Fourth of July celebration has been expanded into a two-day event to engage futbol enthusiasts with FIFA World Cup activities.

- Friday, July 3
- Saturday, July 4

To successfully execute this expanded event format, it is critical to secure additional funding, streamline volunteer resources, and maximize revenue opportunities.

Funding Recommendation

The City Council may authorize as it is justified under state law as a necessary **Advertising, Solicitation, and Promotional program to attract tourists and convention delegates or registrants to the municipality** (Category C). **Historically this event has not been marketed to**

tourists, but a hotel room rate has been secured for this two-day event. Pending the realization of hotel/motel stays that yield hotel occupancy revenue, the use of Hot Funds will meet the statutory compliance requirements (e.g. The Two-Part Test)

For this use of HOT funds to comply with the statutory mandate that revenue must be used **only to directly promote tourism and the hotel and convention industry** (Chapter 351 of the Tax Code) and satisfy the “Heads in Beds” requirement of the Hotel Tax “Two-Step”, measurable outcomes tied to future room night generation must be established.

Justification and Conditions for Approval

1. Statutory Compliance (The Two-Part Test)

The use of HOT funds must satisfy the two-part test:

- **Part 1: Heads in Beds:** The funded project must attract overnight tourists to the city’s hotels and motels.
- **Part 2: The Nine Categories:** The expenditure must fit into one of the nine statutorily authorized categories. This request fits under **Advertising, Solicitations and Promotions that Directly Promote Tourism and the Hotel and Convention Industry** (Category c).

RESOLUTION NO. 2026-XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING THE USE OF 2026 Fiscal Year HOTEL OCCUPANCY TAX REVENUE NOT TO EXCEED \$80,000, eighty thousand dollars and zero cents FOR THE TWO DAY, FOURTH OF JULY SIGNATURE EVENT.

WHEREAS, the City is authorized by Chapter 351 of the Texas Property Tax Code to levy a Hotel Occupancy Tax Revenue to be used to directly enhance and promote tourism and the convention and hotel industry; and

WHEREAS, the city has, by ordinance, imposed a local Hotel Occupancy Tax Revenue; and

WHEREAS, the Duncanville City Council, after consideration of the application of FOR FUNDING finds that expenditures will directly enhance and promote tourism and the hotel industry in the city and its vicinity and further finds that the expenditures are for one of the statutorily authorized categories.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas hereby approves Resolution 2026-XXX, authorizing THE USE OF HOTEL OCCUPANCY TAX REVENUE not to exceed \$80,000, eighty thousand dollars and zero cents for the purpose of facilitating a two-day Fourth of July signature event that includes FIFA World Cup Activities. This event meets the two step criteria in promoting tourism and generating overnight hotel stays.

SECTION 2. The City Council of the City of Duncanville hereby authorizes the City Manager to execute the necessary documents to confirm this resolution as appropriate.

SECTION 3. This resolution shall take effect immediately upon its passage and approval

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the **16th** day of **June 2026**.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



Strategic Recommendations

The following outlines strategic recommendations for revenue generation, volunteer management, and compliance for the Fourth of July annual signature event.

1. Revenue Generation: "City of Champions" Merchandise Strategy

Currently, the event's product sales trend sits at zero, presenting a major opportunity to diversify income beyond vendor fees. Instead of limiting sales to event-specific 4th of July t-shirts or a temporary pop-up shop, the event should launch a "City of Champions" store.

- **Universal Appeal:** Shift the focus toward universal, city-branded merchandise that attendees can use year-round, rather than items specific only to the event.
- **Product Mix:** Offer a combination of subtly event-branded items alongside primary city-branded SWAG, including key chains, pens, magnets, shirts, caps, yard flags, first aid kits, and mugs.
- **Inventory & Online Ordering:** Keep standard merchandise on hand at the event but provide a seamless online ordering option for non-standard size t-shirts, hoodies, jackets, and baseball caps. This minimizes upfront inventory costs while maximizing sales potential.

2. Volunteer Management & Safety The event dashboard indicates a current bottleneck with 35 volunteers awaiting processing, which could lead to operational gaps. To streamline this and improve safety:

- **Age Requirement:** Focus recruitment on volunteers aged 18 and older to minimize liability and ensure safety.
- **Online Waivers:** Implement a mandatory online liability waiver during the sign-up process. This will be consistent with current policies and allow for faster, more efficient onboarding of the volunteer queue.

3. Post-Event Gap Analysis and Accountability To ensure continuous improvement and compliance with funding sources, a strict reporting structure must be implemented:

- **Gap Analysis Report:** Require an after-event gap analysis that details what went well, what did not go well, and identifies root causes. This will be used to actively increase future economic impact and attendance.
- **Application Prerequisites:** Going forward, every funding application must include the prior year's "wrap up" report to demonstrate compliance with the use of funds before new money is awarded.

4. HOT Funds Disbursement Requirements & Marketing Expansion To comply with the statutory Hotel Occupancy Tax (HOT) mandates—specifically the "Heads in Beds" requirement to directly promote tourism and the hotel industry—the following requirements must be met for funds to be disbursed:

- **Hotel Booking Links:** A hotel booking link (e.g., "Book your stay") must be posted online directly at event registration and featured prominently on all advertisements.
- **Local Hotel Integration:** Marketing materials, such as flyers and banners, must be physically delivered to all Duncanville hotels.
- **Regional Advertising Reach:** To attract overnight tourists and satisfy the state law's two-part test, advertising cannot be limited to Duncanville. Promotional materials must be shared with all Best Southwest Partnerships cities and businesses via email, including direct communication to the Best Southwest administration.



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Empower Economic Opportunity:

- **Promote strategic reinvestment in commercial corridors and support small businesses.**

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

Red Bird Lanes, located at 1114 S. Main St., Duncanville, Texas, is a long-standing, family-owned bowling center established in 1972. It serves as one of Duncanville’s longest continuously operating businesses, hosting youth and adult leagues, community fundraisers, group events, and maintaining active partnerships with local organizations including the school district, Chamber of Commerce, and civic groups. The applicant and main contact is Lauren Cathey, Owner/Manager.

Project Overview

During the **FY 2026 DCEDC Design Incentive Grant application period**, Red Bird Bowling Lanes, Inc requested funding to complete the following:

A. INFRASTRUCTURE- Grease Trap Replacement

The current grease trap is outdated and nearing end-of-life. Replacement is

required to ensure:

- Compliance with current environmental and plumbing codes
- Prevention of wastewater issues
- Continued support of food service operations

B. PAVEMENT – Parking Lot Asphalt Repair & Resurfacing

The parking lot has deteriorated due to age and heavy use, resulting in safety hazards including cracks, potholes, and uneven surfaces. The project includes:

- Asphalt repair and resurfacing
- Crack sealing and pothole repair
- Re-striping for ADA compliance and improved traffic flow

Business Impact

Red Bird Lanes reported current annual revenue of **\$1,100,000**. Based on the grant application, the business projects **10% annual sales growth for each of the next three years** following project completion.

- Current employees: 4 full-time, 23 part-time
- 75% of employees are Duncanville residents

Incentive Grants Awarded

Infrastructure Grant \$12,500.00

Pavement Grant \$17,500.00

The proposed projects address critical infrastructure needs, promote regulatory compliance, and enhance safety and access at one of Duncanville’s most established entertainment venues.

The economic development incentive agreement with Red Bird Bowling Lanes, LLC, totaling \$30,000, was approved by the DCEDC on May 18, 2026. A public hearing was also held on May 18th which satisfied the requirements per state code.

POLICY EXPLANATION:

The DCEDC is protected through provisions that allow it to recapture incentive monies if the applicant defaults on property and sales taxes, and does not remain in business and in compliance with city codes for at least 5 years beyond the incentive disbursement. **The applicant must complete the improvements by December 16, 2026.**

FUNDING SOURCE:

ORG and Object Number

12051000 - 708501

Available Budget
\$528,388.50

Purchase Amount
\$30,000.00

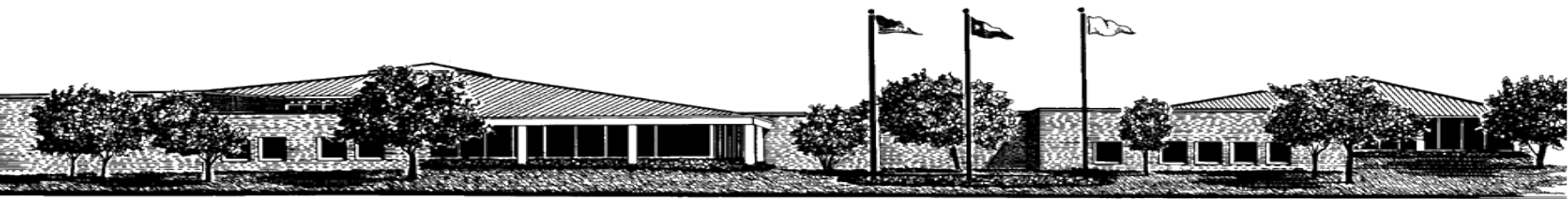
After Encumber
\$498,388.50

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Item 8B PPT - Red Bird Bowling lanes, RESOLUTION - Red Bird Bowling Lanes Inc,
EXHIBIT A - Red Bird Bowling Lanes Inc Incentive Agreement



DCEDC INCENTIVE – RED BIRD BOWLING LANES

JUNE 16, 2026

MARCELA PEREZ, ECONOMIC DEVELOPMENT COORDINATOR

RED BIRD BOWLING LANES, INC

- Red Bird Lanes is a long standing, family-owned bowling center established in **1972**.
- One of Duncanville's longest continuously operating businesses, hosting youth and adult leagues, community fundraisers, group events
- Maintain active partnerships with local organizations including the school district, Chamber of Commerce, and civic groups.
- The applicant and main contact is Lauren Cathey, Owner/Manager.

1114 S MAIN STREET



PROJECT PHOTOS



PROJECT OVERVIEW

During the **FY 2026 DCEDC Design Incentive Grant application period**, Red Bird Bowling Lanes, Inc requested funding to complete the following:

▫ **A. INFRASTRUCTURE- Grease Trap Replacement**

The current grease trap is outdated and nearing end of life. Replacement is required to ensure:

- Compliance with current environmental and plumbing codes
- Prevention of wastewater issues
- Continued support of food service operations

▫ **B. PAVEMENT – Parking Lot Asphalt Repair & Resurfacing**

The parking lot has deteriorated due to age and heavy use, resulting in safety hazards including cracks, potholes, and uneven surfaces. The project includes:

- Asphalt repair and resurfacing
- Crack sealing and pothole repair
- Re striping for ADA compliance and improved traffic flow

BUSINESS IMPACT

- Red Bird Lanes reported current annual revenue of **\$1,100,000**.
- The business projects **10% annual sales growth for each of the next three years** following project completion.
- Current employees: 4 full time, 23 part time
- 75% of employees are Duncanville residents

FINANCIAL DETAILS

- The economic development incentive agreement with Red Bird Bowling Lanes, LLC, totaling **\$30,000**, was approved by the DCEDC on May 18, 2026.

GRANT TYPE	AMOUNT AWARDED
Infrastructure Grant	\$12,500.00
Pavement Grant	\$17,500.00

- A public hearing was also held on May 18, 2026, which satisfied the requirements per state code.



THANK YOU

Any questions? Discussion.



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) WITH RED BIRD BOWLING LANES INC, IN AN AMOUNT NOT TO EXCEED \$30,000.00 FOR INFRASTRUCTURE AND PAVEMENT GRANTS AT 1114 S. MAIN STREET, DUNCANVILLE, TEXAS 75137; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Duncanville Community & Economic Development Corporation (DCEDC) offers economic development incentive grants to encourage redevelopment and beautification by providing financial resources to business owners for property improvements; and

WHEREAS, Red Bird Bowling Lanes, Inc (the “Applicant”), is seeking infrastructure and pavement grants for grease trap replacement and parking lot repair and resurfacing for the property located at 1114 S Main Street, Duncanville, TX 75137; and

WHEREAS, the DCEDC Board of Directors voted to affirmatively approve an incentive grant and incentive agreement for infrastructure and pavement grants in an amount not to exceed (\$30,000.00), subject to the Applicant’s compliance with the terms of the agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. The City Council hereby approves the Economic Development Incentive Agreement by the Duncanville Community and Economic Development Corporation with Red Bird Bowling Lanes Inc, for grease trap replacement and parking lot repair and resurfacing in an amount not to exceed Thirty Thousand Dollars (\$30,000.00). Said Agreement is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The Interim City Manager, Richard Abernethy, is authorized to execute the agreement on behalf of the City of Duncanville.

SECTION 3. If any section, subsection, clause, or phrase of this Resolution is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on this the 16th day of June, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

WHEREAS, the DCEDC has determined that making economic development grants in accordance with this Agreement will further the objectives of the DCEDC and will benefit the DCEDC, the City, and the city's residents by helping to stimulate local economic development through beautification and site readiness for investment and development, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.02. This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met by **December 16, 2026**, unless otherwise terminated as provided for in this agreement; and, the compliance provisions of this agreement shall service for a period of five (5) years from the effective date.

ARTICLE III. GRANT

3.01. Economic Development Incentives.

As an economic development incentive grant to assist the Applicant located at 1114 S Main Street in Duncanville, Texas, the DCEDC agrees to provide infrastructure (\$12,500.00) and pavement (\$17,500.00) grants in an amount not to exceed a total of **\$30,000.00**, for improvements to the property located at said address, occupied by the Applicant subject to the terms and conditions set forth in this Agreement. Grant reimbursement payments will be made if funds are available from sales tax proceeds once all the Applicant performance standards have been met and nothing contained herein shall constitute a contract for goods or services under the law.

3.02. The Applicant shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of funds to achieve the purposes recited herein.

ARTICLE IV. COVENANTS OF RED BIRD BOWLING LANES, INC

4.01. As a condition precedent and in consideration of the DCEDC agreeing to make the economic development incentive grants described above, and to be eligible to receive reimbursement, the Applicant agrees to do the following:

- (a) Cause the improvements as defined herein to be permitted and installed at the address indicated herein in compliance with the local ordinance; and

- (b) Provide a verified grant reimbursement request form along with original copies of the actual paid invoices for expenses within the provisions to Article III the business incurred **before December 16, 2026 at 5 p.m.**; and
- (c) Provide proof of legal occupancy of the specified location of 1114 S Main Street, Duncanville, Texas 75137; and
- (d) Incentive grants shall mean cash grants not to exceed \$30,000 for improvements (Project) to the property located at 1114 S Main Street, Duncanville, Texas 75137; and
- (e) Receive a certificate of occupancy for 1114 S Main Street, Duncanville, Texas 75137 on or before December 16, 2026; and
- (f) Pay and be current to the ad valorem and sales during the term of this Agreement and through a period of five (5) years from the effective date; and
- (g) Development and maintain the property in conformity to the local Comprehensive Zoning Ordinance and other local applicable regulation codes; and
- (h) During the term of this Agreement, the Applicant, agrees not to knowingly employ any undocumented workers or unlicensed contractors and/or subcontractors at the development, and if convicted of a violation under 8 U.S.C Section 1324a(f), the Applicant, shall repay the amount of the grant payments received within 130 business days after the date the Applicant, is notified by the City of such violation, and this agreement automatically terminates.
- (i) If work is found to be incomplete within the timeline provided in Article IV, the Applicant, may request via written documentation an extension of 30 business days to complete work. If the work remains incomplete by the end of this extension, the Applicant, will be found in violation of this agreement and shall repay any grants under the provisions of Section 5.2 of this agreement is terminated and the Applicant will indemnify the DCEDC of any obligations related to grants and incentives that are withheld.

ARTICLE V. GENERAL PROVISIONS

5.01. Termination and Default. This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicant, files any false documentation concerning the application or receipt of the Grant; and
- (c) By DCEDC and the Applicant, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not

cured within thirty (30) days after written notice thereof by the non-breaching party;
and

- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.1(c) until any proper and timely protest or contest of such taxes or fees has become final) for a period of five (5) years from the effective date; and
- (e) By DCEDC, if the Applicant suffers an Event of Bankruptcy or Insolvency; and
- (f) By DCEDC and the Applicant, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if insufficient funding is available to provide the grant contemplated herein. In such event, the DCEDC shall give the Applicant not less than fifteen (15) days notice of its intent to terminate; and
- (h) By DCEDC, if any other material provisions of this Agreement is breach by the Applicant.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicant existence, insolvency, employment of receiver for any part of the Property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and Owner and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. Recapture Provision. In the event the Applicant does not comply with the terms of this Agreement or is otherwise in default as provided herein, the Applicant pursuant to the provisions herein shall refund the DCEDC the Grant Payments actually paid by DCEDC and received by the Applicant immediately preceding the date of such termination. If the payment is not refunded within 30 days of termination, the Applicant will indemnify the DCEDC of any fees or costs related to recuperating funds owed to the DCEDC, plus interest and attorney fees.

5.03. Mutual Assistance. The Applicant and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. Representations and Warranties. The Applicant represents and warrants to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. **Employee Hiring, Materials, and Supplies Purchased.** Although not a condition of this Agreement, the DCEDC requests that the Applicant when feasible, satisfies its needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicant agrees to allow the DCEDC's lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicant compliance with the affirmative covenants set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying a Reimbursement Incentive; and
- (d) To determine whether the correct amount of sales taxes are being collected and reported.

The DCEDC will provide the Applicant with written notice of any request for an audit and shall cooperate with the Applicant to schedule audit activities so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled

to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. The Applicant may not assign all or any part of its rights and obligations hereunder without prior written approval of the DCEDC.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owner: Red Bird Bowling Lanes, Inc
Attention: Lauren Cathey
1114 S Main Street
Duncanville, TX 75137

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Marlon Goff
P.O. Box 380280
Duncanville, Texas 75138-0280

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

5.19. **Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.**

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20. **Approval by the City of Duncanville, Texas.** This Agreement was approved by the City Council at its meeting on _____.

RED BIRD BOWLING LANES, INC

 By: Lauren Cathey
 Its: Duly Authorized Representative
 Date: _____, 2026

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

 By: Patrick Harvey
 Its: Board President
 Date: _____, 2026

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2026

RED BIRD BOWLING LANES, INC Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized representative of Red Bird Bowling Lanes, Inc, and that they are authorized by said to execute the foregoing instrument as the act of such Red Bird Bowling Lanes, Inc for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Empower Economic Opportunity:

- **Promote strategic reinvestment in commercial corridors and support small businesses.**

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

JZ Embroidery, established in 2009, is co-owned by Ali Kathiria and Joseph Mason, a disabled U.S. Navy veteran and long-time Duncanville resident. The established Duncanville business offers custom embroidery, promotional products, team and school apparel, and related branding services. Ownership maintains a hands-on management style focused on service quality, production capability, and strong customer relationships.

The business began in the Cedar Park Shopping Center in 2009 and expanded multiple times before purchasing its current 6,000 sq ft commercial building **located at 910 S. Cedar Ridge Drive**, Duncanville, Texas. This transition reflects more than a decade of sustained growth and reinvestment in Duncanville.

The applicant and main contact is Ali Kathiria, Owner/Manager.

Project Overview

During the **FY 2026 DCEDC Design Incentive Grant application period**, A2Z Trading LLC DBA JZ Embroidery requested funding to complete the following:

- A. Parking lot resurfacing, repairs, and new striping
- B. Full exterior repainting and façade modernization
- C. Upgraded commercial signage and exterior branding elements
- D. Landscaping, irrigation, planters, and frontage enhancements
- E. Infrastructure upgrades including HVAC improvements for warehouse usability

Business Impact

JZ Embroidery reported current annual revenue of **\$650,000**. Based on the grant application, the business projects **12% annual sales growth for each of the next three years** following project completion.

Infrastructure and HVAC upgrades will enable future expansion of in-house services such as vehicle wraps and fleet graphics. Anticipated new positions may include: Graphic designer, Marketing & sales representative, Wrap technician, and Shop or Production manager.

Current employees: 4 Full-Time

Incentive Grants Awarded

Infrastructure Grant	\$7,500.00
Landscaping Grant	\$3,750.00
Paint Grant	\$3,750.00
Signage Grant	\$2,500.00
Pavement Grant	\$12,500.00

The proposed improvements represent a substantial private reinvestment by an established Duncanville business and advance DCEDC's priorities of commercial corridor enhancement, business retention, employment expansion, and long-term economic vitality.

The economic development incentive agreement with A2Z Trading, LLC DBA JZ Embroidery, totaling \$30,000, was approved by the DCEDC on May 18, 2026. A public hearing was also held on May 18th which satisfied the requirements per state code.

POLICY EXPLANATION:

The DCEDC is protected through provisions that allow it to recapture incentive monies if the applicant defaults on property and sales taxes, and does not remain in business and in compliance with city codes for at least 5 years beyond the incentive disbursement.

The applicant must complete the improvements by December 16, 2026.

FUNDING SOURCE:

ORG and Object Number

12051000 - 708501

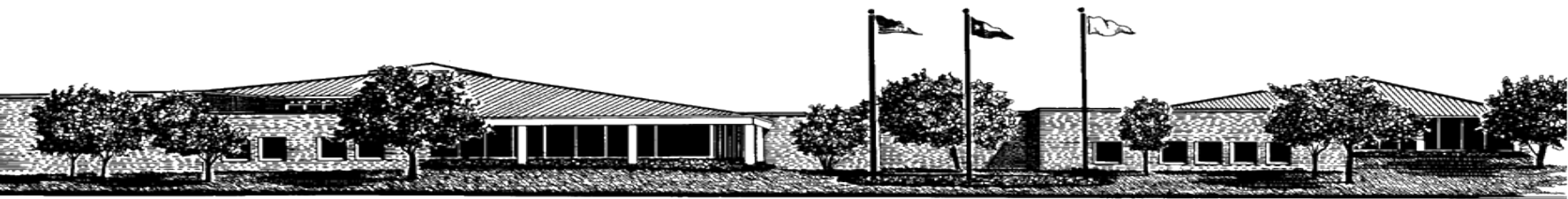
Available Budget	Purchase Amount	After Encumber
\$263,611.50	\$30,000.00	\$233,611.50

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

Item 8C PPT - A2Z Trading LLC DBA JZ Embroidery, RESOLUTION - A2Z Trading LLC DBA JZ Embroidery, EXHIBIT A - A2Z Trading DBA JZ Embroidery Incentive Agreement



DCEDC INCENTIVE – A2Z TRADING LLC DBA JZ EMBROIDERY

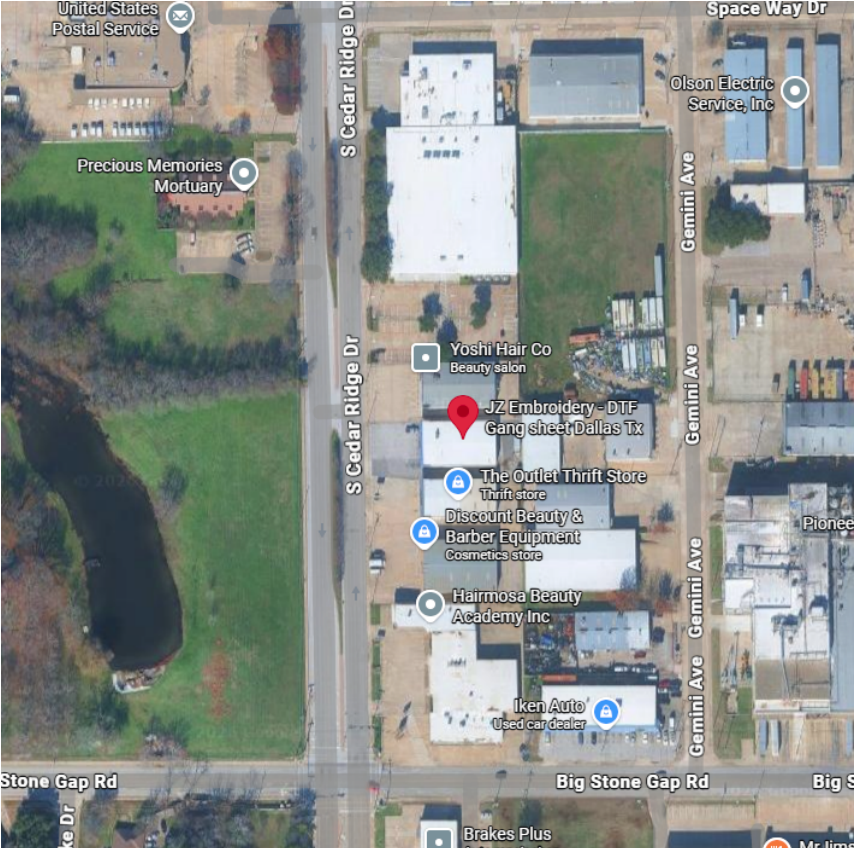
JUNE 16, 2026

MARCELA PEREZ, ECONOMIC DEVELOPMENT COORDINATOR

A2Z TRADING LLC DBA JZ EMBROIDERY

- JZ Embroidery, established in **2009**, is co-owned by Ali Kathiria and Joseph Mason, a disabled U.S. Navy veteran and long time Duncanville resident.
- The established Duncanville business offers custom embroidery, promotional products, team and school apparel, and related branding services.
- Began in the Cedar Park Shopping Center and has expanded multiple times before purchasing its current 6,000 sq ft commercial building.
- The applicant and main contact is Ali Kathiria, Owner/Manager.

910 S CEDAR RIDGE DRIVE



PROJECT PHOTOS



PROJECT PHOTOS



PROJECT OVERVIEW

During the **FY 2026 DCEDC Design Incentive Grant application period**, A2Z Trading LLC, requested funding to complete the following:

- A. Parking lot resurfacing, repairs, and new striping
- B. Full exterior repainting and façade modernization
- C. Upgraded commercial signage and exterior branding elements
- D. Landscaping, irrigation, planters, and frontage enhancements
- E. Infrastructure upgrades including HVAC improvements for warehouse usability

BUSINESS IMPACT

- JZ Embroidery reported current annual revenue of **\$650,000**.
- The business projects **12% annual sales growth for each of the next three years** following project completion.
- Infrastructure and HVAC upgrades will enable future expansion of in-house services such as vehicle wraps and fleet graphics.
- Anticipated new positions may include:
 - Graphic designer
 - Marketing & sales representative
 - Wrap technician
 - Shop or production manager
- Current employees: 4 Full-Time

FINANCIAL DETAILS

- The economic development incentive agreement with A2Z Trading, LLC DBA JZ Embroidery, totaling **\$30,000**, was approved by the DCEDC on May 18, 2026.

GRANT TYPE	AMOUNT AWARDED
Infrastructure Grant	\$7,500.00
Landscaping Grant	\$3,750.00
Paint Grant	\$3,750.00
Signage Grant	\$2,500.00
Pavement Grant	\$12,500.00

- A public hearing was also held on May 18, 2026, which satisfied the requirements per state code.

THANK YOU

Any questions? Discussion.



RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) WITH A2Z TRADING LLC DBA JZ EMBROIDERY IN AN AMOUNT NOT TO EXCEED \$30,000.00 FOR INFRASTRUCTURE, LANDSCAPING, PAVEMENT, SIGNAGE AND PAINT GRANTS AT 910 S. CEDAR RIDGE DRIVE, DUNCANVILLE, TEXAS 75137; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Duncanville Community & Economic Development Corporation (DCEDC) offers economic development incentive grants to encourage redevelopment and beautification by providing financial resources to business owners for property improvements; and

WHEREAS, A2Z Trading LLC DBA JZ Embroidery (the “Applicant”), is seeking infrastructure, landscaping, pavement, signage and paint grants for infrastructure upgrades including HVAC improvements, landscaping, irrigation, planters, and frontage enhancements, parking lot repair and resurfacing, upgraded commercial signage, and full exterior repainting for the property located at 910 S Cedar Ridge Drive, Duncanville, TX 75137; and

WHEREAS, the DCEDC Board of Directors voted to affirmatively approve an incentive grant and incentive agreement for infrastructure, landscaping, pavement, signage and paint grants in an amount not to exceed (\$30,000.00), subject to the Applicant’s compliance with the terms of the agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. The City Council hereby approves the Economic Development Incentive Agreement by the Duncanville Community and Economic Development Corporation with A2Z Trading LLC DBA JZ Embroidery, for infrastructure upgrades including HVAC improvements, landscaping, irrigation, planters, and frontage enhancements, parking lot repair and resurfacing, upgraded commercial signage, and full exterior repainting in an amount not to exceed Thirty Thousand Dollars (\$30,000.00). Said Agreement is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The Interim City Manager, Richard Abernethy, is authorized to execute the agreement on behalf of the City of Duncanville.

SECTION 3. If any section, subsection, clause, or phrase of this Resolution is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on this the 16th day of June, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

WHEREAS, the DCEDC has determined that making economic development grants in accordance with this Agreement will further the objectives of the DCEDC and will benefit the DCEDC, the City, and the city's residents by helping to stimulate local economic development through beautification and site readiness for investment and development, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.02. This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met by **December 16, 2026** unless otherwise terminated as provided for in this agreement; and, the compliance provisions of this agreement shall service for a period of five (5) years from the effective date.

ARTICLE III. GRANT

3.01. **Economic Development Incentives.**

As an economic development incentive grant to assist the Applicant located at 910 S Cedar Ridge Drive, in Duncanville, Texas, the DCEDC agrees to provide infrastructure (\$7,500.00), landscaping (\$3,750.00), paint (\$3,750.00), signage (\$2,500.00), and pavement (\$12,500.00) grants in an amount not to exceed a total of **\$30,000.00**, for improvements to the property located at said address, occupied by the Applicant subject to the terms and conditions set forth in this Agreement. Grant reimbursement payment will be made if funds are available from sales tax proceeds once all the Applicant performance standards have been met and nothing contained herein shall constitute a contract for goods or services under the law.

3.02. The Applicant shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of funds to achieve the purposes recited herein.

ARTICLE IV. COVENANTS OF A2Z TRADING LLC DBA JZ EMBROIDERY

4.01. As a condition precedent and in consideration of the DCEDC agreeing to make the economic development incentive grants described above, and to be eligible to receive reimbursement, the Applicant agrees to do the following:

(a) Cause the improvements as defined herein to be permitted and installed at the

address indicated herein in compliance with the local ordinance; and

- (b) Provide a verified grant reimbursement request form along with original copies of the actual paid invoices for expenses within the provisions to Article III the business incurred before **December 16, 2026 at 5 p.m.**; and
- (c) Provide proof of legal occupancy of the specified location of 910 S Cedar Ridge Drive, Duncanville, Texas 75137; and
- (d) Incentive grants shall mean cash grants not to exceed \$30,000 for improvements (Project) to the property located at 910 S Cedar Ridge Drive, Duncanville, Texas 75137; and
- (e) Receive a certificate of occupancy for 910 S Cedar Ridge Drive, Duncanville, Texas 75137 on or before **December 16, 2026**; and
- (f) Pay and be current to the ad valorem and sales during the term of this Agreement and through a period of five (5) years from the effective date; and
- (g) Development and maintain the property in conformity to the local Comprehensive Zoning Ordinance and other local applicable regulation codes; and
- (h) During the term of this Agreement, the Applicant, agrees not to knowingly employ any undocumented workers or unlicensed contractors and/or subcontractors at the development, and if convicted of a violation under 8 U.S.C Section 1324a(f), the Applicant, shall repay the amount of the grant payments received within 130 business days after the date the Applicant, is notified by the City of such violation, and this agreement automatically terminates.
- (i) If work is found to be incomplete within the timeline provided in Article IV, the Applicant, may request via written documentation an extension of 30 business days to complete work. If the work remains incomplete by the end of this extension, the Applicant, will be found in violation of this agreement and shall repay any grants under the provisions of Section 5.2 of this agreement is terminated and the Applicant will indemnify the DCEDC of any obligations related to grants and incentives that are withheld.

ARTICLE V. GENERAL PROVISIONS

5.01. **Termination and Default.** This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicant, files any false documentation concerning the application or receipt of the Grant; and

- (c) By DCEDC and the Applicant, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-breaching party; and
- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.1(c) until any proper and timely protest or contest of such taxes or fees has become final) for a period of five (5) years from the effective date; and
- (e) By DCEDC, if the Applicant suffers an Event of Bankruptcy or Insolvency; and
- (f) By DCEDC and the Applicant, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if insufficient funding is available to provide the grant contemplated herein. In such event, the DCEDC shall give the Applicant not less than fifteen (15) days notice of its intent to terminate; and
- (h) By DCEDC, if any other material provisions of this Agreement is breach by the Applicant.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicant existence, insolvency, employment of receiver for any part of the Property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and Owner and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. **Recapture Provision.** In the event the Applicant does not comply with the terms of this Agreement or is otherwise in default as provided herein, the Applicant pursuant to the provisions herein shall refund the DCEDC the Grant Payments actually paid by DCEDC and received by the Applicant immediately preceding the date of such termination. If the payment is not refunded within 30 days of termination, the Applicant will indemnify the DCEDC of any fees or costs related to recuperating funds owed to the DCEDC, plus interest and attorney fees.

5.03. **Mutual Assistance.** The Applicant and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. **Representations and Warranties.** The Applicant represents and warrants to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. **Employee Hiring, Materials, and Supplies Purchased.** Although not a condition of this Agreement, the DCEDC requests that the Applicant when feasible, satisfies its needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicant agrees to allow the DCEDC's lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicant compliance with the affirmative covenants set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying a Reimbursement Incentive; and
- (d) To determine whether the correct amount of sales taxes are being collected and reported.

The DCEDC will provide the Applicant with written notice of any request for an audit and shall cooperate with the Applicant to schedule audit activities so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled

to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. The Applicant may not assign all or any part of its rights and obligations hereunder without prior written approval of the DCEDC.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owner: A2Z Trading LLC DBA JZ Embroidery
Attention: Ali Kathiria
910 S Cedar Ridge Drive
Duncanville, TX 75137

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Marlon Goff
P.O. Box 380280
Duncanville, Texas 75138-0280

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

5.19. **Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.**

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20. **Approval by the City of Duncanville, Texas.** This Agreement was approved by the City Council at its meeting on _____.

A2Z Trading LLC DBA JZ Embroidery

 By: Ali Kathiria
 Its: Duly Authorized Representative
 Date: _____, 2026

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

 By: Patrick Harvey
 Its: Board President
 Date: _____, 2026

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2026

**A2Z Trading LLC DBA JZ Embroidery
Acknowledgement**

**STATE OF TEXAS §
 §
COUNTY OF DALLAS §**

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized representative of **A2Z Trading LLC DBA JZ Embroidery**, and that they are authorized by said to execute the foregoing instrument as the act of such **A2Z Trading LLC DBA JZ Embroidery** for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and Lin and Jen's Hats On! LLC in the amount up to \$2,500 for a signage grant at 204 N. Main Street, Suite 101, Duncanville, Texas 75116.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Empower Economic Opportunity:

- **Promote strategic reinvestment in commercial corridors and support small businesses.**

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

Lin & Jen’s Hats On!, located at **204 N. Main Street, Suite 101**, Duncanville, Texas, is an experiential custom hat bar. Customers design custom hats with the assistance of professional stylists and a Master Brander, selecting from high-quality materials, accessories, and custom branding tools. Lin and Jen’s Hats On! emphasizes creativity, personal expression, and memorable, photo-ready retail experiences. The business opened on **November 1, 2025**, and aims to become a leading experiential hat making brand in Texas with national reach, built on craftsmanship, hospitality, and personalized design experiences.

The applicant and main contact is Jennifer Lott Hagler, Owner/Manager.

Project Overview

During the **FY 2026 DCEDC Design Incentive Grant application period**, Lin and Jen's

Hats On, LLC requested funding to complete the following:

- A. **SIGNAGE**- New exterior business signage to support continued growth by improving visibility for their Downtown Duncanville location.

Business Impact

Lin and Jen’s Hats On, LLC reported revenue in 2025 of **\$25,000**. Based on the grant application, the business projects **revenue growth to \$75,000 in 2026, and \$150,000 in 2027**.

The applicant has invested approximately \$20,000 in building updates (awnings, repainting, interior upgrades). They are also in the process of acquiring the property, valued at \$800,000, indicating long-term commitment to Duncanville.

Incentive Grants Awarded

Signage Grant \$2,500.00

The applicant states that the signage investment is expected to significantly increase customer awareness and improve walk-in and appointment-based traffic.

The economic development incentive agreement with Lin and Jen's Hats On, LLC, totaling \$2,500.00, was approved by the DCEDC on May 18, 2026, with a signage grant exception for years of establishment for new or existing businesses. A public hearing was also held on May 18th which satisfied the requirements per state code.

POLICY EXPLANATION:

The DCEDC is protected through provisions that allow it to recapture incentive monies if the applicant defaults on property and sales taxes, and does not remain in business and in compliance with city codes for at least 5 years beyond the incentive disbursement. **The applicant must complete the improvements by December 16, 2026.**

FUNDING SOURCE:

ORG and Object Number
12051000 - 708501

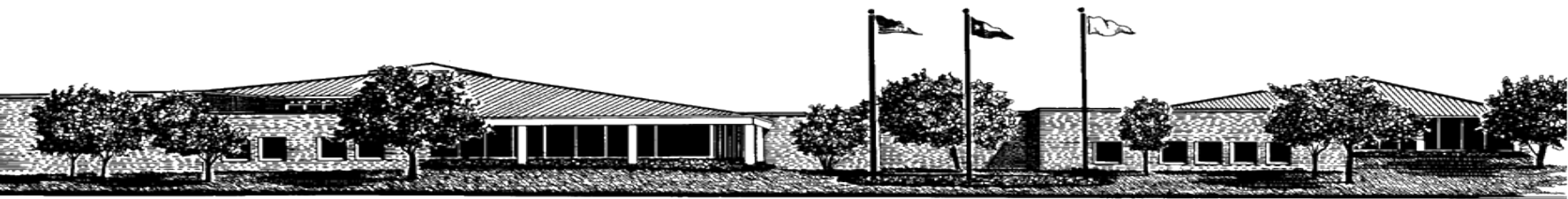
Available Budget	Purchase Amount	After Encumber
\$528,388.50	\$2,500.00	\$525,888.50

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Item 8D PPT - Lin and Jen's Hats On, RESOLUTION - Lin and Jens Hats On LLC,
EXHIBIT A - Lin and Jen's Hats On Incentive Agreement



DCEDC INCENTIVE – LIN AND JEN’S HATS ON

JUNE 16, 2026

MARCELA PEREZ, ECONOMIC DEVELOPMENT COORDINATOR


LIN AND JEN'S HATS ON, LLC

- Lin & Jen's Hats On! is an experiential custom hat bar where customers select from high quality materials, accessories, and custom branding tools, with the assistance of professional stylists.
- The business opened on November 1, **2025** and aims to become a leading experiential hat making brand in Texas with national reach.
- The applicant and main contact is Jennifer Lott Hagler, Owner/Manager.

204 N MAIN STREET, SUITE 101




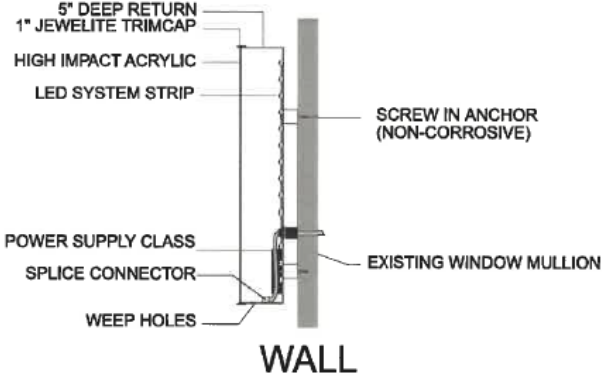
PROJECT PHOTO

	(214) 3392227 (817) 8611234 (972) 6568300 fax: (214) 3399887	Hat On Hat Bar	Representative:
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SPECIFICATIONS

- Digitally Printed Logo
- 3M Dark Brown
- 3M Rasberry
- Faces: White Polycarbonate
- Retainer: 3" Painted to Match 3M Teal Green
- Returns: 5" Color T.B.D.
- Lighting: 10K Solarbright





PROJECT OVERVIEW

During the **FY 2026 DCEDC Design Incentive Grant application period**, Lin and Jen's Hats On, LLC, requested funding to complete the following:

- **New exterior business signage** to support continued growth by improving visibility for their Downtown Duncanville location.

BUSINESS IMPACT

- Lin and Jen's Hats On! reported revenue in 2025 of **\$25,000**. Based on the grant application, the business projects revenue growth to **\$75,000** in **2026**, and **\$150,000** in **2027**.
- The applicant has invested approximately \$20,000 in building updates (awnings, repainting, interior upgrades).
- They are also in the process of acquiring the property, valued at \$800,000, indicating long-term commitment to Duncanville.

FINANCIAL DETAILS

- The economic development incentive agreement with Lin and Jen's Hats On, LLC totaling **\$2,500**, was approved by the DCEDC on May 18, 2026, with an exception.

GRANT TYPE	AMOUNT AWARDED
Signage Grant	\$2,500.00

- A public hearing was also held on May 18, 2026, which satisfied the requirements per state code.

THANK YOU

Any questions? Discussion.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) WITH LIN AND JEN'S HATS ON LLC, IN AN AMOUNT NOT TO EXCEED \$2,500.00 FOR A SIGNAGE GRANT AT 204 N. MAIN STREET, SUITE 101, DUNCANVILLE, TEXAS 75116; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Duncanville Community & Economic Development Corporation (DCEDC) offers economic development incentive grants to encourage redevelopment and beautification by providing financial resources to business owners for property improvements; and

WHEREAS, Lin and Jen's Hats On LLC (the "Applicant"), is seeking a grant for new exterior business signage for the property located at 204 N Main Street, Suite 101, Duncanville, TX 75116; and

WHEREAS, the DCEDC Board of Directors voted to affirmatively approve an incentive grant and incentive agreement for a signage grant in an amount not to exceed (\$2,500.00), subject to the Applicant's compliance with the terms of the agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. The City Council hereby approves the Economic Development Incentive Agreement by the Duncanville Community and Economic Development Corporation with Lin and Jen's Hats On LLC, for new exterior business signage in an amount not to exceed Twenty-Five Thousand Dollars (\$2,500.00). Said Agreement is attached hereto as Exhibit "A" and incorporated herein for all purposes.

SECTION 2. The Interim City Manager, Richard Abernethy, is authorized to execute the agreement on behalf of the City of Duncanville.

SECTION 3. If any section, subsection, clause, or phrase of this Resolution is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on this the 16th day of June, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

**ECONOMIC DEVELOPMENT
INCENTIVE AGREEMENT**

ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

This Economic Development Incentive Agreement (“Agreement”) is made by and between the Duncanville Community and Economic Development Corporation, a Texas non-profit corporation (the “DCEDC”) acting by and through Patrick Harvey its duly authorized DCEDC President, and Lin and Jen’s Hats On, LLC acting by and through Jennifer Lott Hagler, its duly authorized representative (the “Applicant”).

RECITALS

WHEREAS, the Duncanville Community and Economic Development Corporation (DCEDC) established incentive policies and guidelines in order to locate, retain, and expand business activities in Duncanville; and

WHEREAS, the Applicant, has requested economic development assistance from the DCEDC for their property located at 204 N. Main Street, Suite 101, Duncanville, Texas 75116 hereinafter known as the "Project"; and

WHEREAS, the incentive funds awarded are to be utilized for qualified expenditures on a reimbursement basis related to a signage grant in an amount not to exceed Twenty Five Hundred Dollars and Zero Cents (\$2,500.00); and

WHEREAS, the improvements shall mean front-lit channel letter signage to be located as part of the Project; and

WHEREAS, reimbursement of incentive funds is conditional on the Applicant bringing the property up to compliance with all City of Duncanville codes and ordinances; and

WHEREAS, the Applicant, meets all program requirements in order to be considered for incentive grant assistance; and

WHEREAS, pursuant to Texas Local Government Code Chapters 501 through 505, (the Development Corporation Act), the DCEDC has determined that the request constitutes an authorized project and DCEDC is willing to provide the Applicant with economic assistance in the form of cost reimbursements as hereinafter set forth on the terms and conditions stated herein and the Applicant, is willing to accept all terms and conditions stated in this Agreement; and

WHEREAS, the DCEDC has determined that making economic development grants in accordance with this Agreement will further the objectives of the DCEDC and will benefit the DCEDC, the City, and the city's residents by helping to stimulate local economic development

through beautification and site readiness for investment and development, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.02. This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met by **December 16, 2026**, unless otherwise terminated as provided for in this agreement; and, the compliance provisions of this agreement shall service for a period of five (5) years from the effective date.

ARTICLE III. GRANT

3.01. **Economic Development Incentives.**

As an economic development incentive grant to assist the Applicant located at 204 N. Main Street, Suite 101, in Duncanville, Texas, the DCEDC agrees to provide an incentive grant in an amount not to exceed a total of **\$2,500.00** for improvements to the property located at said address, occupied by the Applicant subject to the terms and conditions set forth in this Agreement. Grant reimbursement payment will be made if funds are available from sales tax proceeds once all the Applicant performance standards have been met and nothing contained herein shall constitute a contract for goods or services under the law.

3.02. The Applicant shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of funds to achieve the purposes recited herein.

ARTICLE IV. COVENANTS OF LIN AND JEN'S HATS ON, LLC

4.01. As a condition precedent and in consideration of the DCEDC agreeing to make the economic development incentive grant described above, and to be eligible to receive reimbursement, the Applicant agrees to do the following:

- (a) Cause the improvements as defined herein to be permitted and installed at the address indicated herein in compliance with the local ordinance; and
- (b) Provide a verified grant reimbursement request form along with original copies of the actual paid invoices for expenses within the provisions to Article III the business incurred before **December 16, 2026 at 5 p.m.**; and

- (c) Provide proof of legal occupancy of the specified location of 204 N. Main Street, Suite 101, Duncanville, Texas 75116; and
- (d) Incentive grant shall mean one-time cash grant not to exceed \$2,500.00 for improvements (Project) to the property located at 204 N. Main Street, Suite 101, Duncanville, Texas 75116; and
- (e) Receive a certificate of occupancy for 204 N. Main Street, Suite 101, Duncanville, Texas 75116 on or before **December 16, 2026**; and
- (f) Pay and be current to the ad valorem and sales during the term of this Agreement and through a period of five (5) years from the effective date; and
- (g) Development and maintain the property in conformity to the local Comprehensive Zoning Ordinance and other local applicable regulation codes; and
- (h) During the term of this Agreement, the Applicant, agrees not to knowingly employ any undocumented workers or unlicensed contractors and/or subcontractors at the development, and if convicted of a violation under 8 U.S.C Section 1324a(f), the Applicant, shall repay the amount of the grant payments received within 130 business days after the date the Applicant, is notified by the City of such violation, and this agreement automatically terminates.
- (i) If work is found to be incomplete within the timeline provided in Article IV, the Applicant, may request via written documentation an extension of 30 business days to complete work. If the work remains incomplete by the end of this extension, the Applicant, will be found in violation of this agreement and shall repay any grants under the provisions of Section 5.2 of this agreement is terminated and the Applicant will indemnify the DCEDC of any obligations related to grants and incentives that are withheld.

ARTICLE V. GENERAL PROVISIONS

5.01. Termination and Default. This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicant, files any false documentation concerning the application or receipt of the Grant; and
- (c) By DCEDC and the Applicant, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof by the non-breaching party; and

- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicant, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.1(c) until any proper and timely protest or contest of such taxes or fees has become final) for a period of five (5) years from the effective date; and
- (e) By DCEDC, if the Applicant suffers an Event of Bankruptcy or Insolvency; and
- (f) By DCEDC and the Applicant, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if insufficient funding is available to provide the grant contemplated herein. In such event, the DCEDC shall give the Applicant not less than fifteen (15) days notice of its intent to terminate; and
- (h) By DCEDC, if any other material provisions of this Agreement is breach by the Applicant.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicant existence, insolvency, employment of receiver for any part of the Property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and Owner and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. Recapture Provision. In the event the Applicant does not comply with the terms of this Agreement or is otherwise in default as provided herein, the Applicant pursuant to the provisions herein shall refund the DCEDC the Grant Payments actually paid by DCEDC and received by the Applicant immediately preceding the date of such termination. If the payment is not refunded within 30 days of termination, the Applicant will indemnify the DCEDC of any fees or costs related to recuperating funds owed to the DCEDC, plus interest and attorney fees.

5.03. Mutual Assistance. The Applicant and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. Representations and Warranties. The Applicant represents and warrants to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. Employee Hiring, Materials, and Supplies Purchased. Although not a condition of this Agreement, the DCEDC requests that the Applicant when feasible, satisfies its needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicant agrees to allow the DCEDC's lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicant compliance with the affirmative covenants set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying a Reimbursement Incentive; and
- (d) To determine whether the correct amount of sales taxes are being collected and reported.

The DCEDC will provide the Applicant with written notice of any request for an audit and shall cooperate with the Applicant to schedule audit activities so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. The Applicant may not assign all or any part of its rights and obligations hereunder without prior written approval of the DCEDC.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owner: Lin and Jen's Hats On, LLC
Attention: Jennifer Lott Hagler
204 N. Main Street, Suite 101
Duncanville, TX 75116

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Marlon Goff
P.O. Box 380280
Duncanville, Texas 75138-0280

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create

a partnership or joint venture between the parties.

5.19. Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20. Approval by the City of Duncanville, Texas. This Agreement was approved by the City Council at its meeting on _____.

LIN AND JEN'S HATS ON, LLC

 By: Jennifer Lott Hagler
 Its: Duly Authorized Representative
 Date: _____, 2026

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

 By: Patrick Harvey
 Its: Board President
 Date: _____, 2026

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2026

LIN AND JEN'S HATS ON, LLC Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized representative of Lin and Jen's Hats On, LLC, and that they are authorized by said to execute the foregoing instrument as the act of such Lin and Jen's Hats On, LLC for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Consider a Resolution for an economic development incentive agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and 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.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Empower Economic Opportunity:

- **Promote strategic reinvestment in commercial corridors and support small businesses.**

STAFF RESPONSIBLE:

Marcela Perez

BACKGROUND/HISTORY:

People Folks is a new multi-use, community-centered concept proposed at **202 W. Center Street, Suite 103**, Duncanville, Texas. The business is led by Managing Partner Tim Maiden, an 18-year Duncanville resident with over 25 years in commercial banking and extensive service to the community, and Culinary and Creative Director Gabrielle McBay, a nationally recognized food and culture innovator.

Together, they are establishing People Folks as a neighborhood anchor that blends **food, recreation, cultural programming, and community connection** into a single destination. It is intentionally being designed to function as a “third place” where residents can eat, play, gather, create, and build meaningful community connections.

Project Overview

During the **FY 2026 DCEDC Design Incentive Grant application period**, People Folks

LLC requested funding to complete the following:

A. INFRASTRUCTURE - New Grease Trap Installation

Required to ensure:

- Compliance with current environmental and plumbing codes
- Support of food service operations

B. SIGNAGE – New Business Signage

Necessary to support and promote new downtown coffee/café concept

Reservations and programming for the pickleball courts currently located on the property will be an extension of the new café's operations.

Business Impact

The People Folks revenue model detailed in the supporting grant application documents present a multi-year growth trajectory supported by diversified income streams—Food & Beverage (55-65% of revenue), Pickleball (25-35% of revenue), and Arts/Events programming (10-15% of revenue).

The following revenue projections were provided by the applicant:

- Year 1: ~\$308,000 annual revenue (soft launch period with ~90 customers/day)
- Year 2: ~\$393,000 revenue as brand awareness grows and customer volume increases
- Year 3: ~\$461,000 revenue with ~135 daily customers, reflecting operational stability
- Year 4: ~\$547,000 revenue as the business becomes a recognized neighborhood hub
- Year 5: ~\$615,000 revenue at full maturity (~180 customers/day)

Based on the business' projected taxable sales, the City of Duncanville's 2% sales tax collection is expected to grow as follows:

- Year 1: \$6,160
- Year 2: \$7,860
- Year 3: \$9,220
- Year 4: \$10,940
- Year 5: \$12,300

New Jobs Created: 15 positions
50% expected to be Duncanville residents

Incentive Grants Awarded

- Infrastructure Grant \$19,500.00
- Signage Grant \$3,242.00

The People Folks project proposes to deliver significant community benefits by activating Downtown Duncanville with consistent, multi-use activity across food, recreation, and cultural programming.

The economic development incentive agreement with People Folks LLC, totaling \$22,742.00, was approved by the DCEDC on May 18, 2026, with a signage grant

exception for years of establishment for new or existing businesses. A public hearing was also held on May 18th which satisfied the requirements per state code.

POLICY EXPLANATION:

The DCEDC is protected through provisions that allow it to recapture incentive monies if the applicant defaults on property and sales taxes, and does not remain in business and in compliance with city codes for at least 5 years beyond the incentive disbursement. **The applicant must complete the improvements by December 16, 2026.**

FUNDING SOURCE:

ORG and Object Number

12051000 - 708501

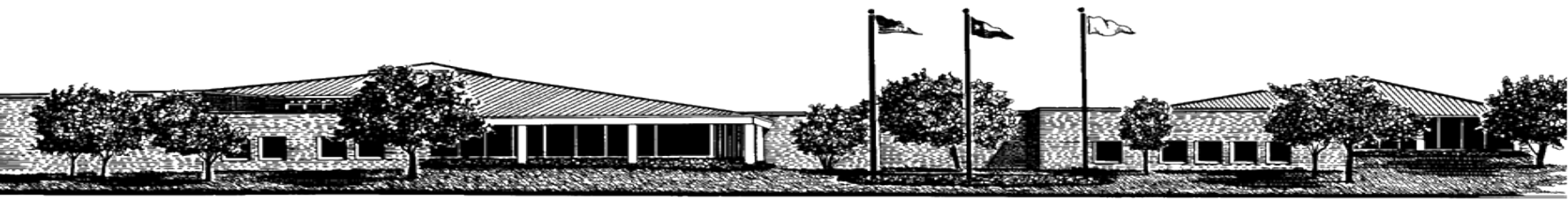
Available Budget	Purchase Amount	After Encumber
\$528,388.50	\$22,742.00	\$505,646.50

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

Item 8E PPT- People Folks LLC, RESOLUTION - People Folks LLC, EXHIBIT A - People Folks Incentive Agreement



DCEDC INCENTIVE – PEOPLE FOLKS LLC

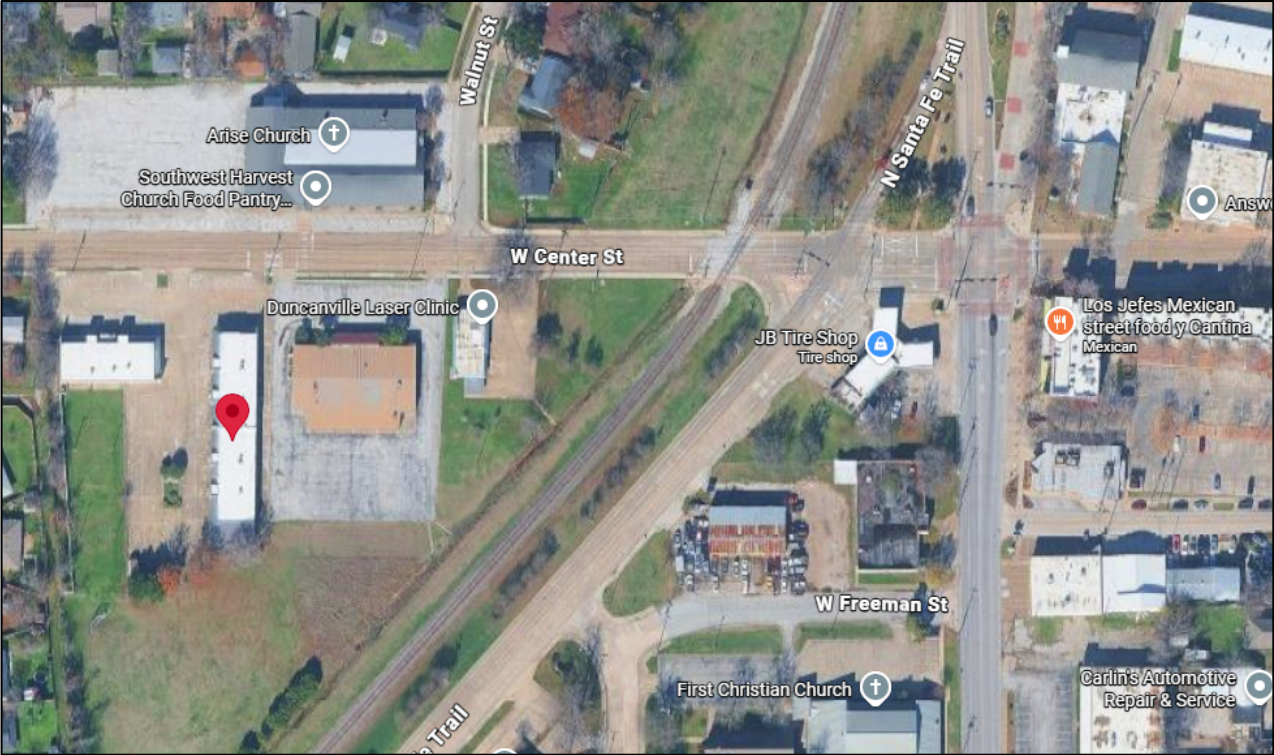
JUNE 16, 2026

MARCELA PEREZ, ECONOMIC DEVELOPMENT COORDINATOR

PEOPLE FOLKS LLC

- People Folks is a **new** multi-use, community-centered concept led by Managing Partner, Tim Maiden, an 18-year Duncanville resident with over 25 years in commercial banking and extensive service to the community, and Culinary and Creative Director, Gabrielle McBay, a nationally recognized food and culture innovator.
- People Folks will serve as a neighborhood anchor that blends food, recreation, and cultural programming.
- It is intentionally being designed to function as a “third place” where residents can gather and build meaningful community connections.

202 W CENTER STREET, SUITE 103



PROJECT PHOTOS



PROJECT PHOTOS



PROJECT OVERVIEW

During the **FY 2026 DCEDC Design Incentive Grant application period**, People Folks LLC, requested funding to complete the following:

- **A. INFRASTRUCTURE- New Grease Trap Installation**

Required to ensure:

- Compliance with current environmental and plumbing codes
- Support of food service operations

- **B. SIGNAGE- New Business Signage**

Necessary to support and promote new downtown coffee/café concept

- Reservations and programming for the pickleball courts currently located on the property will be an extension of the new **1,374 sq foot** coffee/café concept.

BUSINESS IMPACT

- The following revenue projections were provided by the applicant:

Year 1:	~\$308,000 annual revenue (soft launch period with ~90 customers/day)
Year 2:	~\$393,000 revenue as brand awareness grows and customer volume increases
Year 3:	~\$461,000 revenue with ~135 daily customers, reflecting operational stability
Year 4:	~\$547,000 revenue as the business becomes a recognized neighborhood hub
Year 5:	~\$615,000 revenue at full maturity (~180 customers/day)

- New Jobs Created: 15 positions
- 50% expected to be Duncanville residents

FINANCIAL DETAILS

- The economic development incentive agreement with People Folks, LLC, totaling **\$22,742.00**, was approved by the DCEDC on May 18, 2026, with an exception.

GRANT TYPE	AMOUNT AWARDED
Infrastructure Grant	\$19,500.00
Signage Grant	\$3,242.00

- A public hearing was also held on May 18, 2026, which satisfied the requirements per state code.

THANK YOU

Any questions? Discussion.

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, APPROVING AN ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT BY THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) WITH PEOPLE FOLKS LLC IN AN AMOUNT NOT TO EXCEED \$22,742.00 FOR INFRASTRUCTURE AND SIGNAGE GRANTS AT 202 W. CENTER STREET, SUITE 103, DUNCANVILLE, TEXAS 75116; AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE THE AGREEMENT; AND, PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Duncanville Community & Economic Development Corporation (DCEDC) offers economic development incentive grants to encourage redevelopment and beautification by providing financial resources to business owners for property improvements; and

WHEREAS, People Folks LLC (the “Applicant”), is seeking infrastructure and signage grants for new grease trap installation and new commercial business signage for the property located at 202 W Center Street, Suite 103, Duncanville, TX 75137; and

WHEREAS, the DCEDC Board of Directors voted to affirmatively approve an incentive grant and incentive agreement for infrastructure and signage grants in an amount not to exceed (\$22,742.00), subject to the Applicant’s compliance with the terms of the agreement; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS:

SECTION 1. The City Council hereby approves the Economic Development Incentive Agreement by the Duncanville Community and Economic Development Corporation with People Folks LLC, for an infrastructure upgrade including a grease trap installation and new commercial business signage, in an amount not to exceed Twenty-Two Thousand Seven Hundred and Forty Two Dollars (\$22,742.00). Said Agreement is attached hereto as Exhibit “A” and incorporated herein for all purposes.

SECTION 2. The Interim City Manager, Richard Abernethy, is authorized to execute the agreement on behalf of the City of Duncanville.

SECTION 3. If any section, subsection, clause, or phrase of this Resolution is declared invalid by a court of competent jurisdiction, such declaration shall not affect the validity of the remaining portions of this Resolution.

SECTION 4. This Resolution shall take effect immediately upon its passage and approval.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on this the 16th day of June, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney

DCEDC, the City, and the city's residents by helping to stimulate local economic development through beautification and site readiness for investment and development, increase the City's yearly ad valorem collections, increase sales tax, and encourage economic vitality in the City.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE I. AUTHORIZATION

1.01. The City Council finds and determines that this Agreement is authorized and governed by Texas Local Government Code Chapters 501 through 505.

ARTICLE II. TERM

2.02. This Agreement shall be effective as of the date of execution by all parties with specific performance standards being met by **December 16, 2026**, unless otherwise terminated as provided for in this agreement; and, the compliance provisions of this agreement shall service for a period of five (5) years from the effective date.

ARTICLE III. GRANT

3.01. **Economic Development Incentives.**

As an economic development incentive grant to assist the Applicants located at 202 W Center Street, Suite 103 in Duncanville, Texas, the DCEDC agrees to provide infrastructure (\$19,500.00) and signage (\$3,242.00) grants in an amount not to exceed a total of **\$22,742.00** for improvements to the property located at said address, occupied by the Applicants subject to the terms and conditions set forth in this Agreement. Grant reimbursement payments will be made if funds are available from sales tax proceeds once all the Applicant performance standards have been met and nothing contained herein shall constitute a contract for goods or services under the law.

3.02. The Applicants shall file a written proposal and plans with the DCEDC which shall provide detailed plans concerning the use of funds to achieve the purposes recited herein.

ARTICLE IV. COVENANTS OF PEOPLE FOLKS LLC

4.01. As a condition precedent and in consideration of the DCEDC agreeing to make the economic development incentive grant described above, and to be eligible to receive reimbursement, the Applicants agree to do the following:

- (a) Cause the improvements as defined herein to be permitted and installed at the address indicated herein in compliance with the local ordinance; and
- (b) Provide a verified grant reimbursement request form along with original copies of

the actual paid invoices for expenses within the provisions to Article III the business incurred before **December 16, 2026 at 5 p.m.**; and

- (c) Provide proof of legal occupancy of the specified location of 202 W Center Street, Suite 103, Duncanville, Texas 75116; and
- (d) Incentive grants shall mean cash grants not to exceed **\$22,742.00** for improvements (Project) to the property located at 202 W Center Street, Suite 103, Duncanville, Texas 75116; and
- (e) Receive a certificate of occupancy for 202 W Center Street, Suite 103, Duncanville, Texas 75116 on or before **December 16, 2026**; and
- (f) Pay and be current to the ad valorem and sales during the term of this Agreement and through a period of five (5) years from the effective date; and
- (g) Development and maintain the property in conformity to the local Comprehensive Zoning Ordinance and other local applicable regulation codes; and
- (h) During the term of this Agreement, the Applicants agree not to knowingly employ any undocumented workers or unlicensed contractors and/or subcontractors at the development, and if convicted of a violation under 8 U.S.C Section 1324a(f), the Applicants shall repay the amount of the grant payments received within 130 business days after the date the Applicants, is notified by the City of such violation, and this agreement automatically terminates.
- (i) If work is found to be incomplete within the timeline provided in Article IV, the Applicants may request via written documentation an extension of 30 business days to complete work. If the work remains incomplete by the end of this extension, the Applicants will be found in violation of this agreement and shall repay any grants under the provisions of Section 5.2 of this agreement is terminated and the Applicant will indemnify the DCEDC of any obligations related to grants and incentives that are withheld.

ARTICLE V. GENERAL PROVISIONS

5.01. **Termination and Default.** This Agreement terminates upon any one of the following:

- (a) By the Applicant, through mutual written agreements of both parties; and
- (b) By DCEDC, if the Applicants file any false documentation concerning the application or receipt of the Grant; and
- (c) By DCEDC and the Applicants, respectively, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not

cured within thirty (30) days after written notice thereof by the non-breaching party;
and

- (d) By DCEDC, if any taxes, fees, impositions or charges owed to the DCEDC, the City of Duncanville, or the State of Texas by the Applicants, shall have become delinquent (provided, however, that such taxes, fees, or charges shall not be considered delinquent for purposes of this Section 5.1(c) until any proper and timely protest or contest of such taxes or fees has become final) for a period of five (5) years from the effective date; and
- (e) By DCEDC, if the Applicants suffer an Event of Bankruptcy or Insolvency; and
- (f) By DCEDC and the Applicants, respectively, if any subsequent federal or state legislation or any decision of a court of competent jurisdiction declares or renders this Agreement invalid or illegal; and
- (g) By DCEDC, if insufficient funding is available to provide the grant contemplated herein. In such event, the DCEDC shall give the Applicants not less than fifteen (15) days notice of its intent to terminate; and
- (h) By DCEDC, if any other material provisions of this Agreement is breach by the Applicant.

"Event of Bankruptcy or Insolvency" shall mean the dissolution or termination of the Applicants existence, insolvency, employment of receiver for any part of the Property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors or the commencement of any proceedings under any bankruptcy or insolvency laws by or against the Applicant and Owner and such proceedings are not dismissed within ninety (90) days after the filing thereof,

5.02. **Recapture Provision.** In the event the Applicants do not comply with the terms of this Agreement or is otherwise in default as provided herein, the Applicant pursuant to the provisions herein shall refund the DCEDC the Grant Payments actually paid by DCEDC and received by the Applicant immediately preceding the date of such termination. If the payment is not refunded within 30 days of termination, the Applicant will indemnify the DCEDC of any fees or costs related to recuperating funds owed to the DCEDC, plus interest and attorney fees.

5.03. **Mutual Assistance.** The Applicants and the DCEDC shall do all things necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions hereof.

5.04. **Representations and Warranties.** The Applicants represent and warrant to the DCEDC that it is a duly organized company under the laws of the State of Texas and is in good standing and can execute the terms of this agreement.

5.05. **Employee Hiring, Materials, and Supplies Purchased.** Although not a condition of this Agreement, the DCEDC requests that the Applicants when feasible, satisfy their needs for all additional employees from Duncanville residents and/or purchases materials and supplies from Duncanville merchants and businesses.

5.06. **Section or Other Headings.** Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

5.07. **Verification and Compliances.** The Applicants agree to allow the DCEDC's lawful representative to conduct an audit on all of the Applicant business records, documents, and agreements or other instruments, subject to appropriate confidentiality, in furtherance of the following purposes only:

- (a) To ensure the Applicants compliance with the affirmative covenants set forth in this Agreement; and
- (b) To determine the existence of a default or breach of the terms of this Agreement; and
- (c) To ensure compliance with the prerequisites for paying a Reimbursement Incentive; and
- (d) To determine whether the correct amount of sales taxes are being collected and reported.

The DCEDC will provide the Applicants with written notice of any request for an audit and shall cooperate with the Applicants to schedule audit activities so as to minimize disruption of the Applicant normal business operations.

5.08. **Indemnification.** IN PERFORMING ITS OBLIGATIONS UNDER THIS AGREEMENT, THE APPLICANT IS ACTING INDEPENDENTLY, AND THE DCEDC ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE APPLICANT BUSINESS OR PROPERTY. THE DCEDC SHALL NOT BE LIABLE TO THE APPLICANT, ITS AGENTS, EMPLOYEES OR CONTRACTORS, FOR ANY DAMAGE TO PERSONS OR PROPERTY. IN THIS RESPECT, THE APPLICANT AGREES TO INDEMNIFY AND HOLD THE DCEDC HARMLESS AGAINST ANY AND ALL CLAIMS, LIABILITY, DEMANDS, DAMAGES, COSTS AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE CONDUCT OR MANAGEMENT OF THE APPLICANT, OR FROM ANY BREACH ON THE PART OF THE APPLICANT OF ANY CONDITIONS OF THIS AGREEMENT OR FROM ANY ACT OF NEGLIGENCE OF THE APPLICANT, ITS AGENTS, CONTRACTORS, OR EMPLOYEES.

5.09. **Attorneys Fees.** In the event any legal action or process is commenced to enforce or interpret provisions of this Agreement, the prevailing party in any such legal action shall be entitled

to recover its necessary and reasonable attorneys' fees and expenses incurred by reason of such action.

5.10. **Entire Agreement.** This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

5.11. **Amendment.** This Agreement may only be amended, altered, or revoked by a written instrument signed by the Applicant, DCEDC, and the City.

5.12. **Successors and Assigns.** This Agreement shall be binding on and inure to the benefit of the parties, their respective successors and assigns. The Applicant may not assign all or any part of its rights and obligations hereunder without prior written approval of the DCEDC.

5.13. **Notice.** Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

Owners: People Folks LLC
Attention: Tim Maiden and Gabrielle McBay
202 W Center Street, Suite 103
Duncanville, TX 75116

City: City of Duncanville
Attention: Richard Abernethy
P.O. Box 380280
Duncanville, Texas 75138-0280

DCEDC: Duncanville Community and Economic Development Corporation
Attention: Marlon Goff
P.O. Box 380280
Duncanville, Texas 75138-0280

5.14. **Interpretation.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

5.15. **Applicable Law.** This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas and venue shall lie in Dallas County, Texas.

5.16. **Severability.** In the event that any provision of this Agreement is illegal, invalid, or unenforceable under present or future laws, then, and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable, a provision shall be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

5.17. **Counterparts.** This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

5.18. **No Joint Venture.** Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

5.19. **Boycott Israel, Boycott Energy Companies, and Prohibition of Discrimination Against Firearm Entities and Firearm Trade Associations.**

- (a) Contractor verifies that it does not Boycott Israel and agrees that during the term of the Agreement will not Boycott Israel as that term is defined in Texas Government Code Section 808.001, as amended.
- (b) Contractor verifies that it does not Boycott Energy Companies and agrees that during the term of this Agreement will not Boycott Energy Companies as that term is defined in Texas Government Code Section 809.001, as amended.
- (c) Contractor verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association as those terms are defined in Texas Government Code Section 2274.001, as amended; and (ii) will not discriminate during the term of this Agreement against a firearm entity or firearm trade association.
- (d) This section does not apply if Contractor is a sole proprietor, a non-profit entity, or a governmental entity; and only applies if: (i) Contractor has ten (10) or more fulltime employees and (ii) this Agreement has a value of \$100,000.00 or more to be paid under the terms of this Agreement.

5.20. **Approval by the City of Duncanville, Texas.** This Agreement was approved by the City Council at its meeting on _____.

PEOPLE FOLKS LLC

 By: Tim Maiden
 Its: Duly Authorized Representative
 Date: _____, 2026

 Gabrielle McBay
 Duly Authorized Representative
 _____, 2026

DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION

 By: Patrick Harvey
 Its: Board President
 Date: _____, 2026

CITY OF DUNCANVILLE

By: Richard Abernethy
Its: Interim City Manager
Date: _____, 2026

PEOPLE FOLKS LLC Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____ and _____, known to me to be the persons and officers whose names are subscribed to the foregoing instrument and acknowledged to me that they are the duly authorized representative of PEOPLE FOLKS LLC and that they are authorized by said to execute the foregoing instrument as the act of such PEOPLE FOLKS LLC for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

Duncanville Community and Economic Development Corporation Acknowledgement

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the Board President of the Duncanville Community and Economic Development Corporation, and that they are authorized by said Corporation to execute the foregoing instrument as the act of such Duncanville Community and Economic Development Corporation for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

City of Duncanville Acknowledgement

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that they are the City Manager of the City of Duncanville, and that they are authorized to execute the foregoing instrument as the act of such City for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2026.

Notary Public in and for the State of Texas

Type or Print Notary's Name

My Commission Expires:

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, AUTHORIZING THE CITY MANAGER TO SUBMIT A NOMINATION PACKET TO THE TEXAS ECONOMIC DEVELOPMENT AND TOURISM OFFICE DESIGNATING ELIGIBLE CENSUS TRACTS WITHIN THE CITY OF DUNCANVILLE FOR CONSIDERATION UNDER THE FEDERAL OPPORTUNITY ZONE 2.0 PROGRAM; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The federal Opportunity Zone 2.0 (OZ 2.0) program was reauthorized under the One Big Beautiful Bill Act of 2025 to stimulate private capital investment in economically distressed communities, with new designations taking effect January 1, 2027 and running through December 31, 2036, and the deadline for Texas municipalities to submit nomination packets to the Texas Economic Development and Tourism Office (EDT) is June 26, 2026; and

WHEREAS, The City of Duncanville has identified three census tracts eligible for OZ 2.0 nomination based on 2020–2024 American Community Survey five-year estimates, each with a Median Family Income (MFI) below 70% of the Dallas–Fort Worth–Arlington MSA benchmark MFI of \$108,711; and

WHEREAS, The eligible census tracts encompass significant areas of the city, including:

- Census Tract 165.16 — Downtown Main Street corridor; and
- Census Tract 165.18 — W. Center Street corridor; and
- Census Tract 165.36 — IH-20 frontage and N. Duncanville Road corridor; and

WHEREAS, The City Council finds that the designation of these census tracts under the OZ 2.0 program will promote private capital investment, economic development, and job creation within the City of Duncanville, and that submission of a nomination packet to EDT is in the best interest of the City and its residents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DUNCANVILLE, TEXAS, THAT:

SECTION 1. The City Council of the City of Duncanville, Texas authorizes and directs the City Manager, or his designee, to submit a nomination packet to the Texas Economic Development and Tourism Office (EDT) designating Census Tracts 165.16, 165.18, and 165.36 within the City of Duncanville for consideration under the Federal Opportunity Zone 2.0 program.

SECTION 2. The City Manager, or his designee, is further authorized to execute all documents, certifications, and supplemental materials required by EDT in connection with the nomination submission, subject to review by the City Attorney.

SECTION 3. This Resolution shall become effective immediately upon its passage.

DULY RESOLVED AND ADOPTED by the City Council of the City of Duncanville, Texas, on the 16th day of June, 2026.

APPROVED:

Greg Contreras, Mayor

ATTEST:

Chiquita Taylor, City Secretary

APPROVED AS TO FORM:

Robert E. Hager, City Attorney



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

BloomFest Music & Arts Festival Recap

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Cultivate Community Trust:

- Foster transparency, two-way communication, and active public participation.

STAFF RESPONSIBLE:

Devon Handley

BACKGROUND/HISTORY:

The City of Duncanville successfully hosted the 2026 BloomFest Music & Arts Festival on Saturday, May 9, 2026, at Armstrong Park. BloomFest continued to serve as one of the City’s newest premier signature events, celebrating live music, visual arts, community engagement, and local culture while supporting tourism and economic activity within the community.

The festival featured a day of live entertainment on the Champion Stage, an artist and maker market, food vendors, family-friendly activities, interactive community activations, and the inaugural BloomFest Battle of the Bands competition. The Battle of the Bands initiative provided emerging musicians with an opportunity to perform in front of the community while increasing audience engagement through public voting and promotional campaigns leading up to the event.

BloomFest also showcased partnerships with local organizations, businesses, sponsors, artists, volunteers, and community groups that contributed to the overall

success of the event. Vendor participation included a diverse mix of artists, makers, food vendors, and community organizations, further enhancing the festival atmosphere and supporting small business exposure and community connectivity.

The event additionally introduced the “Vibe Spot” merchandise experience, which generated strong attendee interest and provided an additional activation element for festivalgoers. Community engagement opportunities throughout the festival encouraged attendee interaction and promoted civic pride while reinforcing Duncanville’s continued investment in arts, culture, and destination-style events.

Attendance for BloomFest remained continuous throughout the day, drawing residents and visitors from across the region and contributing to increased visibility for the City of Duncanville. The event aligns with the City’s ongoing goals related to tourism promotion, economic development, community engagement, and activation of public spaces through high-quality special events.

City staff would like to recognize and thank the sponsors, volunteers, performers, vendors, community partners, City departments, public safety personnel, and residents whose support and participation contributed to the successful execution of the 2026 BloomFest Music & Arts Festival.

POLICY EXPLANATION:

n/a

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

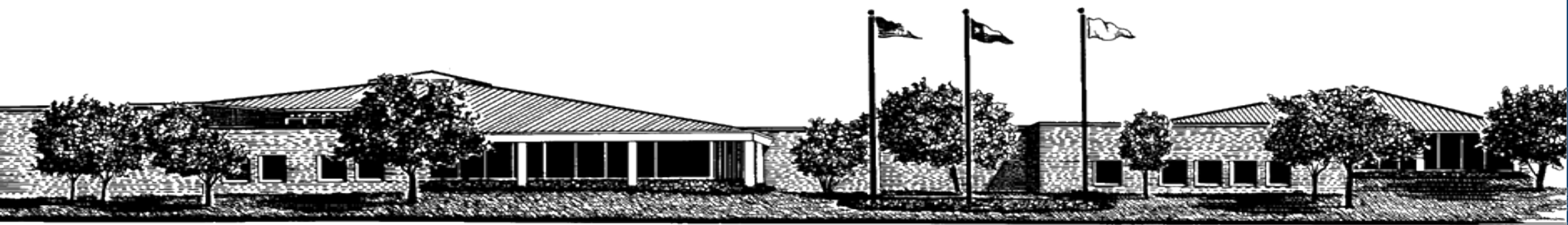
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

BLOOMFEST RECAP PRES



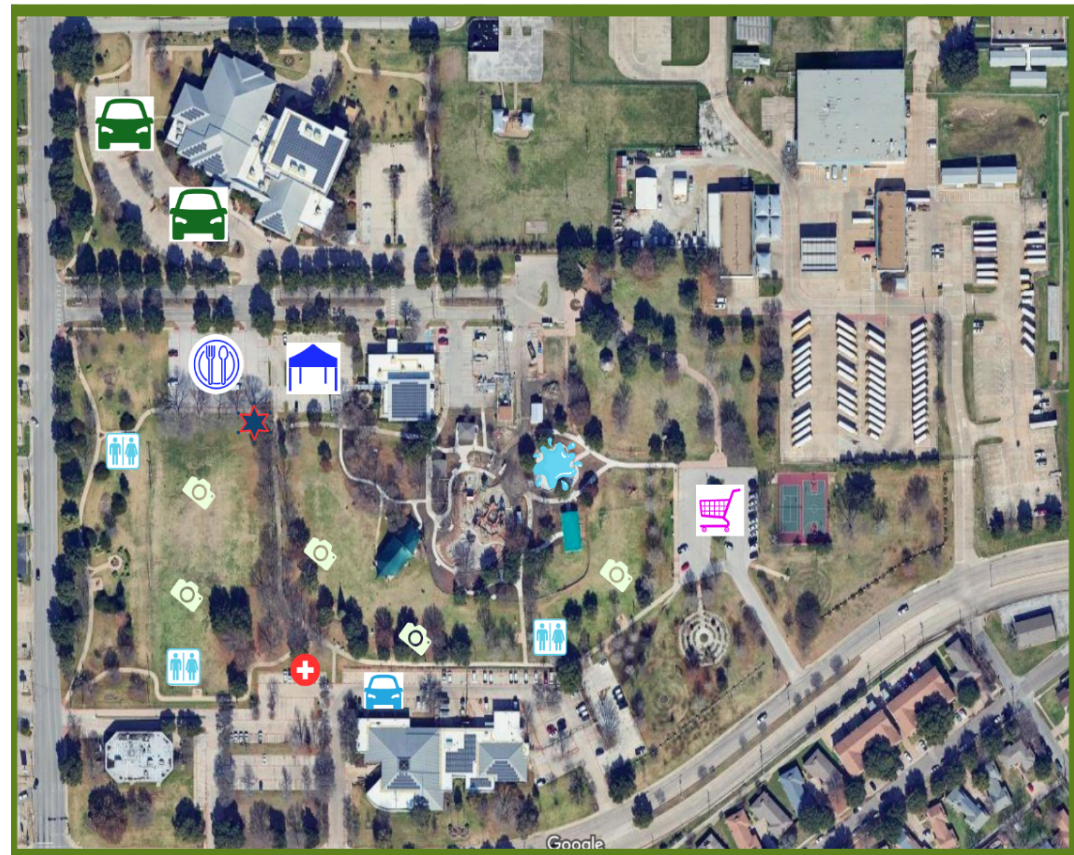
RECAP

Devon Handley
Special Events Planner

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

REVIEW

- 2nd year signature event
- Build on event yearly
- Involve more artists & more art themed activities
- 48 market vendors
- 15 food vendors



SUCCESSSES

- Music & dance groups
- Mosaic community art project
- Ellafair in Senior Center
- Remarkable photo ops
- Splash pad open
- Showcased local talent
 - William Addison
 - Huehuecoyotl Folklorico

AREAS FOR IMPROVEMENT

- Move 2nd stage closer to Pavillion
- Bring in more multicultural performers
- Extend hours of event
- Partner with more art/music groups in the area to grow larger

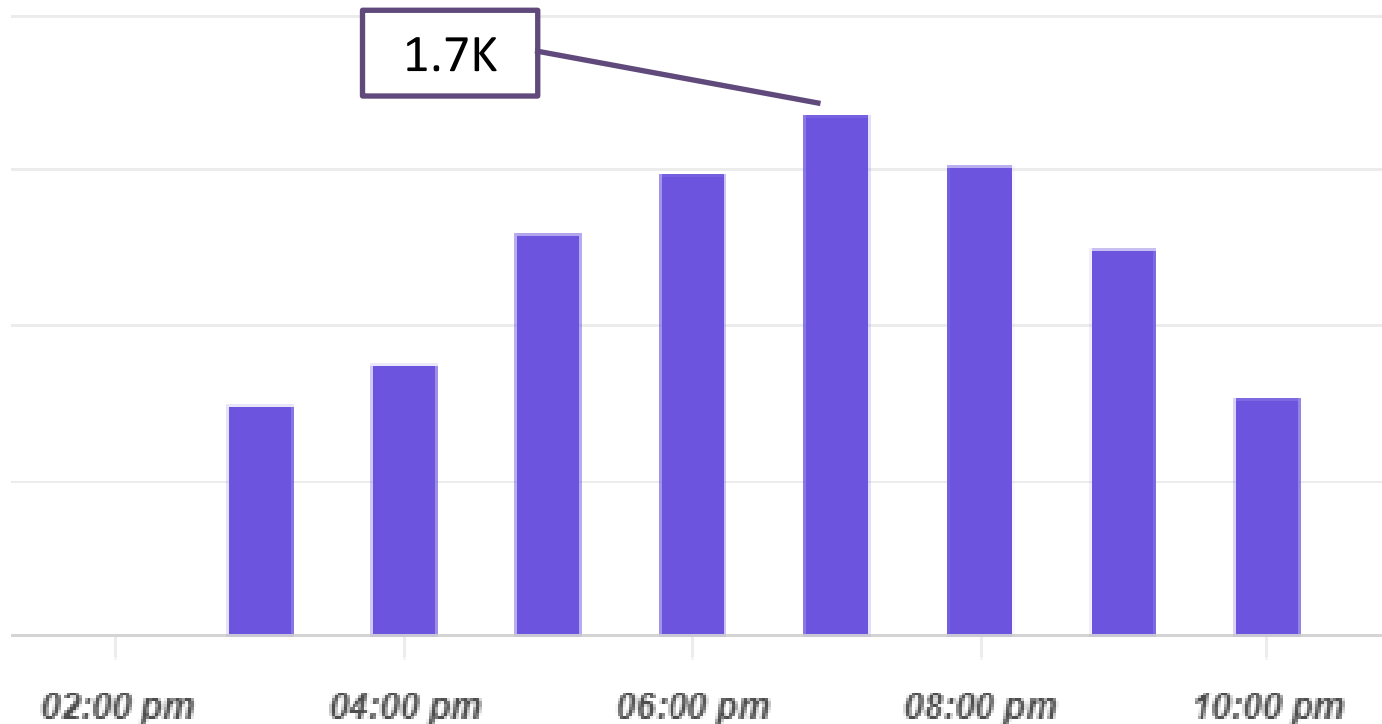
ADVERTISEMENT

- Facebook/Instagram
- Flyers delivered to businesses & apartments
- Ads in BSW NOW Magazine: local & Midlothian area
- Calendars on various DFW pages
- Rambler on site for press coverage
- Ads on kiosk, TV in City Hall & B Rec.Center, LED, etc.

ATTENDANCE

Furthest North: Bell Buckle, TN
Furthest South: Baytown, TX
Furthest East: Tampa, FL
Furthest West: El Paso, TX

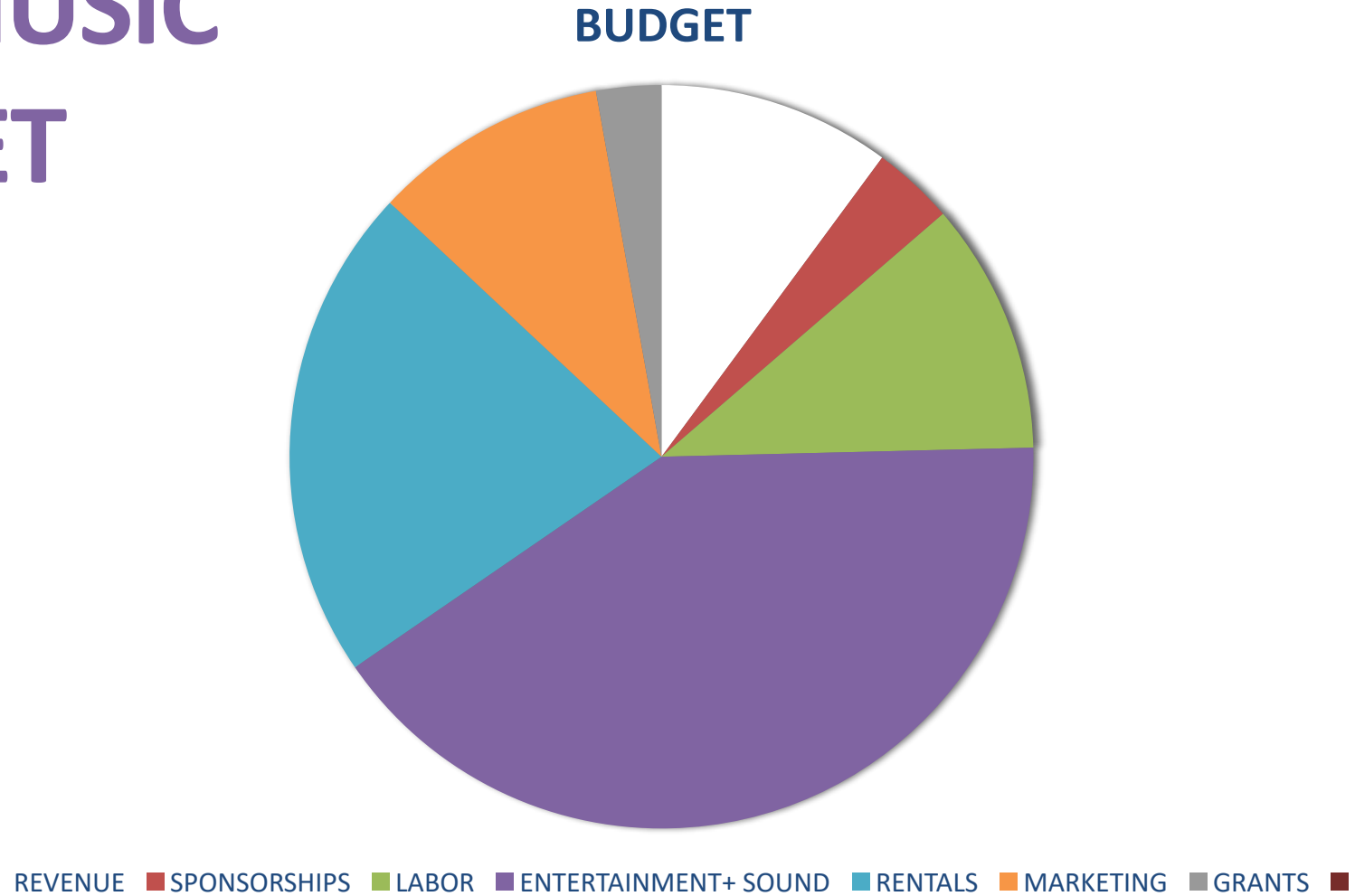
TOTAL: 3.9K



COST BREAKDOWN

BLOOMFEST MUSIC & ARTS BUDGET

BUDGET: \$80,000
REVENUE: \$9,961.80
SPONSORS: \$3,500
GRANTS: \$2780
OVERALL COST: \$85,670.59
COST TO THE CITY: \$69,428.79



SPONSORS

- Reached out to numerous businesses
 - Shared event sponsor opportunities
- Harmony School supplied all the volunteers
- Methodist Charleton sponsored the VIP area
- Village Tech created the photo ops, printed the marketing materials, and created the LIVE stage set up
- Duncanville Arts Foundation & Arts Commission sponsored the Ellafair event



LOOKING TO 2027

- DATE: MAY 1
- TIME: 4-10P



THANK YOU

Any questions? Discussion.





STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Red, White, & Goals: 4th of July Celebration in Duncanville

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Devon Handley

BACKGROUND/HISTORY:

The City of Duncanville is preparing for the annual **Red, White & Goals Independence Celebration**, which will take place on **July 3–4, 2026**, as a two-day community event designed to celebrate Independence Day while embracing the excitement surrounding the international soccer festivities taking place across North Texas.

This year's expanded event will offer residents and visitors a variety of family-friendly activities, entertainment, and community traditions. Activities on **July 3** will include a community watch party and soccer-themed activities designed to engage residents of all ages and create a welcoming atmosphere for visitors traveling throughout the region during the summer tourism season.

The celebration will continue on **July 4** with the annual **Lions Club Parade**, beginning at **9:00 a.m.**, followed by an evening Independence Day celebration featuring live entertainment, amusement rides, food vendors, community activities, sponsor activations, and a fireworks spectacular to conclude the event. The celebration is expected to attract thousands of attendees from Duncanville and surrounding communities.

Red, White & Goals serves as one of the City's signature annual events, providing

opportunities to enhance community engagement, support local businesses, promote tourism, and showcase Duncanville as a destination for family-friendly entertainment and special events. The event also supports the City's ongoing efforts to increase visitor spending and generate positive economic impact through hotel stays, restaurant visits, retail activity, and regional tourism.

City staff have been working with community partners, vendors, sponsors, public safety personnel, and event stakeholders to coordinate logistics, programming, marketing, and operational planning to ensure a safe and successful event experience. Vendor applications are currently open, and promotional efforts are underway to encourage attendance from both residents and visitors throughout the region.

The Red, White & Goals celebration aligns with the City's strategic goals of fostering community pride, enhancing quality of life, supporting economic development, and providing memorable experiences that bring residents together while highlighting Duncanville as a vibrant destination within the Dallas-Fort Worth metroplex.

POLICY EXPLANATION:

N/A

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

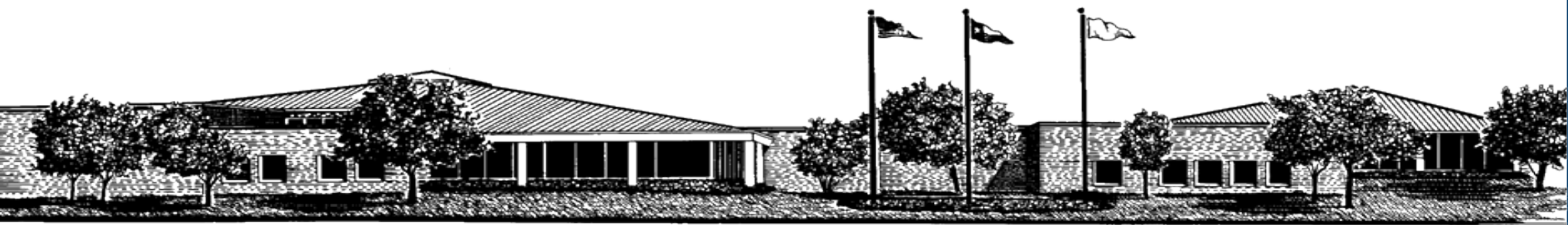
N/A

ACTION ALTERNATIVES:

- 1. Approve.
- 2. Disapprove
- 3. Other actions as directed by Council.

ATTACHMENTS:

july 4th RWG pre event



RED, WHITE, & GOALS: 4TH OF JULY PRE EVENT BRIEFING



Devon Handley
Special Events Planner

We are building a vibrant, inclusive community, driven by a commitment to democratic principles and service above self

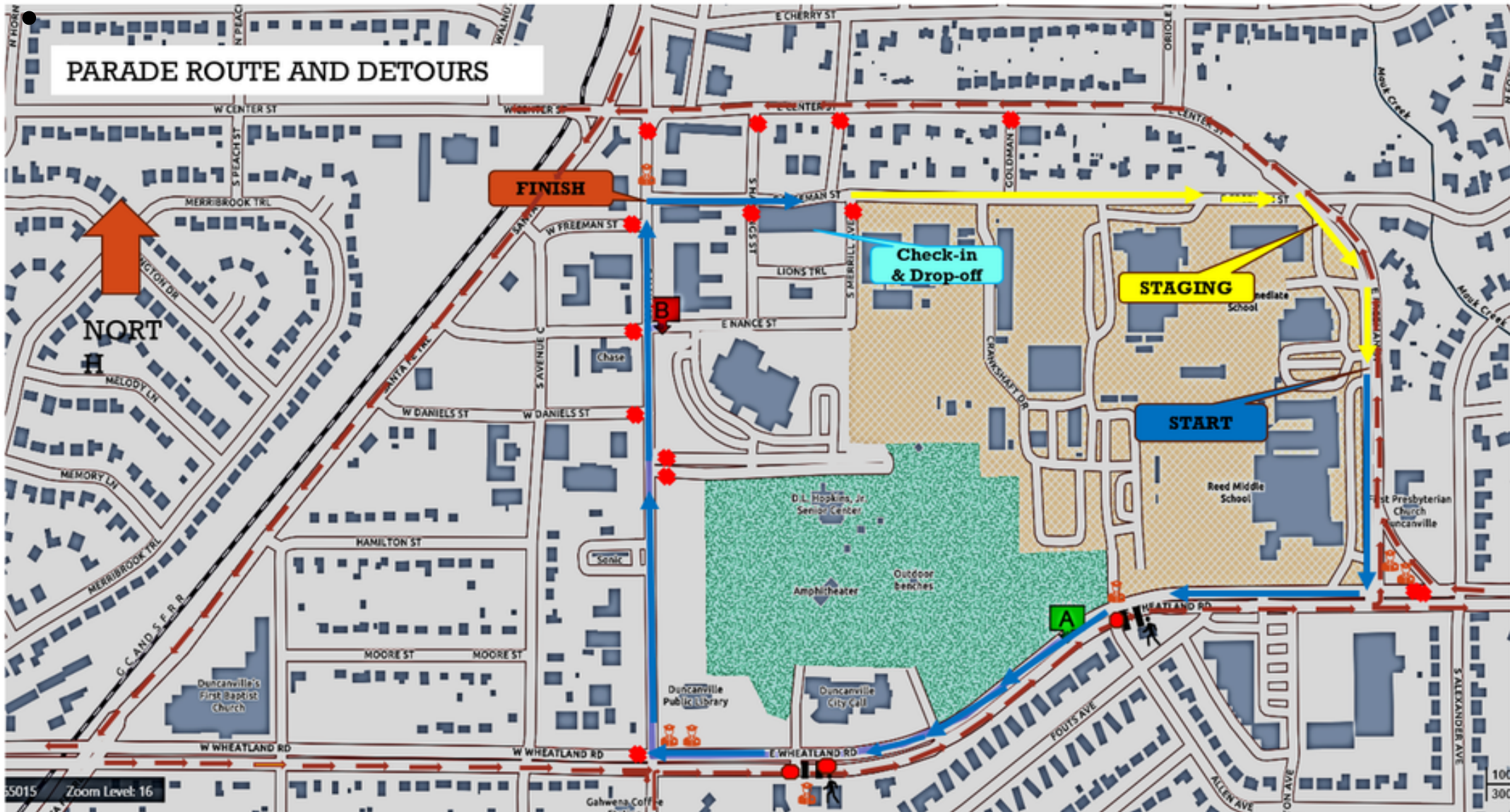
4TH OF JULY IN DUNCANVILLE

- Largest signature event
- Brings in 10,000+ attendees
- Requests attendees to pre-register for wristbands
- Available for pick up the week of 6/29 at City Hall & Rec Center.

PARADE ROUTE

- Begins at 9A
- The loading and check-in area will be at Central Elementary School
- Line-up for staging will begin at Richard Muldrew Gymnasium
- The parade is estimated to be about an hour
- Council and the Mayor will be in trucks from Freedom!
- Freeman Street will be closed starting at 7A
- Remaining streets will be closed by 8:30P.
- Police intend to keep 1 lane going N Bound on Freeman St. open and E Bound Wheatland open for traffic with cones

PARADE ROUTE

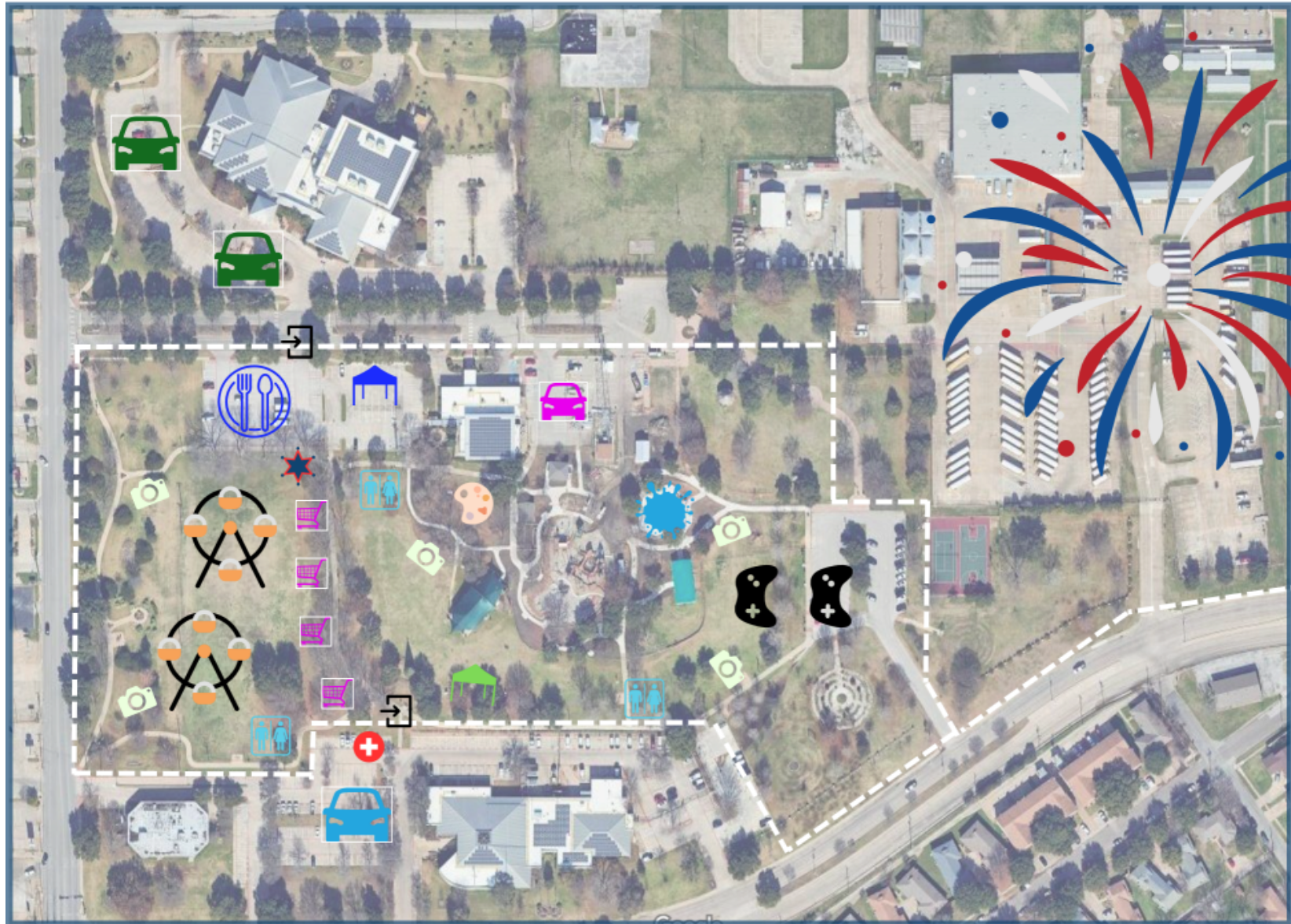


RUN OF SHOW

- July 3rd: 1-8P
- Games: 1P & 5P
- July 4th: 9A & 4-10P
- 9A: Lion's Club Parade
- 4P: DJ
- 5:30P: Ice House Dallas
- 6:30P: Deja Vu
- 7:45P: Sol de la Kumbia
- 8:45P: Ice House Dallas
- 9:40P: Fireworks

EVENT MAP

-  HANDICAP PARKING
-  PUBLIC PARKING
-  FOOD VENDORS
- MARKET
- FIRST AID
-  FENCING
- FOOD COURT TENT
-  AMUSEMENT RIDES
-  PHOTO OP
- RESTROOMS
- LOST CHILDREN
-  ENTRANCE

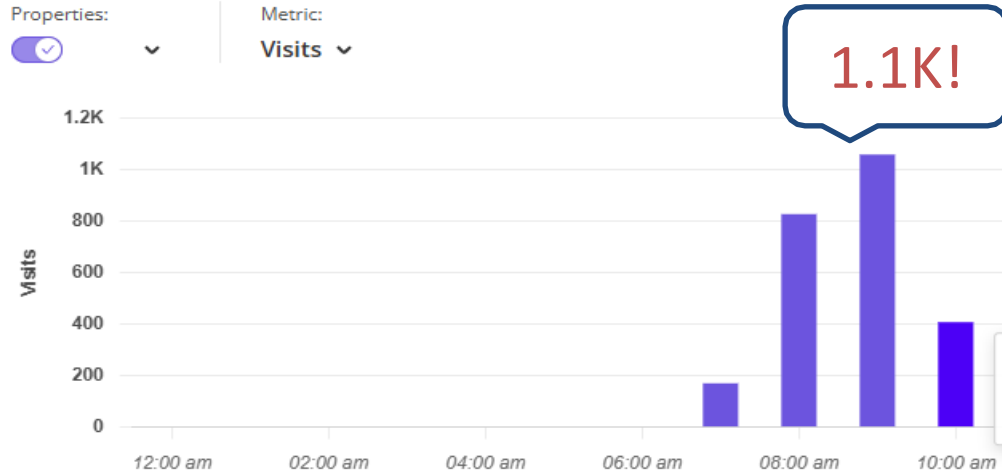


LOCAL BUSINESS ENGAGEMENT

- Multiple local businesses in both the parade and the event
- We are still accepting applications for vendors for the market until 6/26
- Lion's Club is accepting parade applications until 7/1!

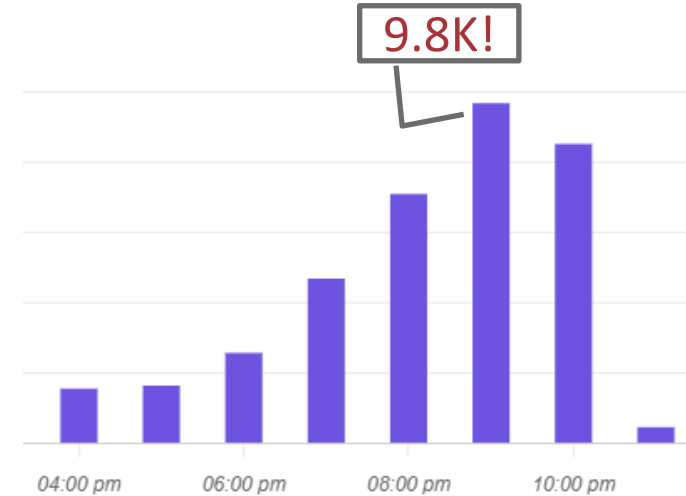
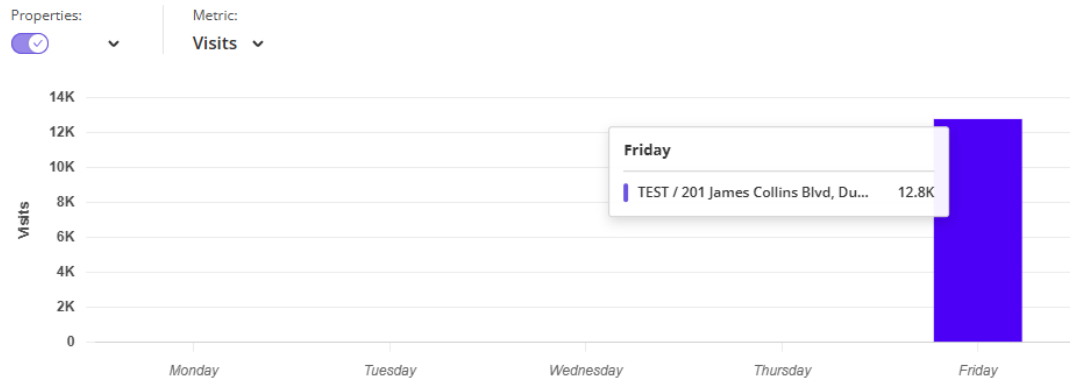
PARADE & EVENT ATTENDANCE

Hourly Visits ?



*4th of July 2025
Attendance for Parade & Event*

Daily Visits ?



WHO ARE THE PERFORMERS?

DEJA VU



SOL DE LA KUMBIA



ICE HOUSE



WHAT ACTIVITIES ARE THERE?

- 5 AMUSEMENT RIDES
- 6 INFLATABLES
- MULTIPLE PHOTO OPS
- FOOD VENDORS
- MARKET VENDORS
- VIDEO GAME TRUCK
- NERF WAR AREA

CITY COUNCIL MUST KNOWS

- **VIP wristbands-ready with baskets on 7/1**
- **VIP tent access**
- **VIP tent will be catered**
- **You will each have a decorated truck/Jeep**
- **Fireworks will launch around 9:40P**
- **Mayor with council will speak after Deja Vu & before Sol de la Kumbia**

THANK YOU

Any questions? Discussion.





STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Economic Development Semi-Annual Report

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Resilient Economic and Community Development

STAFF RESPONSIBLE:

Marlon Goff

BACKGROUND/HISTORY:

The Economic Development Department will provide a mid-year update and presentation to the City Council highlighting work plan activities, project updates and economic data.

Staff will present an updated version of the attached PPT at the June 16th City Council Meeting.

POLICY EXPLANATION:

Department staff to present an update on department activities and projects to City Council on a semi-annual basis.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

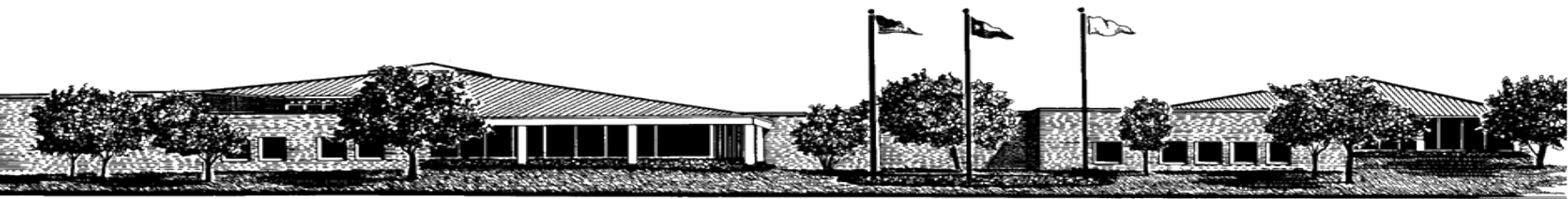
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N/A

ACTION ALTERNATIVES:

ATTACHMENTS:

Bi-Annual Report

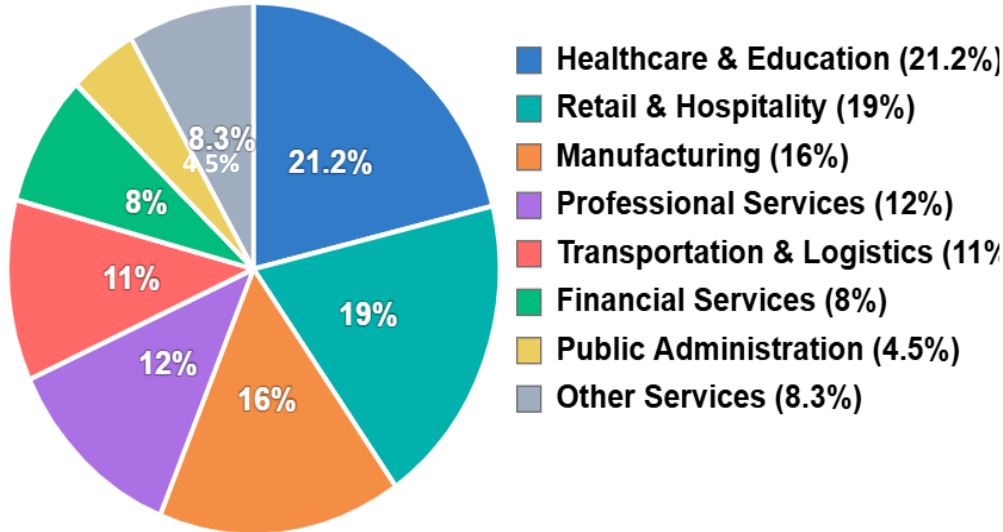


ECONOMIC DEVELOPMENT BI-ANNUAL REPORT

JUNE 22, 2026

Duncanville Economic Profile

Employment by Industry Sector



TOTAL WORKFORCE

17,500

POPULATION (2023)

39,879

MEDIAN INCOME

\$71,381

Economic Strengths:

Duncanville maintains a balanced economy with strong healthcare, retail, and industrial sectors, serving the greater Dallas-Fort Worth Metroplex.



ECONOMIC DEVELOPMENT STRATEGY

BUSINESS RETENTION

- Targeted ambassador visits — minimum 60 per year
- Business database & relationship tracking via Blue Dot CRM
- Leverage market intelligence on regional trade conditions

BUSINESS EXPANSION

- Identify investment & expansion opportunities for existing businesses
- Sales tax, property tax, and job creation incentive tools
- Design Incentive Grants: façade, signage, landscape, pavement

BUSINESS ATTRACTION

- Site submissions to corporate brands and real estate developers
- ICSC Las Vegas, ICSC Red River, and regional broker events
- Placer.ai trade area analysis to support site packages



Priority Corridors

- Downtown Main Street**
 - Mixed-use, restaurants, professional services and commercial office
- Gateway Entrances**
 - Infrastructure Enhancements
 - Blight Remediation & Signage
- US-67 / I-20 Corridor**
 - High-traffic commercial — national QSR, entertainment, financial
- Duncanville Fieldhouse Vicinity**
 - 286,000+ annual Fieldhouse visits
 - HW-67 Frontage
 - Site Submissions (Retail & Mixed-Use)

Targeted Investment Categories

- General retail & sales tax generators
- 2nd Generation Commercial/Industrial Users
- Full-service restaurants & entertainment venues
- Declining Neighborhood Shopping Centers
- Townhomes & mixed-use residential development
- Job Creation and capital investment
- Adaptive reuse of underutilized commercial / industrial buildings
- Wellness & Hospitality

Business Ambassador & Retention Visits

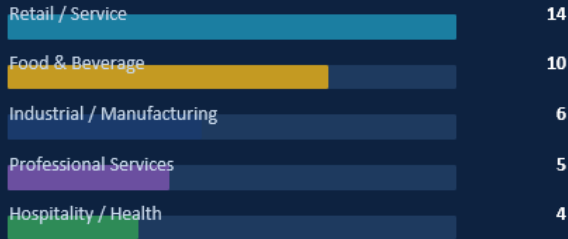
FY 2026 · Year-to-Date Report

43

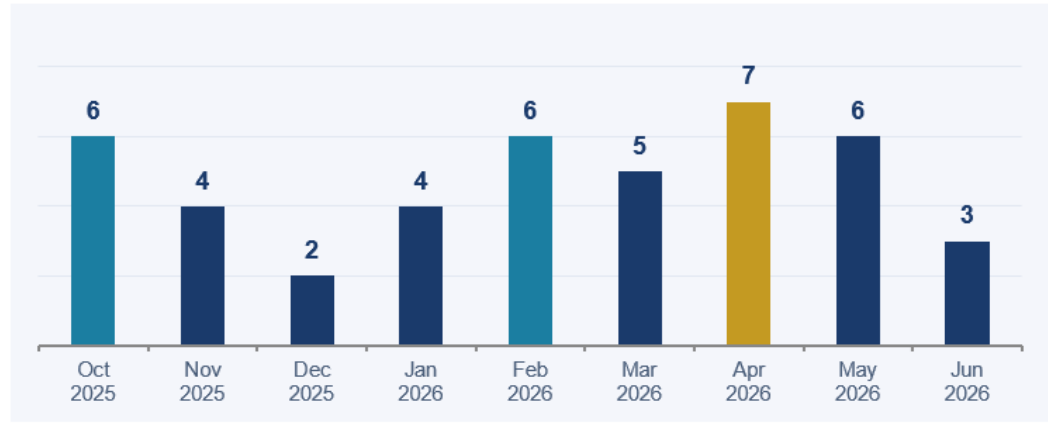
TOTAL VISITS

Oct 2025 – June 2026

VISITS BY SECTOR



Monthly Visit Activity



Notable Visits & Outcomes

La Mexicana Tortilla Factory <i>Manufacturing / Site Tour · Feb 2026</i>	C.H. Guenther Manufacturing <i>Industrial / BR&E · Dec 2025</i>
Encina Duncanville <i>Restaurant / Construction Monitor · Feb 2026</i>	Hilton Garden Inn <i>Hospitality / BR&E · Feb 2026</i>
AIG Cabinets <i>Small Business / Expansion Interest · Feb 2026</i>	AR Salon & Suites / Twine Artistry <i>Retail / Property Acquisition Interest · Apr 2026</i>
Fabricon, Inc. <i>Industrial Precision / BR&E · Jan 2026</i>	JZ Embroidery <i>Small Business / Expansion Visit · May 2026</i>





Design Incentive Grant Categories:

- Infrastructure (Mechanical/Plumbing)
- Signage
- Pavement Parking Improvements
- Façade/Paint

A flyer for an information session. At the top left is the City of Duncanville logo. The main text reads "INFORMATION SESSION FOR THE DESIGN INCENTIVE GRANT PROGRAM WITH Marcela Perez Economic Development Coordinator". Below this, the dates and times are listed: "Duncanville City Hall – Council Chambers Tuesday, November 18 at 7:30 AM or Thursday, November 20 at 6:00 PM". At the bottom, a call to action says "Calling All Local Small Business Owners & Entrepreneurs!". The background features a woman, Marcela Perez, smiling in front of an American flag.

**INFORMATION
SESSION FOR THE
DESIGN INCENTIVE
GRANT PROGRAM**
WITH *Marcela Perez*
Economic Development Coordinator

Duncanville City Hall – Council Chambers
Tuesday, November 18 at 7:30 AM
or
Thursday, November 20 at 6:00 PM

Calling All Local Small Business Owners & Entrepreneurs!

Application Period: December 2025 to April 2026



Design Incentive Grants Awards

Company	Award
Redbird Skateland	\$6,871
Red Bird Bowling Lanes, Inc.	\$30,000
A2Z Trading, LLC (JZ Embroidery)	\$30,000
Lin & Jen's Hats On, LLC	\$2,500
People Folks LLC	\$22,742
Total:	\$92,113

Business Attraction & Expansion Grants

Company	Award
Kim & Jenny's Cafe	\$135,000
Corinth Properties	\$150,000
JCTF Real Estate, LLC	\$200,000
Pegaso Construction, LLC	\$70,000
Total:	\$555,000



BEST SOUTHWEST
PARTNERSHIP

MOORE SUPPLY CO.

Moore Supply Company is a top distributor of premier plumbing products, pipe valves and fittings for the top manufacturers and builders for residential, commercial and industrial construction. The company has regional locations throughout Texas.

Capital Investment: \$4,700,000 for 1st phase expansion to add 30,000 square feet of warehouse space, office, and order fulfillment counter. (23 FTE jobs added/retained)

An additional 30,000 ft expansion is planned for showroom, retail counter and warehouse space on site



BUSINESS EXPANSION PROJECT



Duncanville
Community and Economic Development
Corporation

BUSINESS ATTRACTION



– City owned retail sites



ICSC 2026 RETAIL CONVENTION & DEAL MAKING CONFERENCE

Brand Meetings & Site Submissions





DEVELOPMENT SITE SUBMISSIONS

RETAIL RECRUITMENT & BUSINESS DEVELOPMENT · FY 2025-26

Site Submissions, Packets & Brand Engagements

7
Sites Marketed

15+
Packets

~15
ICSC Meetings

727 S. Cockrell Hill Road

- HTeaO
- GoTo Foods — Jamba + Auntie Anne's
- JINYA Ramen Bar
- Qdoba Mexican Eats
- Corinth Properties
- Drexel Realty Partners
- Andy's Frozen Custard
- Bojangles

615 S. Cockrell Hill Road

- Rosa's Café
- Pappasito's Cantina

275 E. US Hwy 67 — Fieldhouse District

- In-N-Out Burger
- Layne's Chicken Fingers
- Freddy's Frozen Custard & Steakburgers
- Andy's Frozen Custard
- Bojangles

2 N. Duncanville Road

- QSR / Fast Casual brands (multiple)

730 E. IH-20 (former city-owned)

- Restaurant users (multiple)
- HTeaO

100 E. Wheatland Road

- Cenzo's Pizza & Deli
- Oasis Equity Group
- Cedar Creek Urban Development

200 W. Center Street

- RFEI Prepared — Paused (Feb. 2026)

Limmerick's — Local Site Tour

- Village Shopping Center
- Old Rail Station
- Cedar Ridge Shopping Center
- 811 S. Main St · Duncanville Fieldhouse
- Shops at Waterview Park

ICSC LAS VEGAS 2026 · May 18 – 20, 2026

2-person DCEDC delegation + Catalyst Commercial (advisory)

Duncanville Community & Economic Development Corporation · Director of Economic Development · FY 2025-26

~15

brand meetings

Andy's Frozen Custard · Layne's Chicken Fingers · Pickle Rage · Freddy's · Tropical Smoothie Café · Jimmy John's · Fuzzy's Taco Shop · Zaxby's · 7Brew · + more

IMPLEMENTATION SNAPSHOT



- Adaptive reuse** of a vacant commercial structure
- Targeted **capital investment** for **main street corridor**.
- Gentle increase in **density** by adding **incremental mixed-use** structures
- Economic **increase in revenue per acre** via replat and new construction
- Retail & restaurant attraction** as a core economic development strategy
- Enhanced **pedestrian connectivity** to the site from elementary school and Armstrong Park
- Net **new revenue** added to the local economy via **Ad Valorem Property** and **Sales Tax**

KPI & DATA TRACKING

- BUSINESS RETENTION & EXPANSION VISITS
- LOCATION & CONSUMER INSIGHT REPORTS FOR SMALL BUSINESSES
- SITE SUBMISSION PACKETS & TOURS
- MONTHLY COMMERCIAL VACANCY RATE – CERTIFICATES OF OCCUPANCY
- MONTHLY & YEAR OVER YEAR SALES TAX COLLECTION
- RETAIL FRANCHISE RANKINGS – VISITOR/CONSUMER TRAFFIC

SHOP LOCAL CAMPAIGN

Duncanville, TX

- Dashboard
- Business Requests
- Program Management
 - Manage Rewards
 - Referral Rewards
 - Voucher Management
 - Rewards Promotion
 - Schedule Notifications
 - Rewards Restriction
- Settings
 - Community Profile
 - History
 - User Management

Dashboard

What people are saying!

- A shopper left a comment after shopping at Judy's Cafe #2
Excellent home cooking!!
- A shopper left a comment after shopping at Gahwena Coffee Station
So easy!
- A shopper left a comment after shopping at Jimmy's Great China
Very good food love them
- A shopper left a comment after shopping at Dalry Queen
It is Blizzard time!
- A shopper left a comment after shopping at Kim & Jenny's Cafe
Regulars at this perfect local diner! Definitely recommend!!

Community Statistics

Total Deposited Amount \$25,000	Current balance \$23,806.92	Total Rewards Distributed \$1,193.08	Total Economic Impact \$1,960.52
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open rewards

Download
Open Rewards.
Shop in Duncanville.

Earn 10% Cash Back





Download on the
App Store



GET IT ON
Google Play

Earn 10% Cash Back

City of Duncanville



DEVELOPER COMMUNITY FORUMS

- ❑ **June 15, 2026 – Downtown Forum**
Hosted by CAB & The Door Church
- ❑ **TBD** **Proposed** South Main Street Forum
TBD – Cenzo's, Better Block,
Fieldhouse Pad Sites



COMMUNITY OF
DUNCANVILLE

PRESENTED AND FACILITATED BY THE COMMUNITY ENGAGEMENT ADVISORY BOARD

Hear directly from the business owners and the developer about the plans for these projects. Isbella, a new restaurant and a new business seeking to locate in the old Ben Franklin building.

ISBELLA RESTAURANT
220 N Main Street
Opening Soon

JESPERSEN HOTEL
302 N Main Street
Opening Late 2027

June 15th, 2026
6:00 pm to 7:30 pm
134 N. Main Street, Duncanville
The Door Christian Fellowship

YOU DON'T WANT TO MISS THIS! BE A PART OF THE FUTURE.

JESPERSEN HOTEL | Isbella | Options real estate | Duncanville City of Champions | Community Engagement Advisory Board



STAFF REPORT

MEETING: City Council - June 16, 2026

TITLE:

Planning & Zoning Semi-Annual Report

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

Plan with Purpose:

- Embed the Comprehensive Plan into daily operations, zoning, budgeting, and land use.

STAFF RESPONSIBLE:

LaSheyla Jones

Mark Rauscher

BACKGROUND/HISTORY:

This is the semi-annual report for Planning and Zoning Department.

POLICY EXPLANATION:

This update is Planning's bi-annual report including updates of what was done, accomplished, and/or reviewed since the last report.

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

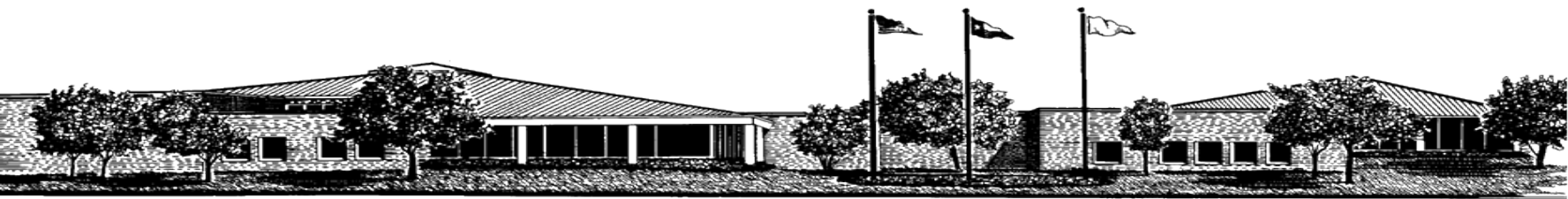
N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

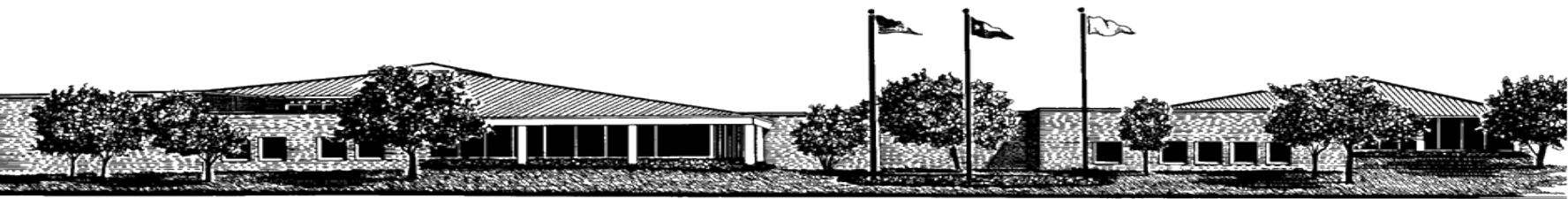
Semi Annual PZ and BI - NEW



PLANNING & ZONING SEMI-ANNUAL UPDATE

JUNE 16, 2026

DR. LASHEYLA JONES, ASSISTANT DIRECTOR, PLANNING & ZONING



DEVELOPMENT PROJECTS

Ziggi's - 102 E. Danieldale Rd.

- Approved at Planning & Zoning Commission – December 8, 2025
- Approved at City Council – February 3, 2026
- Proposed project:
 - SUP to amend drive-thru stacking lane from four cars to 9 cars
 - All plans including engineering plans have been approved
 - In process of finalizing financing and selecting a general contractor



Kids Venture – 615 S. Cockrell Hill Rd.

- Met with Planning & Zoning team – December 2025
- Commercial remodel work in process with permits
- CO process started 5/12/26 – anticipated opening Summer 2026

★ **Cyberpunk Theme**

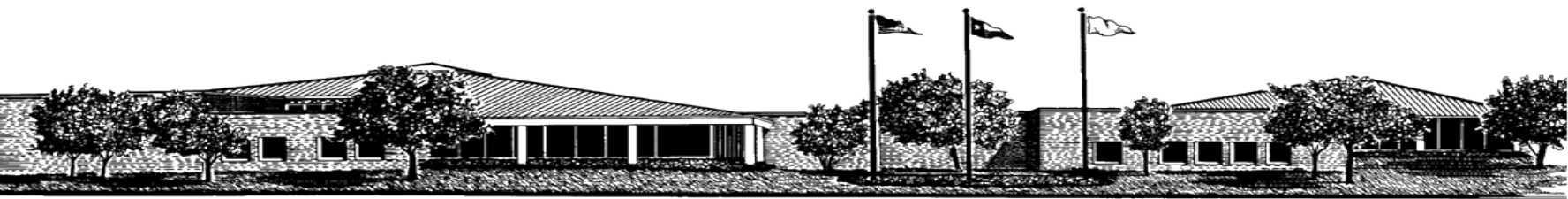
- 800m²
- 6m
- 250 visitors Max



05



04



PLANNING APPLICATIONS RECAP & REVENUE

7 Planning Applications Recap

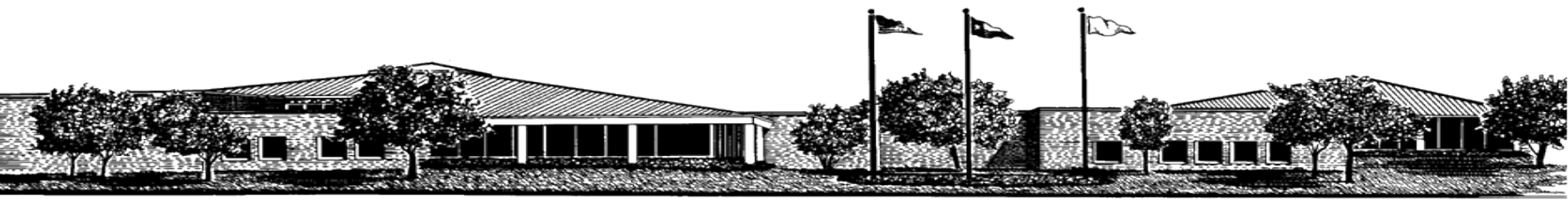
- **Total Specific Use Permits (SUP): 8**
 - Approved – 6
 - Denied – 1
 - In review - 1
- **Total Zoning Changes: 3**
 - Approved – 1
 - Denied – 2
- **Total Plat/Replats: 13**
 - Approved – 4
 - Denied – 2
 - Tabled – 2
 - In review – 5

Planning Applications Recap

- **Total Site Plans: 1**
 - In review – 1
- **Total ZBA cases: 5**
 - Approved – 2
 - Denied – 1
 - In review - 2
- **Total Zoning Verification Letters: 5**
 - Completed – 4
 - In review – 1

Planning Application Revenue

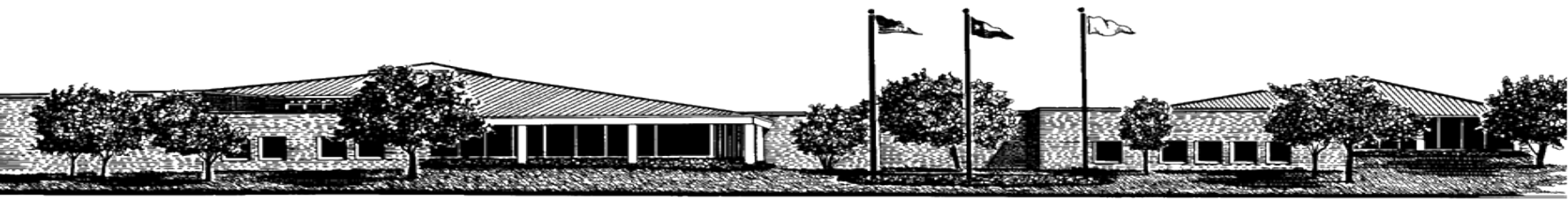
- **Specific Use Permits (SUP) applications (8)**
 - Total - \$1,050 (most fees paid during 2025 Q4)
- **Zoning Change applications (3)**
 - Total - \$1,850
- **Plat applications (13)**
 - Total - \$4,800
- **ZBA applications (5)**
 - Total - \$2,000 (one application fee paid in 2025)
- **Zoning Verification Letters (5)**
 - Total - \$250
- **Total revenue - \$9,950**



INSPECTIONS & PERMITTING RECAP

Inspections & Permits Breakdown

- **CO applications**
 - Number of applications - 52
 - Total - \$10,400
- **Building permits (all types)**
 - Number of permits – 1,059
- **Health permits (all types including temporary food permits and late fees)**
 - Number of permits - 49
 - Total - \$31,377



CUSTOMER SERVICE RESPONSE TIME

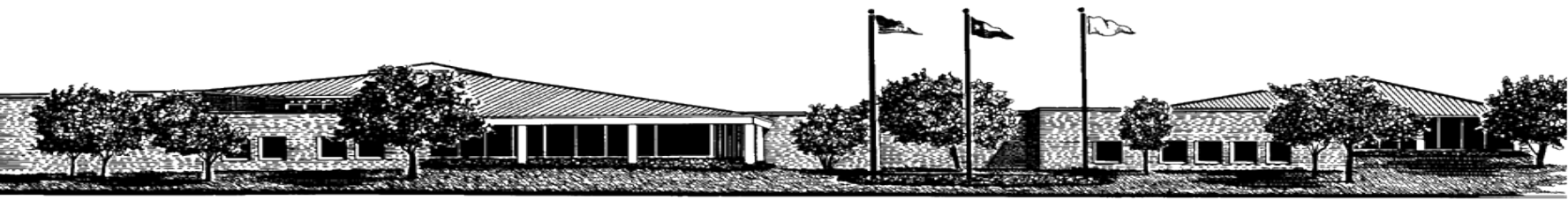
Customer Service Response

- Permitting Review Time Within Benchmark
 - Desktop Permits: 24 hours
 - Inspection Review: 1-7 days
- Development Review Time: Decreased
 - Initial Review Time: 17+ days to review and return comments
 - Current Review Time: 1-3 days to receive feedback
 - Most comments received within 24 hours
- Customer Response Time:
 - Email: 24 hours
 - Phone: 24-48 hours
 - Follow-up: 24-48 hours

Zoning Update

- Staff is updating the land use table that is part of the Zoning Code as a first step to address land use concerns including in the Downtown District
 - Potential changes include allowing event centers and hotel uses in the Downtown District
- Clarify land use category definitions as well as combining uses that may create confusion due to duplicity
 - Ex. Local Scale Grocery vs. Neighborhood Scale Grocery
- Adding distance requirements to minimize clustering of similar uses (i.e., barber shops, auto repair shops, etc.)

These updates are expected to come to Planning & Zoning Commission later this summer with City Council approval thereafter.



MOBILE FOOD VENDOR AND SPECIAL EVENT UPDATE

Mobile Food Vendors

- Mobile Food Vendor permitting will transition from local health departments to the Texas Department of State Health Services (DSHS) on July 1, 2026.
- Existing permitted vendors may continue operating during the transition if a complete DSHS application has been submitted and all required fees have been paid.
 - A link to the DSHS website for obtaining mobile food permits was added to the the City's Energov permitting website after the statewide permit portal opened the week of June 1st.
- Mobile Food Vendors must continue to comply with all local ordinances (Zoning, Land Use, Fire, and Parking regulations)
- Vending Site Approval, Property Owners
 - Property Owners must register and obtain approval for the vending unit before allowing Vendors to operate.

Updated Proposed Health Permit Fees 25-26

165	FOOD ESTABLISHMENT FEES	All Fees Shall be considered non-refundable unless otherwise provided for by ordinance	Current Fee	Change	New Fee
166	Health permit				
167	Class 1A Full-Service Restaurant with dining areas, and Supermarkets.	Per fiscal year	\$500.00	\$273.00	\$773.00
168	Class 2A Fast food establishments, convenience stores, variety stores, daycares. All large retail stores will be assessed separate permit fees for each operational function (Meat Market, Deli, Seafood, Restaurant, Bakery, and, etc.)	Per fiscal year.	\$325.00	\$75.00	\$400.00
	Class 2A-1 School Food Establishments -to include school concession stands.	Per fiscal year. Covers two inspections per year	\$325.00	(\$25.00)	\$300.00
169	Class 3A (Seasonal Establishments) Food establishment that operates for a given time frame less than a year. (Snow cones shops and concession stand.	Per fiscal year.	\$225.00	\$100.00	\$325.00
171	Temporary food permit (up to 14 days) - commercial	Applications must be submitted 15 days prior to the event.	\$75.00	(\$23.00)	\$52.00
	Temporary Food Permit- Late application fee	Applications submitted less than 15 days prior to the event.			\$50.00
172	Re-inspection Fee, All Classifications	Per re-inspection	\$100.00	\$50.00	\$150.00
	Reinstatement Fee for Lapsed Permit	Assessed when annual renewal fee is not paid by November 1.			\$200.00
173	Health permit suspension	Penalty imposed when establishment is forcibly closed by the City		\$300.00	\$300.00
174	Health permit renewal after expiration, late fee	Per occurrence, per month, Beginning October 1		\$100.00	\$100.00

Updated Proposed Pool Permit Fees 25-26

91	INSPECTIONS / PLAN REVIEW		Current Fee	Change	New Fee
92	Commercial Pool/Spa Health Inspection and permit Fee	Subject to inspection up to 4 times a year, per body of water	\$400.00		\$400.00
93	Swimming Pool Re-inspection fee	Per body of water	\$100.00	\$50.00	\$150.00
	Pool permit renewal after expiration, late fee	Per occurrence, per month		\$100.00	\$100.00

A resolution will be brought forward as part of the July 7th City Council meeting to adopt these revised health and pool permit fees.

Special Events Update

- Upcoming 4th of July Event
- Food Vendors
 - Temporary Permit-Booths
 - Mobile Food Vendors (Truck/ Trailers)

