

Duncanville Community & Economic Development Corporation
 Meeting Date: 05/18/2026
 Meeting Commencement: City of Duncanville – City Hall Chambers & Briefing Room

Attendance

Member Name	Present	Absent
<i>Tammi Abney</i>	✓	
<i>Derwin Broughton</i>	✓	
<i>Patrick Harvey</i>	✓	
<i>Donella Payne</i>		✓
<i>Tonya Savage</i>		✓
<i>Carolyn Thompson</i>	✓	

Staff Name	Staff Title
Marlon Goff	Interim Director, Economic Development
Marcela Perez	Coordinator, Economic Development
Shamondra Lane	Executive Assistant, Economic Development
Mark Rauscher	Assistant City Manager for Community
Robert Hager	City Attorney

Call to Order: called to order by President Harvey at 6:03 pm.

Invocation: given by Marlon Goff.

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

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

To submit a comment via email and for your comments to be reviewed by the Board, the following information is required:

Submit a comment by 4:00 p.m. on Monday, 05/18/2026

Email: Eco@duncanvilletx.gov

Email Title: Public Comment – 05/18/2026

First and Last Name and Address

No public comment emailed. Closed at 6:06 pm

2. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

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

Motion to approve the minutes from the April 27th Regular DCEDC Meeting, first by Carolyn Thompson, seconded by Tammi Abney.

Action: passed 4 – 0 – 0 (Yea – Nay – Abstain)

3. BOARD MEMBER REPORTS –

- A. No reports given by the Board

4. DIRECTORS' REPORT - Presented by Marlon Goff.

- A. Provided community events and calendar updates

5. CONSENT AGENDA –

- A. No consent agenda items

6. PUBLIC HEARINGS – Presented by Marcela Perez - Opened at 6:11 pm

- A. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH RED BIRD BOWLING LANES, INC. IN AN AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE AND PAVEMENT GRANTS AT 1114 S. MAIN STREET, DUNCANVILLE, TEXAS, 75137.

- 1. Opened at 6:11 pm
- 2. Closed at 6:25 pm

- B. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH A2Z TRADING LLC DBA JZ EMBROIDERY IN THE AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE, LANDSCAPING, PAVEMENT, SIGNAGE AND PAINT GRANTS AT 910 S. CEDAR RIDGE DRIVE, DUNCANVILLE, TEXAS, 75137.

- 1. Opened at 6:25 pm
 - a. Co-Owner, Ali Kathuria, Mansfield, TX
 - b. Co-Owner, Joseph Mason, 1340 Moss Lake, DeSoto, TX

Co-Owners were available to comment and answer questions that the Board Members might have.

- 2. Closed at 6:34 pm

- C. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH LIN AND JEN'S HATS ON, LLC IN AN AMOUNT UP TO \$2,500 FOR A SIGNAGE GRANT AT 204 N. MAIN STREET, SUITE 101 DUNCANVILLE, TEXAS, 75116.

- 1. Opened at 6:35 pm

- a. Co-Owner, Linda Wood, 202 North Horn, Duncanville, TX
 - b. Co-Owner, Jennifer Lott Hagler, 627 Mercury, Duncanville, TX
- Co-Owners were available to comment and answer questions that the Board Members might have.

2. Closed at 6:42 pm

D. CONDUCT A PUBLIC HEARING TO DISCUSS AND CONSIDER AN INCENTIVE AGREEMENT WITH PEOPLE FOLKS LLC IN THE AMOUNT UP TO \$22,742 FOR INFRASTRUCTURE AND SIGNAGE GRANTS AT 202 W. CENTER STREET, SUITE 103, DUNCANVILLE, TEXAS, 75116.

A. Opened at 6:45 pm

- a. Co-Owner, Gabrielle McVeigh, Grand Prairie, TX
- b. Co-Owner, Tim Maiden, 1519 South Greenstone, Duncanville, TX

Co-Owners were available to comment and answer questions that the Board Members might have.

B. Closed at 6:53 pm

PUBLIC HEARINGS – Closed at 6:53 pm

7. ACTION ITEMS

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

Motion to consider approval of an incentive agreement with Red Bird Bowling Lanes, Inc. In an amount up to \$30,000 for infrastructure and pavement grants at 1114 S. Main Street, Duncanville, Texas, 75137; and authorize the president to execute the necessary documents, first by Derwin Broughton, seconded by Tammi Abney.

Action: Motion passed 4-0-0 (Yea-Nay-Abstain)

- B. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH A2Z TRADING LLC DBA JZ EMBROIDERY IN THE AMOUNT UP TO \$30,000 FOR INFRASTRUCTURE, LANDSCAPING, PAVEMENT, SIGNAGE AND PAINT GRANTS AT 910 S. CEDAR RIDGE DRIVE, DUNCANVILLE, TEXAS, 75137; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.

Motion to consider approval of an incentive agreement with A2Z Trading LLC DBA JZ Embroidery in the amount up to \$30,000 for infrastructure, landscaping, pavement, signage and paint grants at 910 S. Cedar Ridge Drive, Duncanville, Texas, 75137; and authorize the president to execute the necessary documents, first by Derwin Broughton, seconded by Carolyn Thompson.

Action: Motion passed 4-0-0 (Yea-Nay-Abstain)

- C. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH LIN AND JEN'S HATS ON, LLC IN AN AMOUNT UP TO \$2,500 FOR A SIGNAGE GRANT AT 204 N. MAIN STREET, SUITE 101 DUNCANVILLE, TEXAS, 75116; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.

Vice President Broughton acknowledges the exception presented by staff regarding the applicant's length of time in business being less than one year and directs that it be recorded in the official minutes.

Motion to consider approval of an incentive agreement with Lin and Jen's Hats On, LLC in an amount up to \$2,500 for a signage grant at 204 N. Main Street, Suite 101 Duncanville, Texas, 75116; and authorize the president to execute the necessary documents first by Tammi Abney, seconded by Carolyn Thompson.

Action: Motion passed 4-0-0 (Yea-Nay-Abstain)

- D. CONSIDER APPROVAL OF AN INCENTIVE AGREEMENT WITH PEOPLE FOLKS LLC IN THE AMOUNT UP TO \$22,742 FOR INFRASTRUCTURE AND SIGNAGE GRANTS AT 202 W. CENTER STREET, SUITE 103, DUNCANVILLE, TEXAS, 75116; AND AUTHORIZE THE PRESIDENT TO EXECUTE THE NECESSARY DOCUMENTS.

Vice President Broughton acknowledges the exception presented by staff regarding the applicant's length of time in business being less than one year and directs that it be recorded in the official minutes.

Motion to consider approval of an incentive agreement with People Folks, LLC in the amount up to \$22,742 for infrastructure and signage grants at 202 W. Center Street, Suite 103, Duncanville, Texas, 75116; and authorize the President to execute the necessary documents, first by Carolyn Thompson, seconded by Derwin Broughton.

Action: Motion passed 4-0-0 (Yea-Nay-Abstain)

BRIEFINGS AND PRESENTATIONS

- A. Proposed Fiscal Year 2026-2027 DCEDC Budget & Workshop – presented by M. Goff

OTHER BUSINESS - None

EXECUTIVE SESSION: called to order by President Harvey at 7:47 pm.

EXECUTIVE SESSION: closed to order by President Harvey at 8:20 pm.

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect.

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

RECONVENE INTO OPEN SESSION: called to order by President Harvey at 8:21 pm.

NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION: No Action

ADJOURNMENT – 8:21 pm.



Patrick Harvey
DCEDC Board President