

Duncanville Community & Economic Development Corporation
Meeting Date: 06/22/2026
Meeting Commencement: City of Duncanville – City Hall Chambers

Attendance

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

Staff Name	Staff Title
Marlon Goff	Director, Economic Development
Marcela Perez	Coordinator, Economic Development
Shamondra Lane	Executive Assistant, Economic Development
Devon Handley	Special Events Coordinator
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 President Harvey.

The Pledge of Allegiance to the U.S. and Texas Flags were led by Marlon Goff 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, 06/22/2026

Email: Eco@duncanvilletx.gov

Email Title: Public Comment – 06/22/2026

First and Last Name and Address

No public comment emailed.

Patricia Ebert – 115 S. Greenstone, 75137

Closed at 6:09 pm

2. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

- A. Consider approval of the meeting minutes from the May 19, 2026 Regular DCEDC Meeting.

Motion to approve the minutes from the May 19th Regular DCEDC Meeting, first by Derwin Broughton, seconded by Tammi Abney.

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

3. BOARD MEMBER REPORTS –

- A. Tammi Abney & President Harvey welcomes Mike Hoffmeyer to the board as a new member.

4. DIRECTORS' REPORT - Presented by Marlon Goff.

- A. Bi-Annual Report

5. CONSENT AGENDA –

- A. No consent agenda items

6. BRIEFINGS AND PRESENTATIONS

- A. BloomFest Music & Arts Festival Recap – Presented by Devon Handley
- B. Red, White, & Goals: 4th of July Celebration in Duncanville – Presented by Devon Handley
- C. Briefing on Duncanville Better Block Traffic Calming Initiative – Presented by Shahad Mohammed, Assistant Director Public Works and Krista Nightengale, Executive Director, Better Block
- D. Briefing and Board Discussion Regarding a Proposal for the Redevelopment of the Former Ben Franklin Apothecary Building Located at 302 N. Main Street, Duncanville, Texas, as "The Jespersen" — A Proposed Boutique Hotel and Wellness Spa (Project Oasis) – Director Marlon Goff asked the item be tabled due to project manager not available.

Motion to table item 6D, briefing and Board discussion regarding a proposal for the redevelopment of the former Ben Franklin Apothecary Building Located at 302 N. Main Street, Duncanville, Texas, as "The Jespersen" — A Proposed Boutique Hotel and

Wellness Spa (Project Oasis) until 07/27/2026, first by Donella Payne, seconded by Carolyn Thompson.

Action: passed 6 – 0 – 0 (Yea – Nay – Abstain) - Item tabled for briefing and presentation on 07/27/2026

- E. Briefing and Discussion Regarding a Proposed First Amendment to the Economic Development Agreement between the Duncanville Community and Economic Development Corporation (DCEDC) and Hajoca Corporation dba Moore Supply Co. (639 E. Hwy 67, Duncanville, Texas)
– Presented by Marcela Perez

- a. General Manager, Corey Bugay 5 Brookway Ct, Mansfield TX

General Manager was available to comment and answer questions that the Board Members might have.

7. PUBLIC HEARINGS –

- A. Conduct a Public Hearing to Discuss and Consider a Repeal of a Signage Grant Awarded to Take Out Burgers located at 795 W Wheatland Road for an amount of \$3,800. – Presented by Marcela Perez

- 1. Opened at 7:35 pm
 - 2. Closed at 7:36 pm

- B. Conduct a Public Hearing to consider adoption of the Proposed Fiscal Year 2026-2027 DCEDC Budget – Presented by Marlon Goff and Assistant Chief Robert Byrd, Duncanville Police Department

- 1. Opened at 8:05 pm

Public Comment – Patricia Ebert 115 S. Greenstone, 75137

- 2. Closed at 8:07 pm

8. ACTION ITEMS

- A. Consider a Repeal of a Signage Grant Awarded to Take Out Burgers located at 795 W Wheatland Road for an amount of \$3,800.

Motion to consider a repeal of a Signage Grant Awarded to Take Out Burgers located at 795 W Wheatland Road for an amount of \$3,800, first by Derwin Broughton, seconded by Tammi Abney.

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

- B. Discuss and consider approval of the Proposed Fiscal Year 2026-2027 DCEDC Budget.

Suggestion from Vice President Broughton for a planning or a joint meeting with Council to develop a strategy on how the fund balance is utilized in the future.

ACM Raucher made comments to answer questions the Board Members had regarding the fund balance.

Assistant Chief Byrd made comments to answer questions the Board Members had regarding Police Department's request.

Motion to discuss and consider approval of the Proposed Fiscal Year 2026-2027 DCEDC Budget, first by Donella Payne, seconded by Carolyn Thompson.

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

OTHER BUSINESS

- A. Discuss and consider approval for City Staff 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. – Presented by Marlon Goff

Motion to discuss and consider approval for City Staff to submit a nomination packet to the Texas Economic Development and Tourism Office designating eligible census tracts 16516, 16518, 16536, within the City of Duncanville for consideration under the Federal Opportunity Zone 2.0 program, first by Tammi Abney, seconded by Carolyn Thompson.

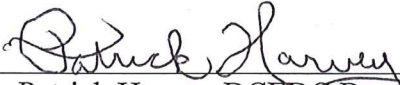
Action: passed 6 – 0 – 0 (Yea – Nay – Abstain)

EXECUTIVE SESSION: no session

RECONVENE INTO OPEN SESSION: No Action

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

ADJOURNMENT – 8:56 PM by President Harvey


Patrick Harvey, DCEDC Board President

17 Aug 2026
Date