



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR BOARD MEETING
DUNCANVILLE CITY HALL/BRIEFING ROOM
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
(972) 707-3871
MONDAY, FEBRUARY 26, 2024, 6:00 PM**

AGENDA

The City of Duncanville DCEDC meetings are available to all persons regardless of disability. The City of Duncanville offers Hearing Assistance Receivers for use during DCEDC Regular Sessions. If you require special assistance, please contact the City Secretary at (972) 780-5017 or write to 203 E. Wheatland Road, Duncanville, TX 75116 or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

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. 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.

Agendas are subject to alteration and revision up to and no later than 72 hours prior to the posted meeting time.

To view the live meeting or previous meetings click on the link below.
<https://duncanvilletx.new.swagit.com/views/454/>.

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

1. CITIZEN'S PUBLIC FORUM

To submit a comment via email and for your comments to be read, the following information is required:
Submit a comment by 4:00 p.m. on Monday, February 26, 2024
Email: Jeremiah.Brewer@duncanvilletx.gov
Email Title: Public Comment – February 26, 2024
First and Last Name; and Address

2. RECEIVE DIRECTOR'S REPORTS

3. BRIEFINGS AND PRESENTATIONS

- a. DALLAS COUNTY SHERIFF'S OFFICE – DUNCANVILLE PD FIRE TRUCK PULL
SPONSORSHIP APPLICATION PRESENTATION – DOUG SISK

- 4. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON JANUARY 22, 2024**
- 5. RECEIVE AND DISCUSS THE FOLLOWING REPORTS:**
 - a. DCEDC MONTHLY BUDGET REPORT FOR FEBRUARY 2024
 - b. CITY SALES AND USE TAX COMPARISON SUMMARY FOR FEBRUARY 2024
 - c. DUNCANVILLE FIELDHOUSE SPORTS FACILITY FINANCIAL STATUS REPORT FOR FEBRUARY 2024
 - d. MAIN STATION DUNCANVILLE, LTD'S MONTHLY FINANCIALS FOR FEBRUARY 2024
- 6. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING SPONSORSHIP FOR DALLAS COUNTY SHERIFF'S OFFICE – DUNCANVILLE PD FIRE TRUCK PULL**
- 7. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY ONE SOURCE PLUMBING LOCATED AT 518 HWY 67, DUNCANVILLE, TEXAS 75137**
- 8. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY PROJECT FLAP LOCATED AT 202 W. CENTER ST., DUNCANVILLE, TEXAS 75116**
- 9. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY DW CEDAR RIDGE, LLC LOCATED AT 102 - 110 NORTH CEDAR RIDGE DR., DUNCANVILLE, TEXAS 75116**
- 10. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY PROJECT BLEND LOCATED AT 103 N. CEDAR RIDGE DR., DUNCANVILLE, TX 75116**
- 11. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN EXTENSION FOR A DEVELOPMENT AGREEMENT WITH HAV-R CHARBurger LOCATED AT 606 S. CLARK RD., DUNCANVILLE, TEXAS 75137**
- 12. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING A PROPOSAL FOR A PROFESSIONAL SERVICES CONTRACT AGREEMENT BY MRB GROUP**
- 13. CONDUCT A PUBLIC HEARING ON THE FOLLOWING ITEMS:**
 - a. ITEM 6 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “DPD FIRE TRUCK PULL”
 - b. ITEM 7 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “ONE SOURCE PLUMBING”
 - c. ITEM 8 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “PROJECT FLAP”
 - d. ITEM 9 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “DW CEDAR RIDGE”
 - e. ITEM 10 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “PROJECT BLEND”
 - f. ITEM 13 OF THE FEBRUARY 26, 2024, DCEDC AGENDA – “MRB GROUP”
- 14. EXECUTIVE SESSION**

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.071 – Consultations with City Attorney, or special counsel, regarding pending or contemplated litigation:

- NO ITEMS

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:

- PROJECT FLAP
- PROJECT BLEND
- DuWEST REALTY
- ONE SOURCE PLUMBING
- DPD FIRE TRUCK PULL
- DUNCANVILLE FIELDHOUSE
- ICSC LAS VEGAS 2024

15. RECONVENE INTO OPEN SESSION

16. TAKE ANY NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION

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 at the entrance to the City of Duncanville City Hall, 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 on the following date and time: **Friday, February 23, 2024, at 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



JEREMIAH BREWER
ECONOMIC DEVELOPMENT COORDINATOR