



**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, MARCH 25, 2024, 6:00 PM**

## **AGENDA**

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*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/>**

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### **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, March 25, 2024

Email: [Cynthia.Williams@DuncanvilleTX.gov](mailto:Cynthia.Williams@DuncanvilleTX.gov)

Email Title: Public Comment – March 25, 2024

First and Last Name; and Address

**2. RECEIVE DIRECTOR'S REPORTS**

**3. BRIEFINGS AND PRESENTATIONS**

- a. DAY DRINK WINE & COCKTAIL LOUNGE SPONSORSHIP APPLICATION PRESENTATION – LOLECIA DAY
- b. THE NATIONAL BLACK TRANS ADVOCACY COALITION SPONSORSHIP APPLICATION PRESENTATION – ANGELA OWENS, CITY EVENTS PLANNER

**4. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE REGULAR MEETING HELD ON FEBRUARY 26, 2024**

**5. CONSIDER APPROVAL OF THE DCEDC MINUTES FOR THE SPECIAL MEETING HELD ON FEBRUARY 29, 2024**

**6. 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
- e. SCHEDULE K – 1 FOR MAIN STATION DUNCANVILLE, LTD
- f. MRB GROUP ECONOMIC DEVELOPMENT UPDATE

**7. CONDUCT A PUBLIC HEARING ON THE FOLLOWING ITEMS:**

- a. ITEM 8 OF THE MARCH 25, 2024, DCEDC AGENDA – “DAY DRINK WINE & COCKTAIL LOUNGE”
- b. ITEM 9 OF THE MARCH 25, 2024, DCEDC AGENDA – “THE NATIONAL BLACK TRANS ADVOCACY COALITION”
- c. ITEM 10 OF THE MARCH 25, 2024, DCEDC AGENDA – “ITALY FAMILY PHARMACY, INC.”

**8. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING SPONSORSHIP FOR DAY DRINK WINE & COCKTAIL LOUNGE LOCATED AT 215 W. CAMP WISDOM RD., SUITE 5, DUNCANVILLE, TEXAS 75116**

**9. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING SPONSORSHIP FOR THE NATIONAL BLACK TRANS ADVOCACY COALITION LOCATED AT P.O. BOX 118282, CARROLLTON, TEXAS 75011**

- 10. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN APPLICATION FOR INCENTIVE AND GRANT ASSISTANCE BY ITALY FAMILY PHARMACY, INC. LOCATED AT 102 E. DANIELDALE RD., SUITE 100, DUNCANVILLE, TEXAS 75137**
- 11. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN EXTENSION FOR A DEVELOPMENT AGREEMENT WITH THE KIZEE GROUP, LLC LOCATED AT 111 W. DANIELDALE RD., DUNCANVILLE, TEXAS 75137**
- 12. DISCUSS AND CONSIDER POSSIBLE ACTION REGARDING AN EXTENSION FOR A DEVELOPMENT AGREEMENT WITH DOLANI INVESTMENTS, LLC LOCATED AT 511 E. CAMP WISDOM RD., DUNCANVILLE, TEXAS 75116**
- 13. 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:

- DAY DRINK WINE & COCKTAIL LOUNGE
- THE NATIONAL BLACK TRANS ADVOCACY COALITION
- ITALY FAMILY PHARMACY, INC.
- THE KIZEE GROUP, LLC
- DOLANI INVESTMENTS, LLC
- REAL PROPERTY; CITY OF DUNCANVILLE
- DUNCANVILLE FIELDHOUSE
- 200 W. CENTER ST.

**14. RECONVENE INTO OPEN SESSION**

**15. 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](http://www.duncanvilletx.gov) and said Notice was



posted on the following date and time: Friday, March 22, 2024, at 5:00 P.M. and remained posted for at least two hours after said meeting was convened.

A handwritten signature in black ink that reads "Cynthia D. Williams". The signature is written in a cursive style with a horizontal line underneath it.

**CYNTHIA D. WILLIAMS**  
**EXECUTIVE ASSISTANT**  
**ECONOMIC DEVELOPMENT DEPARTMENT**