



**DUNCANVILLE COMMUNITY AND ECONOMIC
DEVELOPMENT CORPORATION (DCEDC)
REGULAR BOARD MEETING
DUNCANVILLE CITY HALL/BRIEFING ROOM
203 E. WHEATLAND RD., DUNCANVILLE, TX 75116
(972) 780-5000
OCTOBER 27, 2025, 6:00 PM**

AGENDA

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 an accommodation.

As authorized by Section 551.071 through 551.090 of the Texas Government Code, this meeting may be convened into closed Executive Session for the permitted exceptions under the Texas Open Meetings Act, including 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 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 reviewed by the Board, the following information is required:

Submit a comment by 4:00 p.m. on Monday, October 27, 2025

Email: Shamondra.Lane@duncanvilletx.gov

Email Title: Public Comment – October 27, 2025

First and Last Name and Address

2. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING DCEDC MEETINGS:

- 1. SEPTEMBER 8, 2025**
- 2. SEPTEMBER 22, 2025**

3. BOARD MEMBER REPORTS

4. DIRECTORS' REPORT

5. CONSENT AGENDA

- a. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2025-10-36, APPROVING THE ATTORNEY-REVISED BYLAWS OF THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC), AND AUTHORIZING THE PRESIDENT TO EXECUTE SAID DOCUMENT AND FORWARD IT TO THE CITY COUNCIL FOR FINAL APPROVAL IN ACCORDANCE WITH THE DCEDC BYLAWS.**
- b. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2025-10-37, APPROVING THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) STRATEGIC PLAN (FY2026–FY2027) AND THE OFFICE OF ECONOMIC DEVELOPMENT DEPARTMENTAL WORK PLAN FOR FISCAL YEAR 2026, ESTABLISHING GOALS, PRIORITIES, AND PERFORMANCE METRICS FOR ECONOMIC DEVELOPMENT ACTIVITIES.**
- c. CONSIDERATION AND POSSIBLE ACTION ON RESOLUTION 2025-10-38, APPROVING A PURCHASE AND SALE AGREEMENT (PSA) BETWEEN THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) AND PEGASO CALIFORNIA CONSTRUCTION CORP FOR THE SALE AND REDEVELOPMENT OF THE PROPERTY KNOWN AS “RAILROAD FLATS.”**

6. PUBLIC HEARINGS

- a. CONDUCT A PUBLIC HEARING AND CONSIDERATION OF RESOLUTION 2025-10-39, APPROVING A FIVE-YEAR SALES TAX SHARING AGREEMENT BETWEEN THE DUNCANVILLE COMMUNITY AND ECONOMIC DEVELOPMENT CORPORATION (DCEDC) AND THE DEVELOPER OF THE BOJANGLES RESTAURANT AND RANDOLPH BROOKS FEDERAL CREDIT UNION (RBFCU) OUTLOTS. THE AGREEMENT PROVIDES FOR A 50% SHARING OF THE CITY'S SALES TAX REVENUES GENERATED BY BOJANGLES FOR A MAXIMUM TERM OF FIVE (5) YEARS, BEGINNING UPON ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, TO OFFSET EXTRAORDINARY SITE DEVELOPMENT AND DRAINAGE IMPROVEMENT COSTS.**

7. ACTION ITEMS:

a. CONSIDER APPROVAL OF RESOLUTION 2025-10-39

8. BRIEFINGS AND PRESENTATIONS – NO ACTION OR DELIBERATION WILL TAKE PLACE ON THESE ITEMS

a. HISPANIC HERITAGE FEST – POST EVENT BRIEFING

9. OTHER BUSINESS

a. DISCUSSION AND POSSIBLE BOARD ACTION TO APPROVE DRAFT SPONSORSHIP MARKETING PLAN FOR SIGNATURE EVENTS

10. EXECUTIVE SESSION

In accordance with the Texas Government Code, the DCEDC shall convene into closed executive session pursuant to the following section: Section 551.072 - Deliberations about the purchase, exchange, lease, or value of real properties, being located

1. 227 E. Center Street
2. 100 S. Main Street
3. 727 S. Cockrell Hill Road

The DCEDC shall also 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.

11. RECONVENE INTO OPEN SESSION

12. 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: **Tuesday, October 21, 2025 at 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Marlon Goff

Marlon Goff
Economic Development – Assistant Director