Duncanville Community and Economic Development Corporation
Regular Meeting Agenda

City Hall/Council Chambers & Briefing Room
203 E. Wheatland Road
Duncanville, TX 75116-4824
(972) 780-5000

Monday, October 26, 2026 at 6:00 pm

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 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 and the Civil Service Commission 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. 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 three (3) business days 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. 10/26/2026
Email: Eco @duncanvilletx.gov
Email title: Public Comment – 10/26/2026
First and Last Name; and address.

2. APPROVAL OF DCEDC MEETING MINUTES

A. DCEDC SEPTEMBER 28, 2026 MEETING MINUTES

3. DCEDC MONTHLY CALENDAR

A. NOVEMBER 2026 MONTHLY CALENDAR

4. BOARD MEMBER REPORTS

5. DIRECTOR'S REPORT

6. CONSENT AGENDA

A. No Items

7. BRIEFINGS AND PRESENTATIONS - NO ACTION WILL TAKE PLACE ON THESE ITEMS

A. STAR Transit Briefing and Update

B. Duncanville Better Block - Pre Launch Briefing and Update

C. Briefing on Comprehensive Plan Implementation by Planning & Development Services Department

8. PUBLIC HEARING

A. Conduct a public hearing to consider proposed terms for acquisition and economic incentives requested by Cenzo Holdings, LP for an adaptive reuse development project at the former Dallas County Tax Office located at 100 E Wheatland Rd.

B. Conduct a public hearing to consider economic incentives requested by Create Atelier as part of a proposed acquisition and redevelopment of the former Ben Franklin Apothecary property located at 302 N Main Street.

9. ACTION ITEMS

A. No items

10. OTHER BUSINESS

A. No Items

11. EXECUTIVE SESSION

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. No Items

12. RECONVENE INTO OPEN SESSION

13. 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 outside the entrance to the City of Duncanville City Hall, next to the entryway doors, 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 **by** the following date and time: **Tuesday, October 20, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Marlon Goff

Marlon Goff
Economic Development Director