



Duncanville Community and Economic Development Corporation  
**Special Meeting Agenda**  
1700 S. Main St  
Duncanville Fieldhouse  
Duncanville , TX 75137  
(972) 780-5000

**AMENDED**  
**Monday, December 15, 2025**  
**6:00 PM**

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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. (day of the meeting)

Email [Shamondra.Lane@duncanvilletx.gov](mailto:Shamondra.Lane@duncanvilletx.gov)

Email title: Public Comment – December 15, 2025

First and Last Name; and address.

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

- A. Approval of Meeting Minutes for the October 27, 2025 and November 15, 2025 DCEDC meetings.

**3. BOARD MEMBER REPORTS**

**4. DIRECTORS' REPORT**

**5. CONSENT AGENDA**

**6. PUBLIC HEARING**

- A. Conduct a Public Hearing and Consideration of Resolution 2025-10-39, Approving an Economic Development Incentive Agreement Between the City of Duncanville Community and Economic Development Corporation (DCEDC) and Parklane Investments, LLC d/b/a Corinth Properties for Improvements at 918 East Highway 67, Duncanville, Texas. This agreement provides for the sharing of the City's Sales Tax Revenues generated by Bojangles for an amount not to exceed \$150,000 or five years, whichever comes first, beginning upon issuance of the

Certificate of Occupancy, to offset extraordinary site development and drainage improvement costs.

**7. BRIEFINGS AND PRESENTATIONS**

- A. Update on the Design Grant Program, Including Outreach Session and Online Incentive Grant Applications
- B. Discuss a proposed date for the Annual Joint Meeting with the City Council Pursuant to Current DCEDC Bylaws & Proposed Amendments
- C. Status Update on Coordination of a Joint Meeting with the Tax Increment Financing Board (TIF) to discuss Economic Development Initiatives.
- D. Overview of Proposed Economic Development Advisory Services with Catalyst Commercial

**8. OTHER BUSINESS**

- A. Discussion and Possible Action on Resolution No. 2025-10-40 Updating the DCEDC Regular Meeting Schedule and Increasing Meeting Frequency, Pending City Council Approval

**9. 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. 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. 200 W. Center Street
- 2. 727 S. Cockrell Hill Road
- 3. 100 S. Main Street

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.

**10. RECONVENE INTO OPEN SESSION**

**11. 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](http://www.duncanvilletx.gov) and said Notice was posted **by** the following date and time: **Tuesday, December 9, 2025 , by 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**