



**Duncanville Community and Economic Development Corporation
Joint Meeting with City Council & Tax Increment Financing (TIF)
Board Agenda**

D. L. Hopkins Senior Center
206 James Collins Blvd.
Duncanville, TX 75116
(972) 780-5000

Monday, February 23, 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 72 hours prior to the posted meeting time.

To view the live meeting or previous meetings click on the link below.
<https://www.youtube.com/@CityofDuncanvilletx>.

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. February 23, 2026

Email Shamondra.Lane@duncanvilletx.gov

Email title: Public Comment – 02/23/26

First and Last Name; and address.

2. CONSENT AGENDA

- A. Consideration and possible action to approve a Resolution authorizing the execution of a Professional Service Agreement with Catalyst Commercial to provide economic development advisory services to the City and Duncanville Community and Economic Development Corporation, in an amount not to exceed \$49,000.

- B. Receive and consider approval of the City of Duncanville Tax Increment Reinvestment Zone No.1 Fiscal Year 2025 Annual Report.

3. REPORTS

- A. Briefing and Discussion on Comprehensive Plan Implementation and Development Considerations
- B. Briefing on Proposed Updates to the DCEDC Bylaws for Alignment and Governance Clarity
- C. Briefing on DCEDC and TIF Fund Financial Status
- D. Briefing on the history and current status of a vacant real estate site owned by the DCEDC and commonly referred to as Railroad Flats.
- E. Briefing on a Request for Expressions of Interest (RFEI) to solicit concept proposals from the real estate development community for a Vacant Property owned by the DCEDC and located at 200 W Center Street.

4. PUBLIC HEARING

5. OTHER BUSINESS

6. 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.

7. RECONVENE INTO OPEN SESSION

8. 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, February 17, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.

Marlon Goff
Interim Director - Economic Development