

Duncanville Community & Economic Development Corporation Joint Meeting w/ City Council
& Tax Increment Financing (TIF) Board

Meeting Date: 02/23/2026

Meeting Commencement: D. L. Hopkins Senior Center
206 James Collins Blvd. Duncanville TX 75116

Attendance

DCEDC Board Member Name	Present	Absent
<i>Tammi Abney</i>	X	
<i>Derwin Broughton, Vice President</i>	X	
<i>Patrick Harvey, President</i>	X	
<i>Donella Payne</i>	X	
<i>Tonya Savage</i>		X
<i>Carolyn Thompson</i>	X	
<i>Gregory Zylka</i>	X	

Staff Name	Staff Title
<i>Marlon Goff</i>	Interim Director, Economic Development
<i>Marcela Perez</i>	Coordinator, Economic Development
<i>Shamondra Lane</i>	Executive Admin Assistant, Economic Development
<i>Devon Handley</i>	Special Events Coordinator
<i>Richard Abernethy</i>	Interim City Manager
<i>Mark Rauscher</i>	Assistant City Manager
<i>Chiquita Taylor</i>	City Secretary
<i>Alaiyah Murray</i>	Executive Liaison
<i>Robert Hager</i>	City Attorney

City Council Name	Title
<i>Greg Contreras</i>	Mayor
<i>DeMonica Gooden</i>	Mayor Pro Tem
<i>Joe Veracruz</i>	District 1
<i>Don McBurnett</i>	District 2
<i>Jeremy Koontz</i>	District 3
<i>Karen Cherry-Brown</i>	District 4
<i>Kyle Pennebaker</i>	District 5 – not present

TIF Board Member Name	Present	Absent
<i>Michael Grace, Chair</i>	X	
<i>Kenneth Bain, Vice Chair</i>	X	
<i>Kenneth Govan</i>	X	
<i>Michael Hoffmeyer</i>	X	
<i>Athul Vallappily</i>		X

Call to Order: called to order by Mayor Contreras at 6:13pm, TIF called to order by Chairman Grace at 6:14pm, and DCEDC was called to order by President Harvey at 6:15pm.

Invocation: given by President Harvey.

The Pledge of Allegiance to the U.S. and Texas Flags were recited by all.

1. CITIZEN'S PUBLIC FORUM – opened at 6:18pm

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 February 23, 2026
Email: Shamondra.lane@duncanvilletx.gov
Email Title: Public Comment – 02/23/26
First and Last Name and Address

No public comment

CITIZEN'S PUBLIC FORUM – closed at 6:19pm

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. – presented by M. Goff.

Jason Claunch, Catalyst Commercial was present for any questions the Board or Council might have.

Motion 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, first by Derwin Broughton seconded by Tammi Abney.

DCEDC Board Action: Motion passed unanimously 6-0-0 Y-N-A (Yea-Nay-Abstain)

Motion 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, first by Councilman McBurnett seconded by Mayor Pro Tem Gooden.

City Council Action: Motion passed unanimously 6-0-0 Y-N-A (Yea-Nay-Abstain)

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

Motion to approve the City of Duncanville Tax Increment Reinvestment Zone No.1 Fiscal Year 2025 Annual Report, first by Board Member Govan, seconded by Board Member Hoffmeyer

TIF Board Action: Motion passed unanimously 4-0-0 Y-N-A (Yea-Nay-Abstain)

Motion to approve the City of Duncanville Tax Increment Reinvestment Zone No.1 Fiscal Year 2025 Annual Report, first by Councilman McBurnett seconded by Mayor Pro Tem Gooden

City Council Action: Motion passed unanimously 6-0-0 Y-N-A (Yea-Nay-Abstain)

3. REPORTS

- A. Briefing and Discussion on Comprehensive Plan Implementation and Development Considerations – Assistant City Manager Rauscher introduced presenter.

Kevin Shepherd, CEO Verdunity discussed Fiscal Sustainability & Development Patterns, Revenue vs Cost, Policy & Implementation Ideas for the City of Duncanville with cases and concepts from other cities in Texas.

- B. Briefing on Proposed Updates to the DCEDC Bylaws for Alignment and Governance Clarity – presented by Marlon Goff
Clarity on roles and processes of each Board. Attorney Hager reiterated statutory authority and typical practices in alignment with Council oversight, vision, and policies.

Encouraged and requests of ongoing executive-session briefings (from City Council) when staff/Boards are in active negotiations – while balancing confidentiality and accountability that align with the Comprehensive Plan.

- C. Briefing on DCEDC and TIF Fund Financial Status – presented by Marlon Goff
Richard Jackson & Jennifer Otey were available to answer any questions

Mentions of workshops with TIF Board and City Council to align projects with the CIP.

- 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. – presented by Marlon Goff

Provided background history and current information for proposals since departmental leadership transitions. Council Members shared expressions of gratitude for transparency provided.

- 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. – presented by Marlon Goff.

Council & Board Members discussed options of submitting a RFEI to solicit proposals.

Josh Claunch was available to answer questions.

No action was taken place on the items.

4. PUBLIC HEARINGS

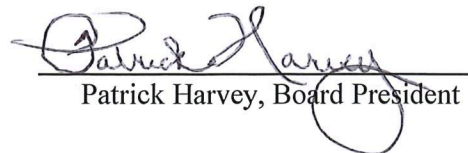
5. OTHER BUSINESS

6. EXECUTIVE SESSION: No Executive Session

7. RECONVENE INTO OPEN SESSION: No Executive Session

8. NECESSARY OR APPROPRIATE ACTION AS A RESULT OF CLOSED EXECUTIVE SESSION: No Executive Session

9. ADJOURNMENT – DCEDC at 8:59pm, City Council at 8:59pm, TIF Board 8:59pm


Patrick Harvey, Board President