



**Duncanville Tax Increment Financing
REGULAR MEETING Meeting Agenda**

City Council Briefing Room
Duncanville City Hall
203 E. Wheatland Road
Duncanville, TX 75116
(972) 780-5017

Thursday, July 16, 2026 at 6:00 pm

CALL TO ORDER

INVOCATION

1. PLEDGE OF ALLEGIANCE
2. 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. 07/16/26

Email Shamondra.Lane@duncanvilletx.gov

Email title: Public Comment – 07/16/26

First and Last Name; and address.

The Board Secretary will still set a two-minute time limit on the comments as they are read.

3. APPROVAL OF TIF MEETING MINUTES
 - A. TIF Regular Meeting Minutes 03.19.2026
4. BOARD MEMBER REPORTS
5. DIRECTOR'S REPORT
6. CONSENT AGENDA
7. BRIEFINGS AND PRESENTATIONS
 - A. Briefing on nomination packet submitted to the Texas Economic Development and Tourism Office designating eligible census tracts within the City of Duncanville for consideration under the Federal Opportunity Zone 2.0 program.
8. PUBLIC HEARING
9. ACTION ITEMS
 - A. Discuss and establish board priorities and goals for the FY 2026–2027 Fiscal Year, including the ranking of targeted intersections, corridors and development nodes for eligible public infrastructure investments.

10. OTHER BUSINESS

11. EXECUTIVE SESSION

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, to seek legal advice:

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: Section 551.087 (2) – Deliberation Regarding Economic Development Negotiations, to deliberate the offer of a financial or other incentive to a business prospect:

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: **Friday, July 10, 2026 , by 5:00 P.M.** and remained posted for at least two hours after said meeting was convened.



Marlon Goff
Director of Economic Development

Members of the City Council, including a possible quorum, might be present in the audience and some of the City Council members might make comments or participate in the discussion as audience members. There will be no deliberation, vote, or action by the City Council.

The City of Duncanville does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its programs or activities. If you have a request for services that will make this program accessible to you, please contact the City of Duncanville at least 72 hours in advance at (972) 780-5012. (TDD Access 1-800-RELAY-TX)

Pursuant to section 30.07, penal code (trespass by license holder with an openly carried handgun), a person licensed under subchapter h, chapter 411, government code (handgun licensing law), may not enter this meeting room with a handgun that is carried openly.

De conformidad con la sección 30.07 del código penal (prevaricación por licenciatario con una arma de mano llevada abiertamente), una persona con licencia bajo el subcapítulo h, capítulo 411, código de gobierno (ley de licencias para portar armas), no pueden entrar a la sala de reuniones con una arma de mano que se practica abiertamente.

Board Duncanville Tax Increment Financing (TIF)
Reinvestment Zone, No. 1
Meeting Date: 03/19/2026
Meeting Commencement: Duncanville City Hall/Briefing Room

Attendance

Member Name	Present	Absent
<i>Mike Grace, Chair</i>	X	
<i>Kenneth Bain, Vice Chair</i>	X	
<i>Kenneth Govan</i>		X
<i>Michael C. Hoffmeyer</i>	X	
<i>Athul Vallappilly</i>	X	

Staff Name	Staff Title
<i>Marlon Goff</i>	Director, Economic Development
<i>Shamondra Lane</i>	Executive Assistant, Economic Development
<i>Mark Rauscher</i>	Assistant City Manager for Community
<i>Shahad Mohammed</i>	Assistant Director, Public Works

Call to Order: called to order by Chairman Grace at 6:13 pm.

Invocation: given by Michael Hoffmeyer.

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

1. CITIZEN'S PUBLIC FORUM – open 6:15pm

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 Thursday, March 19, 2026

Email: Shamondra.lane@duncanvilletx.gov

Email Title: Public Comment – 03/19/2026

First and Last Name and Address

No comment in Public Forum – closed at 6:15pm

2. APPROVAL OF MEETING MINUTES FOR THE FOLLOWING MEETINGS:

A. January 5, 2026 TIF Board Meeting Minutes

- i. Motion to approve the January 5, 2026 TIF Board Meeting Minutes first by Kenneth Bain, seconded by Michael Hoffmeyer.

Action: Motion passed 4-0-0 (Yea-Nay-Abstain)

B. February 23, 2026 Joint Meeting of the City Council, DCEDC, and TIF Board minutes

- i. Motion to approve the February 23, 2026 Joint Meeting of the City Council, DCEDC, and TIF Board Meeting Minutes first by Kenneth Bain, seconded by Michael Hoffmeyer.

Action: Motion passed 3-0-1(Athul Vallappily) (Yea-Nay-Abstain)

3. DIRECTORS' REPORT

4. BRIEFINGS AND PRESENTATIONS

- A. The TIF Board will receive a briefing and presentation from the City of Duncanville Public Works Department on Capital Improvement Program (CIP) projects that are within or adjacent to the TIRZ boundaries. – ***Presented by Shahad Mohammed, Assistant Director, Public Works***
- B. Provide a briefing on proposed development projects and real estate activity within the Tax Increment Reinvestment Zone. (TIRZ) – ***Presented by Marlon Goff, Director Economic Development***

5. OTHER BUSINESS

- A. Discuss and consider any strategic action steps necessary from the February 23, 2026 Joint Meeting with the City Council and DCEDC Board. – ***Presented by Marlon Goff, introduced Jason Claunch, Catalyst Commercial***

Action: discussed the services Catalyst Commercial provides.

- B. Discuss and consider establishment of board priorities and goals for the remainder of fiscal year 2026. – ***Led by Chairman Grace.***

Action: Board will identify areas to consider for potential projects. Once identified, will determine the top three (3) to focus on.

6. EXECUTIVE SESSION: *No Executive Session called*

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: Section 551.071 – Consultations with City Attorney, or special counsel, to seek legal advice:

In accordance with the Texas Government Code, the TIF board shall convene into closed executive session pursuant to the following sections: 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: *No Executive Session called*

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

ADJOURNMENT – 8:00 pm



STAFF REPORT

MEETING: Tax Increment Financing - July 16, 2026

TITLE:

Discuss and establish board priorities and goals for the FY 2026–2027 Fiscal Year, including the ranking of targeted intersections, corridors and development nodes for eligible public infrastructure investments.

Vision Statement:

“Duncanville, a City of Champions, is a safe, vibrant, diverse community committed to excellence in education, business, and good governance.”

Pillar:

STAFF RESPONSIBLE:

Marlon Goff

BACKGROUND/HISTORY:

TIRZ No. 1 is projected to have an ending fund balance of approximately \$900,000 in captured tax increment at the end of FY 2026; however, the Board has not yet awarded TIF eligible funding to any economic development or public infrastructure project during the life of the Zone. The Board will identify and rank three priority development nodes or project areas within the Zone where private development concepts are already being advanced through the City's and DCEDC's planning and permitting processes.

- Staff will present a short list of intersections, corridors, and nodes with active development concepts and proposals for the Board's consideration.
- The Board's task for this item is to rank these areas in order of priority and articulate one or two goals for FY 2026–2027 .
- This priority ranking and discussion will guide staff efforts to develop the FY 2026–2027 work plan and budget for the Zone.

POLICY EXPLANATION:

FUNDING SOURCE:

ORG and Object Number

N/A

Available Budget

N/A

Purchase Amount

N/A

After Encumber

N/A

ACTION ALTERNATIVES:

1. Approve.
2. Disapprove
3. Other actions as directed by Council.

ATTACHMENTS:

None