

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



Michael 'Mike' Grace, Board Chair