



CITY OF MANSFIELD

1200 E. Broad St.
Mansfield, TX 76063
mansfieldtexas.gov

Meeting Minutes - Draft

TIF Reinvestment Zone Number One Board of Directors

Monday, November 25, 2019

4:00 PM

MULTI-PURPOSE ROOM

CALL TO ORDER

Chairman Broseh called the meeting to order at 4:02 p.m.

Present 6 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh;Terry Moore and Mike Leyman

Citizen Comments

No citizen comments.

Approval of Minutes for the August 27, 2018 Meeting

A motion was made by Moore, seconded by Lewis, that the Minutes be approved as presented . The motion CARRIED by the following vote:

Aye: 6 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh;Terry Moore and Mike Leyman

Nay: 0

Abstain: 0

Review and Consideration of the following request(s) to expend Tax Increment

Funds

View at the Reserve

i) First Amendment to Development Agreement with Sowell Reserve Associates, L.P., for Public Improvements to Property Within Tax Increment Financing Reinvestment Zone Number 1, City of Mansfield, Texas

Joe Smolinski, Deputy City Manager, presented the First Amendment to Development Agreement and explained the changes. Board Members asked questions of staff regarding the First Amendment to Development Agreement and the line item amounts. Joe Smolinski answered questions and explained the line item amounts for the Board Members. John Delin with Ladera and Jamie Cornelius with Sowell were present to answer questions.

A motion was made by Leyman, seconded by Moore, that this matter be Approved. The motion CARRIED by the following vote:

Aye: 6 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh;Terry Moore and Mike Leyman

Nay: 0

Abstain: 0

Stillwater Capital

i) Consider and Possible Action Regarding a Request for Reimbursement for Public Improvements to Property Within Tax Increment Reinvestment Zone Number 1, City of Mansfield request from Stillwater Capital

Clay Robie and Jimmie O'Neil with Stillwater Capital gave a presentation for reimbursement for Public Improvements to property within Tax Increment Reinvestment Zone Number 1, City of Mansfield, Texas. Joe Smolinski stated that the full agreement would go to City Council for approval on December 9, 2019. Bart VanAmburgh, Director of Public Works, answered questions regarding collector streets and parking.

A motion was made by Mares, seconded by Lewis, that this matter be Approved per Staff recommendation to not exceed the amount of \$1,934,540 with the first cash upon acceptance by the City be \$967,270 (50%) and the amount to be reimbursed by the Tax Increment Reimbursement Zone be \$967,270 (50%) over a 10 year period. The motion CARRIED by the following vote:

Aye: 5 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh and Mike Leyman

Nay: 1 - Terry Moore

Abstain: 0

Potential Development Within the Business Campus Sub-District of The Reserve

i) An Update and Discussion Related to Communication Staff Has Had with the Potential Developer of a Tract of Land Bordered, in General, by 360 Toll Road, Conifer Street, and Heritage Parkway. It is Anticipated that a Future TIRZ Funding Request Will be Made for the Extension of S. Cannon Drive

Joe Smolinski gave a presentation on potential new development.

ADJOURNMENT

Chairman Broseh adjourned the meeting at 5:02 p.m.

A motion was made by Lewis, seconded by Mares, to adjourn the meeting at 5:02 p.m. . The motion CARRIED by the following vote:

Aye: 6 - Casey Lewis;Devan Allen;Alberto Mares;Larry Broseh;Terry Moore and Mike Leyman

Nay: 0

Abstain: 0

_____ *Chairman Larry Broseh*

ATTEST:

_____ *City Secretary, Susana Marin*