



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Monday, March 29, 2021

1:00 PM

City Hall

CALL TO ORDER

Chairman Tonore called the meeting to order at 1:00 p.m.

Staff present: Joe Smolinski, City Manager; Matt Jones, Assistant City Manager; Susana Marin, City Secretary; Theresa Cohagen, Director of Community Engagement; Art Wright, Planner II; Nicolette Allen, Assistant to the City Manager; Keera Seiger, Assistant City Secretary; Gabriel Lewis, City Intern

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Review, Discussion, and Draft of a Historic Downtown Economic Development Incentive Program

Assistant to the City Manager/Downtown Coordinator Nicolette Allen presented and discussed the draft of the Economic Development Incentive Program with the Sub-Committee. She explained the purpose of the program and the tools available to the City such as fast track zoning, sales tax rebate, ad valorem rebate, the Economic Development Incentive Agreement, and a waiver of permit and impact fees. Nicolette then outlined the requirements of the recipients of the program. There was discussion regarding retail incentives, the boundaries of the program within the downtown Tax Increment Reinvestment Zone (TIRZ), how projects will be chosen, eligible improvements, and facade improvements.

Throughout the discussion, Nicolette and Assistant City Manager Matt Jones answered Sub-Committee questions. Planner II Art Wright answered questions regarding Historic downtown buildings, making upgrades to those buildings, and gave suggestions on ways to modify the downtown area to incorporate outdoor eating/seating.

There was discussion regarding the Community Activation Grant Program which will be continued in a future meeting. Nicolette next presented a funding case study with various potential funding outcomes and it was decided the Sub-Committee would meet on April 6 to further refine the draft of the program.

ADJOURN

Chairman Tonore adjourned the meeting at 2:55 p.m.

ATTEST: _____ Todd Tonore, Chairman

Susana Marin, City Secretary