



CITY OF MANSFIELD

Economic Development
301 South Main Street,
Suite 100
Mansfield, TX 76063
www.mansfield-texas.com

Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, July 5, 2016

5:30 PM

MEDC Office - 301 S. Main St.

1. CALL MEETING TO ORDER

The meeting was called to order by Larry Klos at 5:30 PM.

Absent 2 - John Phillips and Tim Walker

Present 5 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton and Selim Fiagome

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[16-1905](#)

Approval of Regular Meeting Minutes for June 7, 2016

A motion was made by Brian Fuller to approve the regular meeting minutes of June 7, 2016. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 5 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 2 - John Phillips and Tim Walker

Abstain: 0

4. FINANCIALS

[16-1895](#)

Presentation of Monthly Financial Report for Period Ending May 31, 2016

There were no comments.

5. RECESS INTO EXECUTIVE SESSION

The meeting recessed into executive session at 5:31 PM.

Absent 1 - Tim Walker

Present 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

A. ADVICE FROM ITS ATTORNEY

1. Pending or contemplated litigation or a settlement offer including:
2. A matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the chapter.

B. REAL ESTATE DELIBERATION

- a. Possible purchase /exchange of certain properties for future development
- b. Purchase of Project 16-07, a 10.742 AC tract in the industrial community
- c. Sale of Project 16-11, a 12.39 AC tract on Heritage Parkway
- d. Purchase of Project 16-10
- e. Purchase of Project 16-16, an approximately 17 AC tract of land in the industrial area.

C. PERSONNEL MATTERS

D. SECURITY DEVICES

E. ECONOMIC DEVELOPMENT

1. Project 16-09, an existing manufacturing expansion
2. Staff update, board discussion, and possible action on Project 16-12
3. File 16-1911 Staff Report, Board Discussion and Possible Action Regarding Request for Extension for Hoffman Cabinets
4. Economic Development Project Update

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 7:00 PM.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Brian Fuller made the motion to approve funds for Project 16-09 not to exceed \$300,000 for infrastructure items. Seconded by Selim Fiagome. Motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

Brian Fuller made the motion to approve Project 16-12 reallocation for reimburseable expenses not to exceed \$400,000 with the following breakdown: not to exceed \$70,000 for sanitary sewer, not to exceed \$55,000 for eastern channel, not to exceed \$200,000 for northern channel, and not to exceed \$175,000 for mitigation credits for a total reimbursement not to exceed \$400,000. Seconded by John Phillips. Motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

Larry Klos made the motion to direct staff to move forward with acquisition of Project 16-10 not to exceed \$425,000. Seconded by Brian Fuller. Motion carried by the following vote:

Aye: 5 - Brian Fuller; Larry Klos; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 1 - Robert Putman

Larry Klos made the motion to approve File 16-1911 request for extension of existing economic development agreement for fire lane installation to March 31, 2020.

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

8. OLD BUSINESS

16-1863

Staff Report, Board Discussion and Possible Action on Request From Kroger to Consider Amendment to Economic Development Agreement

Larry Klos made the motion to approve File 16-1863 in the amount not to exceed \$44,100 of the original incentive. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

16-1911

Staff Report, Board Discussion and Possible Action Regarding Request for Extension for Hoffman Cabinets

Action taken during "Take Action Pursuant to Executive Session"

9. NEW BUSINESS

16-1907

Staff Report, Board Discussion and Possible Action Regarding Funding For Design and Engineering Services for Regency Pkwy

Brian Fuller made the motion to approve Project 16-1907 to authorize staff to allocate funding for design and engineering services for Regency Parkway in the amount not to exceed \$100,000. Seconded by Larry Klos. The motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

[16-1908](#)

Staff Report, Board Discussion and Possible Action Regarding Funding For Design and Engineering Services for Broad Street

Larry Klos made the motion to approve Project 16-1908 request to fund the design of Broad Street in the amount not to exceed \$500,000. Seconded by Brian Fuller. Motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton and Selim Fiagome

Nay: 0

Absent: 1 - Tim Walker

Abstain: 0

10. **BOARD MEMBER COMMENTS**

There were no comments.

11. **STAFF COMMENTS**

There were no comments.

12. **ADJOURNMENT**

Larry Klos adjourned the meeting at 7:12 PM.

Attest: Larry Klos, President