



# CITY OF MANSFIELD

1200 E Broad Street  
Mansfield, TX 76063  
mansfieldtexas.gov

## Meeting Minutes - Final

### Mansfield Economic Development Corporation

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Monday, December 9, 2024

5:00 PM

City Hall - Council Chambers  
1200 East Broad Street  
Mansfield, TX 76063

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#### 1. CALL MEETING TO ORDER

*Board President Simmons called the meeting to order at 5:00 p.m.*

**Absent** 2 - William Vivoni and Jim Vaszauskas

**Present** 5 - Nicole Zaitoon; Kent Knight; Todd Simmons; James Sellers and Lance Walker

#### 2. INVOCATION

*Kent Knight led the Invocation.*

#### 3. PLEDGE OF ALLEGIANCE

*Kent Knight led the Pledge of Allegiance.*

#### 4. TEXAS PLEDGE

#### 5. PUBLIC COMMENTS

*There were no public comments.*

#### 6. APPROVAL OF MINUTES

Approval of Regular Meeting Minutes for 9/3/24

**Approval of Minutes**

Approval of Regular Meeting Minutes for October 15, 2024

**Approval of Minutes**

#### 7. FINANCIALS

Presentation of the Monthly Financial Report for the Period Ending  
7/31/2024

Presentation of the Monthly Financial Report for the Period Ending

9/30/2024

Presentation of the Monthly Financial Report for the Period Ending  
10/31/2024

**8. RECESS INTO EXECUTIVE SESSION**

*Do not recess into Executive session.*

**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**

**C. PERSONNEL MATTERS**

**D. SECURITY DEVICES**

**E. ECONOMIC DEVELOPMENT**

**F. CRITICAL INFRASTRUCTURE**

**9. RECONVENE INTO REGULAR SESSION**

**10. TAKE ACTION PURSUANT TO EXECUTIVE SESSION**

**11. OLD BUSINESS**

**12. NEW BUSINESS**

Staff Report, Board Discussion and Possible Action Regarding a  
Second Amendment to an Economic Development Agreement with  
Admiral Legacy.  
**Approved**

Staff Report, Board Discussion and Possible Action Regarding the Land  
Transaction with Super Studios USA  
**Approved**

Staff Report, Discussion, and Possible Action Approving a First Amendment to the Economic Development Agreement and Contract of Sale with Lonejack, LLC  
**Approved**

Resolution - A Resolution Authorizing the Issuance and Sale of Mansfield Economic Development Corporation Sales Tax Revenue Bonds, Tax-Exempt New Series 2025; Prescribing the Form of Said Bonds; Providing for the Security for and Payment of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement, Paying Agent/Registrar Agreement and Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting other Provisions Relating to the Subject  
**Approved**

Enactment No: RE-4337-25

Resolution - A Resolution Authorizing the Issuance and Sale of Mansfield Economic Development Corporation Sales Tax Revenue Bonds, Taxable New Series 2025; Prescribing the Form of Said Bonds; Providing for The Security for and Payment of Said Bonds; Approving Execution and Delivery of a Bond Purchase Agreement, Paying Agent/Registrar Agreement and Bond Counsel Engagement Letter; Approving the Official Statement; and Enacting Other Provisions Relating to the Subject  
**Approved**

Enactment No: RE-4338-25

**13. BOARD MEMBER COMMENTS**

**14. STAFF COMMENTS**

*Project Manager Natalie Phelps informed the board that the next meeting will take place Tuesday, January 7 at 5:00 PM. Additionally, there will be a joint Board meeting on February 6, 2025 at the Grand View at 5:30 PM*

**15. ADJOURNMENT**

*A motion was made by president Simmons to adjourn the meeting at 6:07PM.  
Seconded by Nicole Zaitoon.*

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Todd Simmons, President  
ATTEST:

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Mitzy Shannon, Administrative Asst.  
MEDC

