



CITY OF MANSFIELD

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

Meeting Agenda

Mansfield Economic Development Corporation

Tuesday, January 7, 2020

5:30 PM

City Hall - Council Chambers

1. **CALL MEETING TO ORDER**

2. **PUBLIC COMMENTS**

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. Please refrain from "personal criticisms."

In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a blue or yellow "appearance card" located at the entry to the city council chambers and present it to the board president.

3. **APPROVAL OF MINUTES**

[19-3391](#)

Approval of Regular Meeting Minutes for December 3, 2019

Attachments: [MeetingMinutes 12-3-2019.pdf](#)

4. **FINANCIALS**

[19-3396](#)

Presentation of Monthly Financial Report for Period Ending 11-30-2019

Attachments: [Copy of MEDC Cash Report 11-30-2019.xlsx](#)

5. **RECESS INTO EXECUTIVE SESSION**

Pursuant to Section 551.071, Texas Government Code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law.

A. **ADVICE FROM ITS ATTORNEY**

Pursuant to Sec. 551.071 of the Texas Government code, the Board reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item, to receive advice from its attorney as permitted by law. In addition the Board may convene in executive session to discuss the following:

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.

1. Economic Development Agreement with LG Broad Cannon, LLC

B. REAL ESTATE DELIBERATION

Pursuant to Sec. 551.072, deliberation regarding the purchase, exchange, lease or value of real property.

1. Staff Update and Board Discussion Regarding Possible Land Swap For Mansfield International Business Park

C. PERSONNEL MATTERS

Pursuant to Sec. 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

D. SECURITY DEVICES

Pursuant to Sec. 551.076, deliberation regarding security personnel or devices.

E. ECONOMIC DEVELOPMENT

Pursuant to Sec. 551.087, deliberation regarding Economic Development Negotiations including (1) discussion or deliberation regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic negotiations; OR (2) deliberation of a financial or other incentive to a business prospect described in (1) above.

1. Staff Update and Board Discussion Regarding Project 19-02, Potential New Industrial Company

F. CRITICAL INFRASTRUCTURE

Pursuant to Sec. 418.183(f) of the Texas Government Code (Texas Disaster Act) regarding critical infrastructure.

6. RECONVENE INTO REGULAR SESSION

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

8. OLD BUSINESS

9. NEW BUSINESS

10. BOARD MEMBER COMMENTS

11. **STAFF COMMENTS**

12. **ADJOURNMENT**

CERTIFICATION

I certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall building, 1200 East Broad Street, of the City of Mansfield, Texas, in a place convenient and readily accessible to the general public at all times and said Agenda was posted on the following date and time: Friday, January 3, 2020, and remained so posted continuously for at least 72 hours preceding the schedule time of said meeting, in accordance with the Chapter 551 of the Texas Government Code.

MEDC Staff

Approved as to form



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 19-3391

Agenda Date: 1/7/2020

Version: 1

Status: Approval of Minutes

In Control: Mansfield Economic Development Corporation

File Type: Meeting Minutes

Title

Approval of Regular Meeting Minutes for December 3, 2019

Requested Action

Approve Regular Meeting Minutes for December 3, 2019

Recommendation

Approve Regular Meeting Minutes for December 3, 2019

Description/History

N/A

Justification

N/A

Funding Source

N/A

Prepared By

Natalie Phelps, MEDC



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Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, December 3, 2019

5:30 PM

City Hall - Council Chambers

1. CALL MEETING TO ORDER

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

Present 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Jason Jacobus

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[19-3320](#)

Approval of Regular Meeting Minutes for October 1, 2019

David Godin made the motion to approve the regular meeting minutes of October 1, 2019. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Jason Jacobus

Nay: 0

Abstain: 0

4. FINANCIALS

[19-3322](#)

Presentation of Monthly Financial Report for Period Ending 9/30/19

[19-3359](#)

Presentation of Monthly Financial Report for Period Ending 10/31/19

There were no comments.

9. NEW BUSINESS

[19-3368](#)

Staff Report, Board Discussion and Possible Action Regarding Awarding a Contract to Jackson Construction, Ltd. for Construction of Infrastructure Improvements for the Mansfield International Business Park, to Brittain and Crawford for Surveying, to Fugro for Materials Testing and Authorizing Funding in an Amount Not to Exceed \$5,300,000

Raymond Coffman answered board questions regarding the construction of the public infrastructure for the Mansfield International Business Park.

Larry Klos made the motion to approve the contracts relating to the Mansfield International Business Park infrastructure not to exceed \$5,300,000. Seconded by David Godin. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Jason Jacobus

Nay: 0

Abstain: 0

[19-3358](#)

Staff Report, Board Discussion and Possible Action on a request from 360 Crossroads, LP to amend their Economic Development Agreement to extend the date for obtaining the final CO to April 1, 2020

Larry Klos made the motion to extend the final CO date for Crossroads 360, LP from December 31, 2019 to April 1, 2020. Seconded by David Godin. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Jason Jacobus

Nay: 0

Abstain: 0

5. RECESS INTO EXECUTIVE SESSION

The meeting recessed into executive session at 5:37 pm.

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

1. Staff Report and Board Discussion Regarding Project 19-02, Potential New Industrial Company

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 5:57 pm.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

David Godin made the motion for Project 19-02 to authorize the board president to execute the term sheet as discussed in executive session. Seconded by Brian Fuller. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Jason Jacobus

Nay: 0

Abstain: 0

8. OLD BUSINESS

10. BOARD MEMBER COMMENTS

There were no comments.

11. STAFF COMMENTS

There were no comments.

12. ADJOURNMENT

Larry Klos adjourned the meeting at 5:59 pm.

Larry Klos, President



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STAFF REPORT

File Number: 19-3396

Agenda Date: 1/7/2020

Version: 1

Status: To Be Presented

In Control: Mansfield Economic Development Corporation

File Type: Financials

Title

Presentation of Monthly Financial Report for Period Ending 11-30-2019

Requested Action

Information only

Recommendation

Information only

Description/History

Presentation of Monthly Financial Report for Period Ending 11-30-2019

Justification

N/A

Funding Source

4A

Prepared By

Richard Nevins, Director, Economic Development 817-728-3652

Mansfield Economic Development Corporation
Period Ending November 30, 2019

Beginning Cash Balance 11-01-2019 **\$4,018,073**

Revenue:

Sales Tax Revenue \$614,844
 Interest Income \$1,326
 Misc Income (Land Sale)
 Total Monthly Revenue **\$616,170**

Adjusted Cash Balance **\$4,634,242**

Operating Expenses:

Administration \$58,561
 Promotion \$3,850
 Retention \$52
 Workforce Development \$0
 Total Operating Expenditures **\$62,463**

Debt Expense

Debt Service Payment (Principal & Interest) **\$0**

Project Expenditures:

Kimball Property \$285
 Cam Tech / PCX \$50,000
 UAC \$175,000
 Mansfield Industrial Park \$5,602
\$230,887

Total Monthly Expenditures **\$293,351**

Ending Cash Balance 11-30-2019 **\$4,340,892**

Proceeds From Bond Sale **\$6,000,000**

Total Cash **\$10,340,892**

Debt Expense

New Annual Total Debt Service - FY19 **\$2,657,375**
 (January and August)

Remaining Principal Debt Balance **\$26,775,000**