



# 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, February 7, 2023

5:30 PM

City Hall - Council Chambers

---

#### 1. CALL MEETING TO ORDER

*Vice President Vivoni called the meeting to order at 5:30 p.m.*

*Staff Present: Executive Director of Economic Development Jason Moore, Deputy City Manager Troy Lestina, Project Manager Theresa Ernest, and Assistant City Secretary Keera Seiger*

**Absent** 2 - David Godin and Nicole Zaitoon

**Present** 5 - William Vivoni; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

#### 2. PUBLIC COMMENTS

*There were no public comments.*

#### 3. APPROVAL OF MINUTES

[23-5192](#)

Approval of Regular Meeting Minutes for January 17, 2023

**A motion was made by Board Member Fresquez to approve the minutes of the January 17, 2023 Meeting. Seconded by Board Member Knight. The motion CARRIED by the following vote:**

**Aye:** 5 - William Vivoni; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 2 - David Godin and Nicole Zaitoon

**Abstain:** 0

[23-5193](#)

Approval of Regular Meeting Minutes for December 6, 2022

**A motion was made by Board Member Knight to approve the minutes of the December 6, 2022 Meeting. Seconded by Board Member Spaulding. The motion CARRIED by the following vote:**

**Aye:** 5 - William Vivoni; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 2 - David Godin and Nicole Zaitoon

Abstain: 0

4. **FINANCIALS**

[23-5179](#)

Presentation of Mansfield Economic Development Corporation Financials for November 2022 and December 2022

*Executive Director of Economic Development Jason Moore spoke on the financials for the months of November and December 2022. There were no questions or comments.*

5. **RECESS INTO EXECUTIVE SESSION**

*Vice President Vivoni recessed the meeting into Executive Session at 5:33 p.m.*

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**

ED Project # 22-18

ED Project # 22-24

ED Project # 22-27

F. **CRITICAL INFRASTRUCTURE**

6. **RECONVENE INTO REGULAR SESSION**

*Vice President Vivoni reconvened the meeting into Regular Session at 5:47 p.m.*

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

**A motion was made by Board Member Spaulding to approve Economic Development Project #22-27 pursuant to executive session, and authorize the president to execute the agreement upon consideration and approval by the City Council. Seconded by Board Member Simmons. The motion CARRIED by the following vote:**

**Aye:** 5 - William Vivoni; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 2 - David Godin and Nicole Zaitoon

**Abstain:** 0

**8. OLD BUSINESS**

**9. NEW BUSINESS**

[23-5177](#)

Staff Update, Board Discussion, and Possible Action on a Request to Fund Eligible Infrastructure Improvements in an Amount not to Exceed \$135,000 with Hoffman Cabinets

*Jason Moore spoke on the history of the agenda item and answered questions regarding the requested funding, property values, restrictions or additions to development and whether other incentives had been provided.*

**A motion was made by Board Member Knight to approve the request for funding as presented. Seconded by Board Member Simmons. The motion CARRIED by the following vote:**

**Aye:** 6 - William Vivoni; Nicole Zaitoon; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 1 - David Godin

**Abstain:** 0

[23-5178](#)

Staff Update, Board Discussion, and Possible Action Regarding Request to enter into an Economic Development Agreement and Sell Real Property to Super Studios Mansfield, LLC

*Jason Moore provided the update that agreements are still in the process of being finalized for this item.*

[23-5181](#)

Staff Update, Board Discussion, and Possible Action to Amend the Bylaws for the Mansfield Economic Development Corporation Board to Establish a Policy Regarding Consecutive Years of Service; the Appointment of its President; and its Purchasing Guidelines

*Jason Moore presented the background of this item and spoke on the amendments to the bylaws and the purchasing guidelines.*

**A motion was made by Secretary Zaitoon to approve the item. Seconded by**

**Board Member Simmons. The motion CARRIED by the following vote:**

**Aye:** 6 - William Vivoni; Nicole Zaitoon; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 1 - David Godin

**Abstain:** 0

**10. BOARD MEMBER COMMENTS**

*There were no comments from the Board Members.*

**11. STAFF COMMENTS**

[23-5182](#)

Staff Update and Board Discussion on a Calendar of Events to consider for 2023.

*Jason Moore spoke on MEDC support at the upcoming Monday, February 13, 2023 City Council meeting regarding the ballot proposition language and Super Studios project.*

**12. ADJOURNMENT**

**A motion was made by Board Member Knight to adjourn the meeting at 6:05 PM. Seconded by Secretary Zaitoon. The motion CARRIED by the following vote:**

**Aye:** 6 - William Vivoni; Nicole Zaitoon; Drew Spaulding; Juan Fresquez; Kent Knight and Todd Simmons

**Nay:** 0

**Absent:** 1 - David Godin

**Abstain:** 0

\_\_\_\_\_  
ATTEST: David Godin, Board President

\_\_\_\_\_  
Keera Seiger, Assistant City Secretary