



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, September 5, 2017

5:30 PM

MEDC Office - 301 S. Main St.

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**

[17-2453](#)

Approval of Regular Meeting Minutes for July 11, 2017

Attachments: [Meeting Minutes July 11 2017.pdf](#)

4. **FINANCIALS**

[17-2392](#)

Presentation of Monthly Financial Report For Period Ending 6/30/2017

Attachments: [MEDC Cash Report 6-30-2017.xlsx](#)

[17-2427](#)

Presentation of Monthly Financial Report for Period Ending 7/31/2017

Attachments: [MEDC Cash Report 7-31-2017.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.

B. REAL ESTATE DELIBERATION

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

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.

Staff Report and Discussion on Project 17-15, a company considering constructing a new industrial manufacturing facility

Staff Report and Discussion on Project 17-16, a manufacturing company considering locating to Mansfield within an existing facility

Staff Update and Discussion on Project 15-16, an Amended and Restated Performance Agreement with RMA Holdings, LLC

Staff Update and Discussion on Project 16-12, an agreement with Heritage Parkway Partners, LLC

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

[17-2411](#)

Possible action on Assignment, Assumption, and Consent Agreement

between MEDC, SJJH Mansfield, LLC, and Mansfield Station, LLC.

Attachments: [MEDC Letter 08.03.17.pdf](#)

[Assignment and Assumption Agreement FINAL.docx](#)

[SJJH EDA_signed.pdf](#)

[17-2428](#) Possible action on request for extension of deadline in 360 Crossroads, LP Economic Development Agreement for making capital investment

[17-2454](#) Possible action on request for extension of deadline in Ash Joint Venture, Ltd. Economic Development Agreement for making capital investment and obtaining qualified tenant

Attachments: [Ash Joint Venture 102 Sentry Extension.pdf](#)

[17-2455](#) Possible action on amendment to Performance Agreement with Backyard Come As You Are, LP.

[17-2456](#) Possible action on amendment to Development and 380 Agreement with Shops at Broad, LLC.

[17-2457](#) Possible action on agreement with Heritage Parkway Partners, LLC authorizing partial payment under existing Performance Agreement and terminating existing Performance Agreement

[17-2458](#) Possible action on request for extension of deadline in Southern Champion Tray, LP Economic Development Agreement for obtaining certificate of occupancy

Attachments: [SCT extension request.docx](#)

[17-2465](#) Possible action on Amended and Restated Performance Agreement with RMA Holdings, LLC

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, September 1, 2017, 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