



# CITY OF MANSFIELD

Economic Development  
301 South Main Street,  
Suite 100  
Mansfield, TX 76063  
[www.mansfield-texas.com](http://www.mansfield-texas.com)

## Meeting Agenda - Final-Addendum

### Mansfield Economic Development Corporation

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Tuesday, October 3, 2017

5:30 PM

City Hall - Council Chambers

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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**

[17-2487](#)

Approval of Regular Meeting Minutes for September 5, 2017

**Attachments:** [Meeting Minutes Sept. 5, 2017.pdf](#)

4. **FINANCIALS**

[17-2493](#)

Presentation of Monthly Financial Report for Period Ending 08/31/2017

**Attachments:** [Copy of MEDC Cash Report 8-31-2017 \(002\).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 Board Discussion on Project 17-11, a company considering constructing a new industrial manufacturing facility.

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

Staff Report and Board Discussion on Project 16-03A, a request to amend existing economic development agreement to improve industrial building located at 102 Sentry

**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**

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

[17-2510](#) Staff Update and Possible Action on Request from Ash Joint Venture to

Obtain Additional Assistance and Amend the Existing Economic  
Development Agreement

Attachments: [MEDC Amendment Letter for 102 Sentry Drive with Peyco Southwest Realty Oc  
102 Sentry EDA signed.pdf](#)

[17-2511](#) Staff Update and Board Discussion on Development of MEDC 155 Acres

9. **NEW BUSINESS**

[17-2524](#) Board discussion and possible action regarding a lease termination  
agreement on 208 Sentry Drive Mansfield TX with Stepp WCJ  
Investments, LLC

Attachments: [MEDCLeasetermination.doc](#)

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 29, 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.

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MEDC Staff

Approved as to form