



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, April 3, 2018

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**

[18-2655](#)

Approval of Regular Meeting Minutes for March 6, 2018

Attachments: [MeetingMinutes 3-6-18.pdf](#)

4. **FINANCIALS**

[18-2665](#)

Presentation of Monthly Financial Report for Period Ending 02/28/2018

Attachments: [Copy of MEDC Cash Report 2-28-2018.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.

a. Development of MEDC 170 Acres Mansfield International Business Park and Related Agreements with United Properties Southwest, LLC.

b. Acknowledgment, Consent, and Agreement Between MEDC, City of Mansfield, Shops at Broad, LLC, and Mansfield NLA, LLC, To Approve a Partial Assignment Under the Second Amended and Restated Development and 380 Agreement Between MEDC, City of Mansfield, and Shops at Broad, LLC.

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.

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

[18-2684](#) Staff Update, Board Discussion and Possible Action Regarding Project 17-19, Development of MEDC 170 Acres Mansfield International Business Park and Related Agreements with United Properties Southwest, LLC.

[18-2687](#) Board Discussion and Possible Action Regarding an Acknowledgment,

Consent, and Agreement between MEDC, City of Mansfield, Shops at Broad, LLC, and Mansfield NLA, LLC, to Approve a Partial Assignment Under the Second Amended and Restated Development and 380 Agreement Between MEDC, City of Mansfield and Shops at Broad, 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: Thursday, March 29, 2018, 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 East. Broad St.
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mansfieldtexas.gov

STAFF REPORT

File Number: 18-2655

Agenda Date: 4/3/2018

Version: 1

Status: Approval of Minutes

In Control: Mansfield Economic Development Corporation

File Type: Meeting Minutes

Title

Approval of Regular Meeting Minutes for March 6, 2018

Requested Action

Approve Regular Meeting Minutes for March 6, 2018

Recommendation

Approve Regular Meeting Minutes for March 6, 2018

Description/History

N/A

Justification

N/A

Funding Source

N/A

Prepared By

Natalie Phelps, MEDC



CITY OF MANSFIELD

Economic Development
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Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, March 6, 2018

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; Robert Putman; John Phillips; Randy Hamilton; Selim Fiagome and David Godin

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[18-2619](#)

Approval of Regular Meeting Minutes for January 22, 2018

David Godin made the motion to approve the January 22, 2018 minutes.

Seconded by Larry Klos. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton; Selim Fiagome and David Godin

Nay: 0

Abstain: 0

4. FINANCIALS

[18-2637](#)

Presentation of Monthly Financial Report For Period Ending 1/31/2018

[18-2648](#)

Presentation of Monthly Financial Report for Period Ending 12/31/2017

John Phillips made the motion to approve the monthly financial reports.

Seconded by Larry Klos. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton; Selim Fiagome and David Godin

Nay: 0

Abstain: 0

5. 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

Project 18-02, Deliberate and Discuss New or Amended Economic Development and Performance Agreement, Including Amended Financial and Business Incentives.

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 6:01 pm.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

No action was taken.

8. OLD BUSINESS

[18-2647](#)

Staff Update and Board Discussion on Project 17-19, Development of MEDC 170 Acres-Mansfield International Business Park; Possible Action to Approve Agreement with United Properties Southwest, LLC and Pacheco Koch Regarding Engineering Services.

Larry Klos made the motion to approve the agreement with UPS and Pacheco Koch for engineering services. Seconded by Brian Fuller. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton; Selim Fiagome and David Godin

Nay: 0

Abstain: 0

9. **NEW BUSINESS**

[18-2652](#)

Possible Action to Approve Agreement With GeoPics, Inc. Regarding Commercial Real Estate Property Data.

Larry Klos made the motion to authorize staff to negotiate and finalize the agreement for the MEDC Board President to sign. Seconded by Brian Fuller. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Randy Hamilton; Selim Fiagome and David Godin

Nay: 0

Abstain: 0

10. **BOARD MEMBER COMMENTS**

There were no comments.

11. **STAFF COMMENTS**

There were no comments.

12. **ADJOURNMENT**

Larry Klos adjourned the meeting at 6:04 pm.

Larry Klos, President



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STAFF REPORT

File Number: 18-2665

Agenda Date: 4/3/2018

Version: 1

Status: To Be Presented

In Control: Mansfield Economic Development Corporation

File Type: Financials

Title

Presentation of Monthly Financial Report for Period Ending 02/28/2018

Requested Action

Information only

Recommendation

Information only

Description/History

Presentation of Monthly Financial Report for Period Ending 02/28/2018

Justification

N/A

Funding Source

4A

Prepared By

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

Mansfield Economic Development Corporation
Period Ending February 28, 2018

Beginning Cash Balance 02-01-2018 **\$1,622,428**

Revenue:

Sales Tax Revenue	\$608,010
Oil and Gas Royalties	\$0
Interest Income	\$1,491
Misc Income	\$3,240
Total Monthly Revenue	<u>\$612,742</u>

Adjusted Cash Balance **\$2,235,170**

Operating Expenses:

Administration	\$51,961
Promotion	\$3,233
Retention	\$0
Workforce Development	\$0
Total Operating Expenditures	<u>\$55,194</u>

Debt Expense

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

Project Expenditures:

Antler Drive	\$29,565
John T. Evans Retail Project (Crossroads 360)	\$116,992
Kimball Property Updates	\$0
Heritage Left Turn Lane	\$374
Bway Corporation	\$220,000
Klein Tools	\$465,000
Mansfield International Business Park	<u>\$27,460</u>
Total Project Expenditures	\$859,391

Total Monthly Expenditures **\$914,585**

Ending Cash Balance 02-28-2018 **\$1,320,585**

Proceeds From Bond Sale \$6,000,000

Total Cash \$7,320,585

Debt Expense

New Annual Total Debt Service - FY18 \$2,201,040
(January and August)

Remaining Principal Debt Balance \$28,230,000



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STAFF REPORT

File Number: 18-2684

Agenda Date: 4/3/2018

Version: 1

Status: Old Business

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Staff Update, Board Discussion and Possible Action Regarding Project 17-19, Development of MEDC 170 Acres Mansfield International Business Park and Related Agreements with United Properties Southwest, LLC.

Requested Action

To be determined

Recommendation

To be determined

Description/History

Staff will provide an update on the engineering / design contract with United Properties Southwest, LLC for the roadway and utility infrastructure improvements for the Mansfield International Business Park.

Justification

Development of this property will provide sites for future large scale industrial buildings.

Funding Source

4A

Prepared By

Richard Nevins, Assistant Director, 817-728-3652



CITY OF MANSFIELD

1200 East. Broad St.
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STAFF REPORT

File Number: 18-2687

Agenda Date: 4/3/2018

Version: 1

Status: Old Business

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Title

Board Discussion and Possible Action Regarding an Acknowledgment, Consent, and Agreement between MEDC, City of Mansfield, Shops at Broad, LLC, and Mansfield NLA, LLC, to Approve a Partial Assignment Under the Second Amended and Restated Development and 380 Agreement Between MEDC, City of Mansfield and Shops at Broad, LLC.

Requested Action

Approval of partial assignment under the Second Amended and Restated Development and 380 Agreement between MEDC, City of Mansfield and Shops at Broad, LLC.

Recommendation

Approval of partial assignment under the Second Amended and Restated Development and 380 Agreement between MEDC, City of Mansfield and Shops at Broad, LLC

Description/History

The Shops at Broad, LLC is building the Academy Sports and Outdoors store. When the facility is complete Shops at Broad will transfer the underlying land and improvements to Academy. This assignment will facilitate that transaction. A copy of the assignment document will be available at the meeting.

Justification

Academy is a highly desirable tenant for the Shops at Broad.

Funding Source

4A

Prepared By

Richard Nevins, Assistant Director, 817-728-3652