



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, June 5, 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**

[18-2735](#)

Approval of Regular Meeting Minutes for May 1, 2018

Attachments: [MeetingMinutes 5-1-18.pdf](#)

4. **FINANCIALS**

[18-2742](#)

Presentation of MEDC Financial Report for Period Ending 4/30/2018

Attachments: [Copy of MEDC Cash Report 4-30-2018.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.

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.

1. Staff Update and Board Discussion Regarding Project 18-05, Hospitality Prospect
2. Staff Update and Board Discussion Regarding Project 18-06, Proposed Office/Warehouse Prospect
3. Staff Update and Board Discussion Regarding Project 18-11, Proposed Expansion of Existing Industrial Business

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

[18-2751](#)

Staff Update and Board Discussion Regarding MEDC Owned Property on Easy Drive

9. NEW BUSINESS

10. **BOARD MEMBER COMMENTS**

11. **STAFF COMMENTS**

[18-2752](#) Mansfield Economic Development Corporation 2018 Board Appointments

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, June 1, 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 E. Broad St.
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mansfieldtexas.gov

STAFF REPORT

File Number: 18-2735

Agenda Date: 6/5/2018

Version: 1

Status: Approval of Minutes

In Control: Mansfield Economic Development Corporation

File Type: Meeting Minutes

Title

Approval of Regular Meeting Minutes for May 1, 2018

Requested Action

Approve Regular Meeting Minutes for May 1, 2018

Recommendation

Approve Regular Meeting Minutes for May 1, 2018

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, May 1, 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.

Absent 2 - John Phillips and Selim Fiagome

Present 5 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton and David Godin

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[18-2706](#)

Approval of Regular Meeting Minutes for April 3, 2018

David Godin made the motion to approve the regular meeting minutes of April 3, 2018. Seconded by Larry Klos. The motion carried by the following vote:

Aye: 5 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton and David Godin

Nay: 0

Absent: 2 - John Phillips and Selim Fiagome

Abstain: 0

4. FINANCIALS

[18-2716](#)

Presentation of Monthly Financial Report For Period Ending 3/31/2018

There were no comments.

5. RECESS INTO EXECUTIVE SESSION

The meeting recessed into executive session at 5:31 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.

Seek Advice of Attorney Regarding Payment of Administrative Fees to United Properties Southwest Related to Proposed Development Services Contract.

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.

Absent 1 - John Phillips

Present 6 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton; Selim Fiagome and David Godin

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 6:18 pm.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

Larry Klos made the motion to authorize staff on Project 18-02 to finalize the proposal dated April 15, 2018 and authorize the Board to pursue the agreement and have the Board President sign the agreement. Seconded by David Godin. The motion carried by the following vote:

Aye: 6 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton; Selim Fiagome and David Godin

Nay: 0

Absent: 1 - John Phillips

Abstain: 0

8. OLD BUSINESS

[18-2724](#)

Staff Update, Board Discussion, and Possible Action Regarding Payment of Administrative Fees to United Properties Southwest Related to Proposed

Development Services Contract.

United Properties Southwest had two representatives, Gary Pickens and Dale Bullough, in attendance. Gary Pickens explained United Properties Southwest role in the development of the Mansfield International Business Park and answered questions from the Board.

Larry Klos made the motion for payment of United Properties Southwest fees. Seconded by David Godin. The motion failed by the following vote:

Aye: 0

Nay: 6 - Brian Fuller; Larry Klos; Robert Putman; Randy Hamilton; Selim Fiagome and David Godin

Absent: 1 - John Phillips

Abstain: 0

9. NEW BUSINESS

10. BOARD MEMBER COMMENTS

There were no comments.

11. STAFF COMMENTS

There were no comments.

12. ADJOURNMENT

Larry Klos adjourned the meeting at 6:36 pm.

Larry Klos, President



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STAFF REPORT

File Number: 18-2742

Agenda Date: 6/5/2018

Version: 1

Status: To Be Presented

In Control: Mansfield Economic Development Corporation

File Type: Financials

Title

Presentation of MEDC Financial Report for Period Ending 4/30/2018

Requested Action

Information only

Recommendation

Information only

Description/History

Presentation of MEDC Financial Report for Period Ending 4/30/2018

Justification

N/A

Funding Source

4A

Prepared By

Richard Nevins, Assistant Director, 817-728-3652

Mansfield Economic Development Corporation
Period Ending April 30, 2018

Beginning Cash Balance 04-01-2018 **\$1,622,739**

Revenue:

Sales Tax Revenue	\$414,335
Oil and Gas Royalties	\$0
Interest Income	\$1,914
Misc Income	\$0
Total Monthly Revenue	<u>\$416,249</u>

Adjusted Cash Balance **\$2,038,987**

Operating Expenses:

Administration	\$69,242
Promotion	\$2,328
Retention	\$0
Workforce Development	\$43
Total Operating Expenditures	<u>\$71,613</u>

Debt Expense

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

Project Expenditures:

Antler Drive - Retainage Release	\$63,921
Ash Joint Venture, Ltd	\$100,000
SJJH Mansfield LLC (Sprouts shopping center)	<u>\$18,984</u>
Total Project Expenditures	\$182,906

Total Monthly Expenditures **\$254,518**

Ending Cash Balance 04-30-2018 **\$1,784,469**

Proceeds From Bond Sale \$6,000,000

Total Cash \$7,784,469

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: 18-2751

Agenda Date: 6/5/2018

Version: 1

Status: Old Business

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Title

Staff Update and Board Discussion on MEDC Owned Property on Easy Drive

Requested Action

Information only

Recommendation

Information only

Description/History

On May 14th, the City Council voted 7 to 0 to officially rescind their March 5th approval of the development services contract with United Properties Southwest. This contract was for engineering, design and preparation of construction documents for the infrastructure for the proposed development of the 170 acres of MEDC owned land off Easy Drive. Staff is in the process of exploring other options and will advise the Board on our recommendations at a future meeting. In addition, the Mansfield Parks Facilities Development Corporation has expressed interest in acquiring 30 acres of the southernmost portion of the site for future park land. Staff will keep the Board informed as these discussions progress.

Justification

N/A

Funding Source

4A

Prepared By

Richard Nevins, Assistant Director, 817-728-3652



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STAFF REPORT

File Number: 18-2752

Agenda Date: 6/5/2018

Version: 1

Status: Staff Comments

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Title

Mansfield Economic Development Corporation 2018 Board Appointments

Requested Action

N/A

Recommendation

N/A

Description/History

Appointees to the Mansfield Economic Development Corporation Board serve two year terms.
The following members' terms expire September 30, 2018:

John Phillips
Selim Fiagome
David Godin

If you wish to seek reappointment, please contact MEDC or the City Secretary by June 30, 2018.

Justification

N/A

Funding Source

N/A

Prepared By

Laurie Fleiner, MEDC, 817-728-3653