



# 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

### Mansfield Economic Development Corporation

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Tuesday, April 2, 2019

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**

[19-3065](#)

Approval of Regular Meeting Minutes for March 11, 2019

**Attachments:** [MeetingMinutes 3-11-2019.pdf](#)

4. **FINANCIALS**

[19-3080](#)

Presentation of Monthly Financial Report for Period Ending 2/28/19

**Attachments:** [MEDC Cash Report 02-28-2019.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 19-01, New Medical Office Building on Regency Parkway.

**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**

**9. NEW BUSINESS**

**10. BOARD MEMBER COMMENTS**

**11. STAFF COMMENTS**

Discuss alternative dates for the May board meeting.

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, March 29, 2019, 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



# CITY OF MANSFIELD

1200 E. Broad St.  
Mansfield, TX 76063  
mansfieldtexas.gov

## STAFF REPORT

File Number: 19-3065

**Agenda Date:** 4/2/2019

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Mansfield Economic Development Corporation

**File Type:** Meeting Minutes

### Title

Approval of Regular Meeting Minutes for March 11, 2019

### Requested Action

Approve Regular Meeting Minutes for March 11, 2019

### Recommendation

Approve Regular Meeting Minutes for March 11, 2019

### Description/History

N/A

### Justification

N/A

### Funding Source

N/A

### Prepared By

Natalie Phelps, MEDC

## Meeting Minutes

### Mansfield Economic Development Corporation

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Monday, March 11, 2019

5:30 PM

City Hall - Council Chambers

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#### 1. CALL MEETING TO ORDER

*The meeting was called to order by Larry Klos at 5:30 pm.*

**Absent** 1 - Robert Putman

**Present** 6 - Brian Fuller; Larry Klos; Randy Hamilton; Selim Fiagome; David Godin and Anne Weydeck

#### 2. PUBLIC COMMENTS

#### 3. APPROVAL OF MINUTES

[19-3037](#)

Approval of Regular Meeting Minutes for February 5, 2019

David Godin made the motion to approve the regular meeting minutes of February 5, 2019. Seconded by Larry Klos. The motion carried by the following vote:

**Aye:** 6 - Brian Fuller; Larry Klos; Randy Hamilton; Selim Fiagome; David Godin and Anne Weydeck

**Nay:** 0

**Absent:** 1 - Robert Putman

**Abstain:** 0

#### 4. FINANCIALS

[19-3051](#)

Presentation of Monthly Financial Report for Period Ending 01-31-19

*There were no comments.*

#### 9. NEW BUSINESS

[19-3059](#)

Staff Report, Board Discussion and Possible Action on Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial, Ltd.

Matthew Nickson informed the Board of the reason for the request to reduce the capital investment. Nickson explained the quality of the product will be the same as previously discussed. They intend to build four buildings and exceed

\$8 million.

Daivd Godin made the motion for Project 18-20 to reduce the capital investment requirement from \$4.4 million to \$3 million. Seconded by Anne Weydeck. The motion carried by the following vote:

**Aye:** 6 - Brian Fuller; Larry Klos; Randy Hamilton; Selim Fiagome; David Godin and Anne Weydeck

**Nay:** 0

**Absent:** 1 - Robert Putman

**Abstain:** 0

## 8. OLD BUSINESS

### 19-3060

Staff Update, Board Discussion and Possible Action Regarding Requested Incentive Payment From Universal Air Conditioner, Inc. (UAC)

Brian Fuller made the motion to approve the full payment for File # 19-3060 (Universal Air Conditioner). Seconded by David Godin. The motion carried by the following vote:

**Aye:** 6 - Brian Fuller; Larry Klos; Randy Hamilton; Selim Fiagome; David Godin and Anne Weydeck

**Nay:** 0

**Absent:** 1 - Robert Putman

**Abstain:** 0

## 5. RECESS INTO EXECUTIVE SESSION

*The Board did not 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**

1. Staff Update and Board Discussion Regarding Project 18-20, Potential Incentives and Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial, Ltd Regarding Purchase of MEDC Land on Heritage Parkway for New Spec Warehouse.

**F. CRITICAL INFRASTRUCTURE**

**6. RECONVENE INTO REGULAR SESSION**

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

**10. BOARD MEMBER COMMENTS**

*There were no comments.*

**11. STAFF COMMENTS**

*There were no comments.*

**12. ADJOURNMENT**

*Larry Klos adjourned the meeting at 5:40 pm.*

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**Larry Klos, President**



# CITY OF MANSFIELD

1200 E. Broad St.  
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## STAFF REPORT

File Number: 19-3080

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**Agenda Date:** 4/2/2019

**Version:** 1

**Status:** To Be Presented

**In Control:** Mansfield Economic Development Corporation

**File Type:** Financials

### Title

Presentation of Monthly Financial Report for Period Ending 2/28/19

### Requested Action

Information only

### Recommendation

Information only

### Description/History

Presentation of Monthly Financial Report for Period Ending 2/28/19

### Justification

N/A

### Funding Source

4A

### Prepared By

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

**Mansfield Economic Development Corporation**  
**Period Ending February 28, 2019**

Beginning Cash Balance 02-01-2019 **\$2,320,084**

**Revenue:**

Sales Tax Revenue	645,971
Interest Income	1,786
Misc Income	
Total Monthly Revenue	<b>647,756</b>

Adjusted Cash Balance	<b>\$2,967,840</b>
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**Operating Expenses:**

Administration	70,909
Promotion	2,323
Retention	-
Workforce Development	-
Total Operating Expenditures	<b>73,232</b>

**Debt Expense**

<b>Debt Service Payment (Principal &amp; Interest)</b>	<b>\$0</b>
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**Project Expenditures:**

Kimball Property	\$0
Mansfield International Business Park	\$76,453
360 Crossroads, LP (John T. Evans)	<u>\$15,737</u>
Total Project Expenditures	<b>\$92,190</b>

Total Monthly Expenditures	<b>\$165,422</b>
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Ending Cash Balance 02-28-2019	<b>\$2,802,418.12</b>
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<b>Proceeds From Bond Sale</b>	<b>\$6,000,000</b>
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<b>Total Cash</b>	<b>\$8,802,418</b>
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**Debt Expense**

<b>New Annual Total Debt Service - FY19</b>	<b>\$2,657,375</b>
(January and August)	

<b>Remaining Principal Debt Balance</b>	<b>\$26,775,000</b>
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