



CITY OF MANSFIELD

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

Meeting Minutes - Draft

City Council - Revitalization of Historic Downtown Mansfield Sub-Committee

Monday, September 19, 2022

9:00 AM

City Hall

CALL TO ORDER

Chair Tonore called the meeting to order at 9:00 a.m.

Staff present: City Manager Joe Smolinski, Assistant City Manager Matt Jones, Director of Planning Jason Alexander, Historic Downtown Coordinator Nicolette Ricciuti, Assistant City Secretary Keera Seiger

Present 3 - Casey Lewis; Tamera Bounds and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Discussion Regarding the Downtown Master Plan

Dave Goodwin presented a proposed concept/mass model of Historic Downtown Mansfield which included Smith Street, Main Street, and Walnut Street. He presented various suggestions such as a two lane road on Main Street, an archway, raised crosswalks, widened sidewalks, outside seating, and bike lanes. The sub-committee discussed re-branding the downtown area, downtown strategic goals, a site plan and master plan creation for the southwest quadrant, and possible locations for Founder's Row. There was also discussion regarding the boundaries for the downtown master plan, Smith Street redevelopment, and the need for roadway connectivity.

Discussion Regarding the Tax Increment Reinvestment Zone #2

City Manager Joe Smolinski discussed the possible extension of the expiration date of the Tax Increment Reinvestment Zone #2 (TIRZ #2) and the need to reevaluate the TIRZ #2 project plan and determine what Council would like to include on the plan. Joe spoke on the possibility of decreasing the contribution to the TIRZ #2 from 100% to 50-75% and extending the life of the TIRZ #2 by 15 years.

Discussion Regarding Preservation of Historic Facade at 115 N Main St.

Historic Downtown Coordinator Nicolette Ricciuti presented the history of the building located at 115 N Main Street and discussed that the integrity of the historic brick is currently being evaluated. Nicolette spoke on options regarding the direction of the building facade such as replacing stucco over the existing brick or repairing and

reusing the historic brick and restoring the original facade from 1890. She also discussed grant funding options to present to the building owners to assist with the cost of the preservation of the historic facade, to which the sub-committee stated they will recommend to Council an award of \$25,000 to the owners for the restoration of the original facade from 1890.

RECESS INTO EXECUTIVE SESSION

The sub-committee did not recess into executive session.

Deliberation Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

Land Acquisition for Future Development

RECONVENE INTO REGULAR BUSINESS SESSION

ADJOURNMENT

Chair Tonore adjourned the meeting at 11:01 a.m.

ATTEST: Todd Tonore, Chair

Susana Marin, City Secretary