



CITY OF MANSFIELD

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

Meeting Minutes - Draft

TIF Reinvestment Zone Number One Board of Directors

Monday, September 26, 2022

2:00 PM

City Hall

CALL TO ORDER

Chair Broseh called the meeting to order at 2:01 p.m.

Staff present: City Manager Joe Smolinski, Deputy City Manager Shelly Lanners, Assistant City Manager Matt Jones, Chief Financial Officer Troy Lestina, Executive Director of Community Services Matt Young, Executive Director of Economic Development Jason Moore, Assistant City Secretary Keera Seiger

Absent 1 - Devan Allen

Present 5 - Alberto Mares; Larry Broseh; Mike Leyman; Michael Evans and Todd Tonore

CITIZEN COMMENTS

There were no citizen comments.

DISCUSSION ITEMS

Discussion Regarding a TIRZ Agreement with Stillwater Capital

Assistant City Manager Matt Jones spoke on the history of the previously approved agreement with Stillwater Capital and the updated funding reimbursement request that Stillwater has presented. Matt detailed the changes in the new request which included funding for the reimbursement of the burial of power lines, increasing the sidewalk to 8', and additional landscaping of a 6' screen wall to mimic Ladera, and answered sub-committee member questions. Stillwater representative Clay Roby spoke on the agreement, the updated funding reimbursement request and conversations that Stillwater has had with surrounding neighbors to the development and staff regarding landscaping. There was discussion regarding revised tree landscaping and the comparison of trees in the original plan and the current plan.

A motion was made by Sub-Committee Member Tonore to recommend approval to City Council of a \$3.8 million reimbursement to Stillwater Capital as projects are completed. Sub-Committee Member Evans seconded the motion. The motion CARRIED unanimously.

Discussion Regarding a Possible Extension of TIRZ #1

Matt Jones noted that staff would like to look into extending the lifetime of the TIRZ #1 as the true value of the TIRZ was not captured as it was intended. Staff would like to see the participation decrease from 65% to 50% in the extension of the TIRZ and is seeking direction from the TIRZ #1 Board on what they would like the project plan and

lifetime of the TIRZ to look like. Matt answered Board questions. City Manager Joe Smolinski spoke on extending the TIRZ and reducing the contribution. Maegan Smith, representative of Tarrant County, spoke on the county's contribution at 30%. Staff will move forward with researching what an extension of the TIRZ #1 and reduction in contribution would look like and will bring that information back to the Board.

ADJOURNMENT

Chair Broseh adjourned the meeting at 2:36 p.m.

ATTEST: Larry Broseh, Chair

Susana Marin, City Secretary