



CITY OF MANSFIELD

Economic Development
301 South Main Street,
Suite 100
Mansfield, TX 76063
www.mansfield-texas.com

Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, September 5, 2017

5:30 PM

MEDC Office - 301 S. Main St.

1. CALL MEETING TO ORDER

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

Absent 2 - Robert Putman and Randy Hamilton

Present 5 - Brian Fuller; Larry Klos; John Phillips; Selim Fiagome and David Godin

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[17-2453](#)

Approval of Regular Meeting Minutes for July 11, 2017

A motion was made by David Godin to approve the regular meeting minutes for July 11, 2017. Seconded by Brian Fuller. The motion carried by the following vote:

Aye: 5 - Brian Fuller; Larry Klos; John Phillips; Selim Fiagome and David Godin

Nay: 0

Absent: 2 - Robert Putman and Randy Hamilton

Abstain: 0

4. FINANCIALS

[17-2392](#)

Presentation of Monthly Financial Report for Period Ending June 30, 2017

There were no comments.

[17-2427](#)

Presentation of Monthly Financial Report for Period Ending July 31, 2017

There were no comments.

5. RECESS INTO EXECUTIVE SESSION

The meeting recessed into executive session at 5:30 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.

B. REAL ESTATE DELIBERATION

C. PERSONNEL MATTERS

D. SECURITY DEVICES

E. ECONOMIC DEVELOPMENT

Staff Report and Discussion on Project 17-15, a company considering constructing a new industrial manufacturing facility

Absent 1 - Randy Hamilton

Present 6 - Brian Fuller; Larry Klos; Robert Putman; John Phillips; Selim Fiagome and David Godin

Staff Report and Discussion on Project 17-16, a manufacturing company considering locating to Mansfield within an existing facility

Staff Update and Discussion on Project 15-16, an Amended and Restated Performance Agreement with RMA Holdings, LLC

Staff Update and Discussion on Project 16-12, an agreement with Heritage Parkway Partners, LLC

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 6:04 PM.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

David Godin made the motion to approve Project 17-16 to fund \$350,000 in building improvements for UTEX Industries. Seconded by John Phillips.
Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

8. OLD BUSINESS

17-2411

Possible action on Assignment, Assumption, and Consent Agreement between MEDC, SJJH Mansfield, LLC, and Mansfield Station, LLC.

Robert Putman made the motion to grant the assignment between MEDC, SJJH Mansfield, LLC and Mansfield Station, LLC. Seconded by Larry Klos. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

Enactment No: RE-3400-17

17-2428

Possible action on request for extension of deadline in 360 Crossroads, LP Economic Development Agreement for making capital investment

Larry Klos made the motion to extend the agreement to June 30, 2018. Seconded by Selim Fiagome. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

17-2454

Possible action on request for extension of deadline in Ash Joint Venture, Ltd. Economic Development Agreement for making capital investment and obtaining qualified tenant

John Phillips made the motion to extend the existing agreement to December 31, 2018. Seconded by Selim Fiagome. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

[17-2455](#)

Possible action on amendment to Performance Agreement with Backyard Come As You Are, LP.

Scott Welmaker explained the changes to the existing agreement that will be forthcoming. There will be no monetary changes. No action was taken.

[17-2456](#)

Possible action on amendment to Development and 380 Agreement with Shops at Broad, LLC.

Brian Fuller made the motion to approve the amendment to the Development and 380 agreement with Shops at Broad. Seconded by Larry Klos. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

[17-2457](#)

Possible action on agreement with Heritage Parkway Partners, LLC authorizing partial payment under existing Performance Agreement and terminating existing Performance Agreement

Larry Klos made the motion to enter into a new agreement with Heritage Parkway Partners and authorize partial payment of monies owed under the existing agreement in the amount of \$122,551.12 and terminating existing performance agreement upon transfer of title to RMA Holdings LLC dba AM-C. Seconded by John Phillips. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

[17-2458](#)

Possible action on request for extension of deadline in Southern Champion Tray, LP Economic Development Agreement for obtaining certificate of occupancy

Larry Klos made the motion to extend the existing agreement to December 31, 2017. Seconded by David Godin. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

Abstain: 0

[17-2465](#)

Possible action on Amended and Restated Performance Agreement with RMA Holdings, LLC

Larry Klos made the motion to approve the amended and restated performance agreement with RMA Holdings LLC for \$214,000. Seconded by Selim Fiagome. Motion carried by the following vote:

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

Nay: 0

Absent: 1 - Randy Hamilton

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 6:20 PM.

Larry Klos, President