



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, November 2, 2021

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 3 - Nicole Zaitoon; Drew Spaulding and Michael Fee

Present 4 - Larry Klos; Selim Fiagome; David Godin and William Vivoni

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[21-4348](#)

Approval of Regular Meeting Minutes for October 5, 2021

David Godin made the motion to approve the regular meeting minutes of October 5, 2021. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 4 - Larry Klos; Selim Fiagome; David Godin and William Vivoni

Nay: 0

Absent: 3 - Nicole Zaitoon; Drew Spaulding and Michael Fee

Abstain: 0

4. FINANCIALS

[21-4351](#)

Presentation of Monthly Financial Report For Period Ending 9/30/21 and Annual Cash Flow Statement

Richard Nevins advised the board the cash flow spreadsheet was attached for their review. No action was taken.

5. RECESS INTO EXECUTIVE SESSION

The meeting did not recess into executive session.

Absent 2 - Nicole Zaitoon and Michael Fee

Present 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

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

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

8. OLD BUSINESS

9. NEW BUSINESS

[21-4358](#)

Election of MEDC Board Officers

Larry Klos made the motion to appoint Selim Fiagome as the MEDC Board Vice President. Seconded by David Godin. The motion carried by the following vote:

Aye: 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

Nay: 0

Absent: 2 - Nicole Zaitoon and Michael Fee

Abstain: 0

David Godin made the motion to appoint Larry Klos as the MEDC Board President. Seconded by William Vivoni. The motion carried by the following

vote:

Aye: 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

Nay: 0

Absent: 2 - Nicole Zaitoon and Michael Fee

Abstain: 0

Larry Klos made the motion to appoint David Godin as the MEDC Board Secretary. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

Nay: 0

Absent: 2 - Nicole Zaitoon and Michael Fee

Abstain: 0

[21-4371](#)

Board Discussion and Possible Action on a Request to Fund \$950,000 in Improvements to Britton Road, Lone Star Road and S. 2nd Avenue

David Godin made the motion to approve funding not to exceed \$950,000 for improvements to Lone Star Road, Britton Road and S. 2nd Ave and find that the funding is an expenditure required for infrastructure necessary to promote or develop new or expanded businesses in the City. Seconded by Larry Klos. The motion carried by the following vote:

Aye: 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

Nay: 0

Absent: 2 - Nicole Zaitoon and Michael Fee

Abstain: 0

[21-4362](#)

Board Discussion and Possible Action Regarding Approval of Funding for Professional Services Contract With The Retail Coach, LLC

David Godin made the motion to approve funding for professional services contract with The Retail Coach, LLC not to exceed \$40,000. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 5 - Larry Klos; Selim Fiagome; David Godin; William Vivoni and Drew Spaulding

Nay: 0

Absent: 2 - Nicole Zaitoon and Michael Fee

Abstain: 0

10. **BOARD MEMBER COMMENTS**

Larry Klos encouraged the board to attend the veteran's program coming up and acknowledged the board members who have served in the military.

11. **STAFF COMMENTS**

Troy Lestina provided information to the board regarding sales tax analysis and offered to go into greater detail at the December board meeting.

Richard Nevins advised the next meeting will be December 7, 2021.

12. **ADJOURNMENT**

Larry Klos adjourned the meeting at 5:38 pm.

Larry Klos, President