



CITY OF MANSFIELD

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

Meeting Agenda

Mansfield Economic Development Corporation

Tuesday, September 3, 2019

5:30 PM

MEDC Conference Room - 301 S. Main St.

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**

[19-3233](#)

Approval of Regular Meeting Minutes for August 6, 2019

Attachments: [MeetingMinutes 8-6-2019.pdf](#)

4. **FINANCIALS**

[19-3244](#)

Presentation of Monthly Financial Report for Period Ending 7/31/19

Attachments: [Copy of MEDC Cash Report 07-31-2019.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 Report and Board Discussion Regarding Project 19-02, Potential New Industrial Company

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

[19-3247](#) Consider a Second Amendment to the Contract of Sale Between MEDC and Nickson Mansfield Industrial Ltd.

Attachments: [Second Amendment to Contract.pdf](#)

[19-3248](#) Consider an Amendment to the Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial Ltd.

10. **BOARD MEMBER COMMENTS**

11. **STAFF COMMENTS**

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, August 30, 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.

MEDC Staff

Approved as to form



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1200 E. Broad St.
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STAFF REPORT

File Number: 19-3233

Agenda Date: 9/3/2019

Version: 1

Status: Approval of Minutes

In Control: Mansfield Economic Development Corporation

File Type: Meeting Minutes

Title

Approval of Regular Meeting Minutes for August 6, 2019

Requested Action

Approve Regular Meeting Minutes for August 6, 2019

Recommendation

Approve Regular Meeting Minutes for August 6, 2019

Description/History

N/A

Justification

N/A

Funding Source

N/A

Prepared By

Natalie Phelps, MEDC



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Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, August 6, 2019

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 2 - Randy Hamilton and David Godin

Present 4 - Brian Fuller; Larry Klos; Robert Putman and Selim Fiagome

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[19-3201](#)

Approval of Regular Meeting Minutes for July 2, 2019

Brian Fuller made the motion to approve the regular meeting minutes of July 2, 2019. Seconded by Larry Klos. The motion carried by the following vote:

Aye: 4 - Brian Fuller; Larry Klos; Robert Putman and Selim Fiagome

Nay: 0

Absent: 2 - Randy Hamilton and David Godin

Abstain: 0

4. FINANCIALS

[19-3213](#)

Presentation of Monthly Financial Report for Period Ending 6/30/19

There were no comments.

5. RECESS INTO EXECUTIVE SESSION

The meeting recessed into executive session at 5:31 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

1. Acquisition of an Approximately 1.1 Acre Parcel Related to the Construction of Klein Tools Blvd.

C. PERSONNEL MATTERS

D. SECURITY DEVICES

E. ECONOMIC DEVELOPMENT

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 5:42 pm.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

No action was taken.

8. OLD BUSINESS

[19-3217](#)

Staff Update, Board Discussion, and Possible Action Regarding Request to Extend Completion Date for Sellmark Corporation Expansion

Larry Klos made the motion to extend the completion date for Sellmark Corporation Expansion to December 31, 2020. Seconded by Brian Fuller. The motion carried by the following vote:

Aye: 4 - Brian Fuller; Larry Klos; Robert Putman and Selim Fiagome

Nay: 0

Absent: 2 - Randy Hamilton and David Godin

Abstain: 0

9. NEW BUSINESS

[19-3216](#)

Staff Report, Board Discussion and Possible Action on the Application for Plat Approval for the MEDC Property at Easy Drive and 7th Avenue

Brian Fuller made the motion to authorize the Board President to execute the Approval of the Plat Application for the MEDC property at Easy Drive and 7th Avenue. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 4 - Brian Fuller; Larry Klos; Robert Putman and Selim Fiagome

Nay: 0

Absent: 2 - Randy Hamilton and David Godin

Abstain: 0

10. BOARD MEMBER COMMENTS

There were no comments

11. STAFF COMMENTS

Richard Nevins informed the board the next meeting would be September 3, 2019, the day after Labor Day. Board members agreed to keep the board meeting as scheduled.

12. ADJOURNMENT

Larry Klos adjourned the meeting at 5:44 pm.

Larry Klos, President



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STAFF REPORT

File Number: 19-3244

Agenda Date: 9/3/2019

Version: 1

Status: To Be Presented

In Control: Mansfield Economic Development Corporation

File Type: Financials

Title

Presentation of Monthly Financial Report for Period Ending 7/31/19

Requested Action

Information only

Recommendation

Information only

Description/History

Presentation of Monthly Financial Report for Period Ending 7/31/19

Justification

N/A]

Funding Source

4A

Prepared By

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

Mansfield Economic Development Corporation
Period Ending July 31, 2019

Beginning Cash Balance 07-01-2019 **\$3,496,808**

Revenue:

Sales Tax Revenue \$477,803
 Interest Income \$0
 Misc Income
 Total Monthly Revenue **\$477,803**

Adjusted Cash Balance **\$3,974,611**

Operating Expenses:

Administration \$38,073
 Promotion \$0
 Retention \$51
 Workforce Development \$0
 Total Operating Expenditures **\$38,124**

Debt Expense

Debt Service Payment (Principal & Interest) **\$2,079,208**

Project Expenditures:

Kimball Property \$51
 Mansfield International Business Park \$3,096
 Total Project Expenditures **\$3,147**

Total Monthly Expenditures **\$2,120,479**

Ending Cash Balance 07-31-2019 **\$1,854,132**

Proceeds From Bond Sale **\$6,000,000**

Total Cash **\$7,854,132**

Debt Expense

New Annual Total Debt Service - FY19 **\$2,657,375**

(January and August)

Remaining Principal Debt Balance **\$26,775,000**



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STAFF REPORT

File Number: 19-3247

Agenda Date: 9/3/2019

Version: 1

Status: New Business

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Agenda Number:

Title

Consider a Second Amendment to the Contract of Sale Between MEDC and Nickson Mansfield Industrial, Ltd.

Requested Action

Consider approving the second amendment to the Contract of Sale between MEDC and Nickson Mansfield Industrial, Ltd.

Recommendation

Approve the Second Amendment to the Contract of Sale Between MEDC and Nickson Mansfield Industrial, Ltd.

Description/History

On March 11, 2019 the MEDC Board approved the sale of approximately 8.7 acres of land to Nickson Industrial Warehouses for the purpose of constructing a minimum of 2 office/warehouse buildings with a minimum capital investment of \$3mm. On May 30, 2019, an amendment was executed extending the closing date by 30 days to September 23, 2019. Nickson is now requesting the name of the entity purchasing the property be changed to Nickson Heritage Industrial. LLC. An amendment has been prepared reflecting this change and staff is seeking approval for the Board for the President to execute this amendment.

Justification

The sale of this land will allow Nickson to construct new facilities resulting in additional property tax revenue and the creation of jobs in the City of Mansfield.

Funding Source

4A

Prepared By

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

SECOND AMENDMENT TO
CONTRACT OF SALE

Date: August 28, 2019

Contract

Date: March 26, 2019

Seller: Mansfield Economic Development Corporation, a Texas non-profit corporation

Buyer: Nickson Mansfield Industrial Ltd., a Texas limited partnership

Property: 9.288 acres of land in the Milton Gregg Survey, Abstract Number 555, City of Mansfield, Tarrant County, Texas;

Amendment: Amendment to Contract of Sale dated May 23, 2019

In consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), Buyer and Seller agree to further amend the Contract, and it is hereby agreed that:

1. For all purposes of the Contract, "Buyer" shall be, and is hereby amended to be, Nickson Heritage Industrial, LLC, a Texas limited liability company.
2. The Contract and all of the terms and conditions thereof, as amended by the Amendment and as hereby further amended, remain in full force and effect.

Mansfield Economic Development Corporation

Larry Klos, President

Nickson Mansfield Industrial, Ltd.
By: Tara Builders, LLC, its general partner

Charles G. Nickson, President

Nickson Heritage Industrial, LLC

Charles G. Nickson, Manager



CITY OF MANSFIELD

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STAFF REPORT

File Number: 19-3248

Agenda Date: 9/3/2019

Version: 1

Status: New Business

In Control: Mansfield Economic Development Corporation

File Type: Discussion Item

Title

Consider an Amendment to the Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial Ltd.

Requested Action

Consider Approving an Amendment to the Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial Ltd.

Recommendation

Approve an Amendment to the Economic Development and Performance Agreement between MEDC and Nickson Mansfield Industrial Ltd.

Description/History

On March 11, 2019 the MEDC Board approved the sale of approximately 8.7 acres of land to Nickson Industrial Warehouses for the purpose of constructing a minimum of 2 office/warehouse buildings with a minimum capital investment of \$3mm. This transaction required the execution of an Economic Development and Performance Agreement. Nickson has requested that the name of the entity purchasing the property be changed to Nickson Heritage Industrial, LLC. There is also an item on this agenda requesting an amendment to the Contract of Sale for this same change. Staff is seeking approval for the Board for the President to execute the Amended Economic Development and Performance Agreement.

Justification

The sale of this land will allow Nickson to construct new facilities resulting in additional property tax revenue and the creation of jobs in the City of Mansfield.

Funding Source

4A

Prepared By

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