



# 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, June 2, 2020

5:30 PM

Virtual Meeting via Google Meet

The public may access the meeting via the following link: [meet.google.com/spy-fcbx-ftn](https://meet.google.com/spy-fcbx-ftn)  
Join by phone +1 984-212-2475 PIN: 443 460 869#

1. **CALL MEETING TO ORDER**

2. **APPROVAL OF MINUTES**

[20-3542](#) Approval of Regular Meeting Minutes for April 7, 2020

*Attachments:* [MeetingMinutes 4-7-2020.pdf](#)

3. **FINANCIALS**

[20-3566](#) Presentation of Monthly Financial Report for Period Ending 3/31/2020

*Attachments:* [MEDC Cash Report 03-31-2020 \(1\).xlsx](#)

[20-3568](#) Presentation of Monthly Financial Report for Period Ending 4/30/2020

*Attachments:* [MEDC Cash Report 04-30-2020 \(1\).xlsx](#)

4. **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.*

**F. CRITICAL INFRASTRUCTURE**

*Pursuant to Sec. 418.183(f) of the Texas Government Code (Texas Disaster Act) regarding critical infrastructure.*

**5. RECONVENE INTO REGULAR SESSION**

**6. TAKE ACTION PURSUANT TO EXECUTIVE SESSION**

**7. OLD BUSINESS**

[20-3571](#) Staff Update on Straumann Manufacturing Project

[20-3574](#) Staff Update on Progress of Infrastructure Construction on MEDC 155 Acres

**8. NEW BUSINESS**

**9. BOARD MEMBER COMMENTS**

**10. STAFF COMMENTS**

**11. 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, May 29, 2020, 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.

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MEDC Staff

Approved as to form



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mansfieldtexas.gov

## STAFF REPORT

File Number: 20-3542

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**Agenda Date:** 6/2/2020

**Version:** 1

**Status:** Approval of Minutes

**In Control:** Mansfield Economic Development Corporation

**File Type:** Meeting Minutes

### **Title**

Approval of Regular Meeting Minutes for April 7, 2020

### **Requested Action**

Approve Regular Meeting Minutes for April 7, 2020

### **Recommendation**

Approve Regular Meeting Minutes for April 7, 2020

### **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, April 7, 2020

5:30 PM

Virtual Meeting via Zoom

#### Amended Agenda

#### Join Zoom Meeting

<https://zoom.us/j/2343648422?pwd=R2d6elc1aFdyK1QxY0JtUHQ2ZVA1Zz09>

Meeting ID: 234 364 8422      Password: 871500

877 853 5247 US Toll-free      888 788 0099 US Toll-free

#### 1. CALL MEETING TO ORDER

*The meeting was called to order by Larry Klos at 5:44 pm.*

**Present** 6 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni and Timothy Schipper

#### 2. PUBLIC COMMENTS

*There were no comments.*

#### 3. APPROVAL OF MINUTES

[20-3426](#)

Approval of Regular Meeting Minutes for January 7, 2020

**David Godin made the motion to approve the regular meeting minutes of January 7, 2020. Seconded by Larry Klos. The motion carried by the following vote:**

**Aye:** 6 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni and Timothy Schipper

**Nay:** 0

**Abstain:** 0

#### 4. FINANCIALS

*There were no comments.*

[20-3429](#)

Presentation of Monthly Financial Report for Period Ending 12/31/19

[20-3469](#)

Presentation of Monthly Financial Report for Period Ending 01/31/2020

[20-3503](#)

Presentation of Monthly Financial Report for Period Ending 02/29/20.

**5. RECESS INTO EXECUTIVE SESSION**

*The meeting recessed into executive session at 5:44 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.

1. Economic Development Agreement with LG Broad Cannon, LLC

**B. REAL ESTATE DELIBERATION**

**C. PERSONNEL MATTERS**

**D. SECURITY DEVICES**

**E. ECONOMIC DEVELOPMENT**

1. Staff Update and Board Discussion Regarding Project 19-02, Potential New Industrial Company

**F. CRITICAL INFRASTRUCTURE**

**6. RECONVENE INTO REGULAR SESSION**

*The meeting reconvened into regular session at 5:50 pm.*

**7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION**

**Brian Fuller made the motion for Project 19-02 to approve the terms of the agreement as presented in executive session. Seconded by Larry Klos. The motion carried by the following vote:**

**Aye:** 6 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni and Timothy Schipper

**Nay:** 0

**Abstain:** 0

**8. OLD BUSINESS**

[20-3479](#)

Staff Update, Board Discussion and Possible Action Regarding Project 15-09 Hoffman Cabinets Request for Extension

**Larry Klos made the motion to extend the deadline to September 30, 2020 for Project 15-09, Hoffman Cabinets. Seconded by Brian Fuller. The motion carried by the following vote:**

**Aye:** 6 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni and Timothy Schipper

**Nay:** 0

**Abstain:** 0

9. **NEW BUSINESS**

10. **BOARD MEMBER COMMENTS**

*There were no comments.*

11. **STAFF COMMENTS**

*Richard Nevins advised that due to the current situation, MEDC will hold a virtual meeting only if there is an action item that requires a vote. Board approved the decision.*

12. **ADJOURNMENT**

*Larry Klos adjourned the meeting at 5:54 pm.*

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**Larry Klos, President**



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## STAFF REPORT

File Number: 20-3566

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**Agenda Date:** 6/2/2020

**Version:** 1

**Status:** To Be Presented

**In Control:** Mansfield Economic Development Corporation

**File Type:** Financials

### **Title**

Presentation of Monthly Financial Report For Period Ending 3/31/2020

### **Requested Action**

Information only

### **Recommendation**

Information only

### **Description/History**

Presentation of Monthly Financial Report for Period Ending 3/31/20

### **Justification**

N/A

### **Funding Source**

4A

### **Prepared By**

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



**Mansfield Economic Development Corporation**  
**Period Ending March 31, 2020**

Beginning Cash Balance 03-01-2020 **\$5,031,109**

**Revenue:**

Sales Tax Revenue \$496,013  
 Interest Income \$0  
 Total Monthly Revenue **\$496,013**

Adjusted Cash Balance **\$5,527,122**

**Operating Expenses:**

Administration \$54,725  
 Promotion \$6,100  
 Retention \$0  
 Workforce Development \$0  
 Total Operating Expenditures **\$60,825**

**Debt Expense**

**Debt Service Payment ( Interest) **\$0****

**Project Expenditures:**

Southern Champion Tray \$130,000  
 360 Crossroads, LP \$28,938  
 Hoffman Cabinets \$160,000  
 Kimball Property \$0  
**\$318,938**

Total Monthly Expenditures **\$379,763**

Ending Cash Balance 03-31-2020 **\$5,147,359**

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

**Total Cash **\$11,147,359****

**Debt Expense**

**New Annual Total Debt Service - FY20 **\$2,657,375****  
 (January and August)

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



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## STAFF REPORT

File Number: 20-3568

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**Agenda Date:** 6/2/2020

**Version:** 1

**Status:** To Be Presented

**In Control:** Mansfield Economic Development Corporation

**File Type:** Financials

### **Title**

Presentation of Monthly Financial Report for Period Ending 04/30/2020

### **Requested Action**

Information only

### **Recommendation**

Information only

### **Description/History**

Presentation of Monthly Financial Report for Period Ending 04/30/2020

### **Justification**

N/A

### **Funding Source**

4A

### **Prepared By**

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

**Mansfield Economic Development Corporation**  
**Period Ending April 30, 2020**

Beginning Cash Balance 04-01-2020 **\$5,145,569**

**Revenue:**

Sales Tax Revenue \$459,590  
Interest Income \$0  
Total Monthly Revenue **\$459,590**

Adjusted Cash Balance **\$5,605,159**

**Operating Expenses:**

Administration \$57,981  
Promotion \$0  
Retention \$0  
Workforce Development \$0  
Total Operating Expenditures **\$57,981**

**Debt Expense**

**Debt Service Payment ( Interest) **\$0****

**Project Expenditures:**

Kimball Property \$190  
**\$190**

Total Monthly Expenditures **\$58,171**

Ending Cash Balance 04-30-2020 **\$5,546,988**

Proceeds From Bond Sale \$6,000,000  
MIBP Construction \$254,632  
**Remaining Proceeds From Bond Sale **\$5,745,368****

**Total Cash **\$11,292,356****

**Debt Expense**

**New Annual Total Debt Service - FY20 **\$2,657,375****  
(January and August)

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



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## STAFF REPORT

File Number: 20-3571

**Agenda Date:** 6/2/2020

**Version:** 1

**Status:** Old Business

**In Control:** Mansfield Economic Development Corporation

**File Type:** Discussion Item

### **Title**

Staff Update on Straumann Manufacturing Project

### **Requested Action**

No action required - Information only

### **Recommendation**

Information only

### **Description/History**

The Economic Development Agreement with Straumann Manufacturing has now been fully executed by all parties. They submitted their initial site plan to the City for review on May 4th. Straumann expects to begin construction later this year and a groundbreaking ceremony will be scheduled. Staff will continue to keep the Board updated on the progress of this project.

### **Justification**

N/A

### **Funding Source**

4A

### **Prepared By**

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



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## STAFF REPORT

File Number: 20-3574

**Agenda Date:** 6/2/2020

**Version:** 1

**Status:** Old Business

**In Control:** Mansfield Economic Development Corporation

**File Type:** Discussion Item

### Title

Staff Update on Progress of Infrastructure Construction on MEDC 155 Acres

### Requested Action

No Action Required - Information only

### Recommendation

Information only.

### Description/History

As you know, in January of this year construction began on the infrastructure improvements to the 155 acres of land owned by MEDC adjacent to Klein Tools, which we refer to as Mansfield International Business Park. The construction is progressing as expected with estimated completion in late December. The site has been cleared. Earthwork and utility construction, including water and sanitary sewer are currently in progress. Pavement is not expected to be installed until October after all of the underground utilities are in.

There has been strong interest in the property since construction began. There is a cold storage project, a Fortune 50 company distribution center, and a large 800k sq. ft. manufacturer who are all conducting due diligence on the site. There is one project that has progressed to the point of requesting that we execute a Non-Disclosure Agreement, however, that project has temporarily been suspended due to the pandemic, but expected to resume soon. This project would require all 155 acres.

### Justification

N/A

### Funding Source

4A

### Prepared By

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