



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, May 4, 2021

5:30 PM

City Hall - Council Chambers

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**

[21-4035](#)

Approval of Regular Meeting Minutes for April 6, 2021

Attachments: [MeetingMinutes 4-6-2021.pdf](#)

4. **FINANCIALS**

[21-4053](#)

Presentation of Monthly Financial Report for Period Ending 03/31/2021

Attachments: [MEDC Cash Report 03-31-2021.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.

1. Project 21 -14, Staff Report and Board Discussion Regarding Possible Acquisition of Property For Commercial Development
2. Project 21-15, Staff Report and Board Discussion Regarding Possible Acquisition of Land For Commercial Development

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 Update and Board Discussion Regarding Incentives for Straumann Manufacturing, Inc.

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

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, April 30, 2021, 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



CITY OF MANSFIELD

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

STAFF REPORT

File Number: 21-4035

Agenda Date: 5/4/2021

Version: 1

Status: Approval of Minutes

In Control: Mansfield Economic Development Corporation

File Type: Meeting Minutes

Title

Approval of Regular Meeting Minutes for April 6, 2021

Requested Action

Approve Regular Meeting Minutes for April 6, 2021

Recommendation

Approve Regular Meeting Minutes for April 6, 2021

Description/History

N/A

Justification

N/A

Funding Source

N/A

Prepared By

Natalie Phelps, MEDC



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Economic Development
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Meeting Minutes

Mansfield Economic Development Corporation

Tuesday, April 6, 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.

Present 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

2. PUBLIC COMMENTS

There were no comments.

3. APPROVAL OF MINUTES

[21-3984](#)

Approval of Regular Meeting Minutes for March 2, 2021

David Godin made the motion to approve the regular meeting minutes of March 2, 2021. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

Nay: 0

Abstain: 0

[21-4012](#)

Approval of Special Meeting Minutes for March 29, 2021

David Godin made the motion to approve the special meeting minutes of March 29, 2021. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

Nay: 0

Abstain: 0

4. FINANCIALS

[21-3996](#)

Presentation of Monthly Financial Report for Period Ending 02/28/2021

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

C. PERSONNEL MATTERS

D. SECURITY DEVICES

E. ECONOMIC DEVELOPMENT

1. Staff Update and Board Discussion Regarding Project 21-12, Proposed Expansion of Existing Industrial Business

2. Staff Update and Board Discussion Regarding Project 21-13, Proposed Medical Office

F. CRITICAL INFRASTRUCTURE

6. RECONVENE INTO REGULAR SESSION

The meeting reconvened into regular session at 5:55 pm.

7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION

David Godin made the motion to approve the incentive request for Project 21-12 not to exceed \$350,000 for fire lane, fire suppression, site utilities, and building enhancements. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

Nay: 0

Abstain: 0

Brian Fuller made the motion to approve the incentive request for Project 21-13 not to exceed \$350,000 for fire lanes, fire lines, and fire hydrants. Seconded by David Godin. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

Nay: 0

Abstain: 0

8. OLD BUSINESS

9. NEW BUSINESS

[21-4003](#)

Staff Report, Board Discussion and Possible Action Regarding Approval Of Exclusive Real Estate Listing Agreement with Jones Lang LaSalle Brokerage, Inc for MEDC Owned Property Near the Corner of Easy Drive and 7th Avenue.

Larry Klos made the motion to approve the Exclusive Real Estate Listing Agreement with Jones Lang LaSalle Brokerage, Inc. for MEDC owned property near the corner of Easy Drive and 7th Avenue. Seconded by Selim Fiagome. The motion carried by the following vote:

Aye: 7 - Brian Fuller; Larry Klos; Selim Fiagome; David Godin; William Vivoni; Timothy Schipper and Nicole Zaitoon

Nay: 0

Abstain: 0

10. BOARD MEMBER COMMENTS

There were no comments.

11. STAFF COMMENTS

There were no comments.

12. ADJOURNMENT

Larry Klos adjourned the meeting at 5:58 pm.

Larry Klos, President



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STAFF REPORT

File Number: 21-4053

Agenda Date: 5/4/2021

Version: 1

Status: To Be Presented

In Control: Mansfield Economic Development Corporation

File Type: Financials

Title

Presentation of Monthly Financial Report for Period Ending 03/31/2021

Requested Action

Information only

Recommendation

Information only

Description/History

Presentation of Monthly Financial Report for Period Ending 03/31/2021

Justification

N/A

Funding Source

4A

Prepared By

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

Mansfield Economic Development Corporation
Period Ending March 31, 2021

Beginning Cash Balance 3-01-2021 **\$13,144,524**

Revenue:

Sales Tax Revenue	\$557,919
Interest Income	<u>\$19</u>
Sale of MIBP Land	<u>\$0</u>
Total Monthly Revenue	\$557,938

Adjusted Cash Balance **\$13,702,462**

Operating Expenses:

Administration	\$63,629
Promotions	\$4,121
Retention	\$0
Workforce Development	<u>\$0</u>
Total Operating Expenditures	\$67,750

Debt Expense

Debt Service Payment **\$0**

Project Expenditures:

Klein Tools	\$500,000
Hoffman Cabinets	\$160,000
Kimball Property	<u>\$95</u>
	\$660,095

Total Monthly Expenditures **\$727,845**

Ending Cash Balance 3-31-2021 **\$12,974,617**

Proceeds From Bond Sale - Remaining Balance \$948,822

MIBP Construction \$5,000

Remaining Proceeds From Bond Sale **\$943,822**

Total Cash **\$13,918,439**

Debt Expense

New Annual Total Debt Service - FY21 **\$2,663,484**

(January and August)

Remaining Principal Debt Balance **\$23,430,000**