Mansfield Park Facilities Development Corporation - Regular Meeting
July 8, 2025 - 6:00 PM
Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. CITIZEN 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. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Administrative Assistant prior to the start of the meeting.

3. 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. Consultation with City Attorney to Seek Advice About Pending or Contemplated Litigation, a Settlement Offer, or on a Matter in Which the Duty of the City Attorney to the City's Governmental Body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas Clearly Conflicts with Chapter 551 of the Texas Government Code Pursuant to 551.071

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

- **i.** Park Project #01-21-01
- **ii.** Park Project #08-22-01
- **iii.** Park Project #04-23-01
- **iv.** LA #25-04

4. RECONVENE INTO REGULAR SESSION

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

6. APPROVAL OF MINUTES

25-917 Approval of Regular Meeting Minutes - June 19, 2025
Presenters:
Attachments:
1. 6-19-2025

7. STAFF COMMENTS

A. Executive Director or Authorized Representative

- **i.** Current/Future Agenda Items
- **ii.** Executive Director Updates
- **iii.** Departmental Updates

8. PUBLIC HEARING

25-919 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving the Sale of Approximately 2.24 Acres of Parkland; Authorizing the Board President to Execute any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution
2. Exhibit A

9. NEW BUSINESS

25-920 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Amendment Number One to Agreement of Lease Between the City of Mansfield, Texas, the Mansfield Park Facilities Development Corporation, and CF Mansfield National Arcis, LLC; Consenting to a Sublease Between CF Mansfield National Arcis, LLC and KJ Choi Foundation; Authorizing the Board President to Execute any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.

Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution
2. Exhibit - MNGC - First Amendment

10. WORK SESSION
FY2025-2026 Budget Update

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

12. INFORMATIONAL ITEMS

13. ADJOURN

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 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: Thursday, July 3, 2025, by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

____

Sarah Speer, Administrative Assistant II
Parks and Recreation

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-

2989.

Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
June 19, 2025 - 6:00 PM
Final
Multipurpose Room
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Scot Bowman, President, called the meeting to order at 6:00 PM.

Present: Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Absent: Lindsay Cadenhead, Lance Hood, Jessica Ng-Hinojosa

2. CITIZEN 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. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Board as they are not able to do so. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Administrative Assistant prior to the start of the meeting.

None

3. 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.

Scot Bowman, President, recessed into Executive Session at 6:01 PM.

A. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. Seek Advice of City Attorney Regarding Public/Private Partnerships

B. Discussion Regarding Possible Purchase, Exchange, Lease, or Value of Real Property Pursuant to Section 551.072

i. LA #25-04
ii. Park Project #01-21-01

iii. Park Project #08-22-01

4. RECONVENE INTO REGULAR SESSION

Scot Bowman, President, reconvened the Regular Meeting at 6:49 PM.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None

6. APPROVAL OF MINUTES

25-809 Approval of Regular Meeting Minutes - May 15, 2025
Presenters:
Attachments:
1. 5-15-2025

A motion was made by Board Member Kowalski to approve the item. Seconded by Board Member Najera. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Nay: 0	None
Abstain: 0	None

7. CASH FLOW STATEMENT

25-810 Cash Flow Statement May 31, 2025
Presenters:
Attachments:
1. MPFDC Sales Tax - June 2025
2. Cash Flow Report - June 2025

A Cash Flow report was reviewed during the meeting with revised numbers. A month-to-month sales tax comparison through May was reviewed. For the month of June, sales tax was up 11.65% over last year and up 9.58% for the year.

8. STAFF COMMENTS

A. Executive Director or Authorized Representative
- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

25-811 Monthly Report - June 2025
Presenters:
Attachments:
1. Monthly Report - June 2025

PARK PROJECTS

Oliver Nature Park

The re-decking of the overlook structure was completed on June 6, a full month before the contract date. The contractor is completing a few final punchlist items, most involving minor cleanup, but the structure has been opened back up to the public now that it has passed inspection. New benches will be added to replace the older benches that were removed, and the benches that were removed have been repurposed elsewhere in the park.

Geyer Commons

The site sub base preparation process and the underground utility work is complete. Splash pad and restroom construction has begun, but heavy rain continues to impact construction progress. The production of cottage market structures is 90% complete. The sub base preparation for the proposed new access road is also underway. New sanitary sewer line and water line installation is complete. The project is expected to be completed in September.

Mansfield Sports Park

Moisture conditioning work is nearing completion on all fields, with plastic liners installed on several fields. The old turf on the infields is now being removed in preparation for the new synthetic surface installation. Outfield wall painting will resume once the moisture conditioning process is complete. The new ballfield lighting system should be completed by the end of June. The indoor facility has been repainted and cleaned thoroughly, also getting ready for new synthetic turf installation. Lots of additional work is taking place on the roofing and HVAC systems as the final plans for the restaurant renovations is expected to be approved in mid-June. Kemper is targeting the re-opening for September 1st.

Mans Best Field Dog Park

Construction began on June 2, with the new irrigation system work taking place first. The contractor is only working in two paddocks at a time, leaving at least one small dog and one large dog paddock open to the public throughout construction. They are trenching and laying the irrigation lines before installing heads and testing the system as they move along, with paddocks #3 and #4 already completed and work moving into paddocks #1 and #2 now. Grading and demo for the new trail section should begin as soon as the irrigation is nearing completion.

Katherine Rose Memorial Park Phase 1B

The contractor is working on the installation of the plumbing and steel for the restroom building in phase 1B. The concrete slab was delayed due to rain. Vertical block construction is underway. The playground equipment is scheduled to begin shipping in late July and early August. Despite the heavy rains, project completion by the end of the year is still the goal. The parking lot and site grading for the west side soccer fields is nearing completion. Quotes have been solicited for the installation of the irrigation system and turfgrass.

Julian Feild Park

The contractor continues to work on site clearing and grade work through the heavy rain events. The restroom building foundation and plumbing work is complete, with vertical construction complete and roofing work beginning. Site electrical has been ongoing despite the delays due to rain and mud.

Cook Cabin at the Man House

The project was recently advertised for bid, with a pre-bid meeting taking place on June 5. The bid opening is scheduled for June 22, after which staff will evaluate all bidders thoroughly to the qualifications stipulated in the bid documents specific to the unique aspects of this project.

<u>Walnut Creek Linear Trail 3B</u>
Construction of the sidepath on the west side of Matlock has been completed, with clean up and landscaping underway. Cannon Drive has been marked for demolition and panel replacements during the MISD summer break to complete the improvements in front of the school. The bridge work will beign in July and continue until the project is complete in December.

<u>McClendon Park East</u>
During the excavation of the playground site, an unmarked high voltage service line was uncovered running directly along the edge of the playground and retaining wall. The line belongs to Oncor and services the park, so it must be shifted or relocated before work along the playground retaining wall and base in that area can proceed. Staff has already met on-site with Oncor and is initiating the work that will need to be executed by them. If it can be worked into the project quickly, no delays are expected to the overall project schedule. In the meantime, the contractor has diverted other work to take place now, notably pouring the walking paths and drive crossing. They will continue to do all work that is possible until the electrical line issue is resolved.

<u>Hardy Allmon Soccer Complex</u>
Design work for phase 2 with Parkhill kicked off in early April. This phase will include adding tennis, pickleball, basketball and sand volleyball courts on the south side of Magnolia. The north side will include fitness amenities. Design work is expected to be completed this fall, with construction tentatively beginning in spring 2026. The consultant has completed the final draft of the conceptual master plan layout and will transition to developing construction documents.

<u>McKnight Park West</u>
Site visits with the prime consultant and disc golf consultant were completed this month. Conceptual routing design of the proposed disc golf course is now complete. Prime consultant will work closely with the City to begin development of the detailed park and trail design.

OPERATIONS
Playground inspections - 16
Pavilion rentals - 90
Field and court rentals - 55
Splash pad water tests - 63

RECREATION
MAC visitors - 12,640
Recreation participants - 884
Senior meals served - 704
Senior daily visits - 1,170
MAC memberships sold - 214
Nature education participants - 27
Field trip participants - 73

MARKETING & COMMUNICATIONS
Facebook followers - 16,385

Facebook views - 311,785
Instagram followers - 4,784
Instagram views - 27,800
Email subscribers - 6,971
Email open rate - 27%
Website visitors - 10,251

EXECUTIVE DIRECTOR'S REPORT
This July, we'll once again recognize National Parks and Recreation Month, and Mansfield has a full lineup of ways to celebrate our favorite parks and programs.

This year's theme, Build Together, Play Together, could not be more appropriate for Mansfield in 2025, as we're working hard to build so many new ways for families to gather, grow, preserve and PLAY together! The fun begins on Monday, June 23, when staff and Mansfield Park Facilities Development Corporation are invited to attend the official City Council proclamation designating the honor.

Throughout the month, we'll be sharing stories and data showcasing how our department serves the community, how we've grown and developed over the years, and what we're focused on for the future of Mansfield and its residents. We'll also be hosting a number of exciting free programs for all ages and interests; because everyone deserves the chance to play!

The full schedule will be released on Monday, June 23, but will include:
- Outdoor fitness classes
- Craft/nature classes
- Pop-up sprinkler days
- Family game night
- Tractor story time

The biggest events of the month will be Summer Freeze on Friday, July 11, when residents will be invited to a free open skate and play night at StarCenter Mansfield, and the Sunrise Sundae Sprint, an ice cream-themed fun run at James McKnight Park East on Saturday, July 19, one day before National Ice Cream Day!

However you choose to mark the occasion, there's plenty to celebrate in Mansfield!

9. NEW BUSINESS

25-812 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to Vitriturf in an Amount Not to Exceed $430,031.50 for Installation of Playground Safety Surfacing at Katherine Rose Memorial Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)
Presenters: James Fish
Attachments:
1. Resolution
2. Proposal

A motion was made by Board Member Najera to approve the item. Seconded by Board Member Isbell. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Nay: 0	None
Abstain: 0	None

25-813 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to Whirlix Design Inc. in an Amount Not to Exceed $81,528 for Installation of Playground Shade Structures at Katherine Rose Memorial Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)

Presenters: James Fish
Attachments:
1. Resolution
2. Proposal

A motion was made by Board Member Kowalski to approve the item. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Nay: 0	None
Abstain: 0	None

25-814 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to Shade Structures, Inc. in an Amount Not to Exceed $360,629.20 for Installation of Shade Structures at Four Neighborhood Parks; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (Park Development Fees)
Presenters: Billy Couch
Attachments:
1. Resolution
2. Proposal

A motion was made by Board Member Najera to approve the item. Seconded by Board Member Isbell. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Nay: 0	None

Abstain: 0	None

25-815 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Awarding a Construction Contract to Tri-Tex Grass in an Amount Not to Exceed $135,628.45 for Installation of Irrigation and Turf at 320 Smith Street as Part of the Rose Park Re-Development Plan; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)

Presenters: Toby Fojtik

Attachments:

1. Resolution
2. Proposal

A motion was made by Board Member Kowalski to approve the item. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera
Nay: 0	None
Abstain: 0	None

10. WORK SESSION

FY2025-2026 Budget Update

Matt Young, Executive Director of Community Services, provided the board with an update on the FY25-FY26 budget.

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

- Raul Najera thanked staff for working so hard
- Bob Kowalski commented on the amount of work being done and thanked staff
- Malinda Knappenberger said she loves that the department is working on projects throughout the city and not just in one area

12. INFORMATIONAL ITEMS

Ann Beck, Marketing & Communication Manager, announced the Community Experiences calendar would be revealed at the June 23rd City Council meeting during the Parks and Recreation Month proclamation segment of the meeting.

13. ADJOURN

A motion was made by Board Member Knappenberger to adjourn the meeting at 8:27 PM. Seconded by Board Member Kowalski. The motion PASSED by the following vote:

Aye: 5	Scot Bowman, Shelley Isbell, Malinda Knappenberger, Bob Kowalski, Raul Najera

Nay: 0	None
Abstain: 0	None

___________________________________ Scot Bowman, President

ATTEST:

___________________________________ Sarah Speer, Administrative Assistant II

City of Mansfield
Staff Report

Item ID: 25-919

Agenda Date: July 8, 2025

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving the Sale of Approximately 2.24 Acres of Parkland; Authorizing the Board President to Execute any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.

Description/History

The Mansfield Economic Development Corporation and the City of Mansfield are working with a private developer to provide a strategic hotel development adjacent to Fields at Station 63 (formerly Big League Dreams). This proposed project is intended to enhance Mansfield's capacity to serve as a regional destination for youth sports tournaments and related tourism, and is authorized by Texas Local Gov't Code Sec. 505.152.

A formal request from Jason Moore, Executive Director of Economic Development for the City of Mansfield, was received on June 6, 2025 for the conversion, or change in program or project use, of parkland, totaling approximately 2.24 acres as shown in Exhibit A attached, through a conveyance from the Mansfield Park Facilities Development Corporation to TerraViva Global, LLC.

The subject property consists of designated parkland that has remained underutilized due to its limited accessibility, lack of active programming, and proximity to high-traffic infrastructure. The conversion, or change in program or project use, is also consistent with future construction of Heritage Parkway South, which was dedicated to the City by plat in 2007 and will separate the subject property from the existing golf course parkland use. As part of the broader Staybolt mixed use development adjacent to Fields at Station 63, the City is pursuing a strategic conversion of the program or project use of this parcel to support a destination-quality hotel that will directly benefit park users and tournament attendees. This conveyance will unlock the land's potential, create synergy with the sports park's eight tournament baseball fields and indoor athletic facilities, and address long-standing interest from the tourism and hospitality sectors in this location.

The planned hotel will enhance the visitor experience, provide overnight accommodations for youth sports families, and support Mansfield's growing regional reputation as a host for athletic events. This private investment not only aligns with long-term economic development objectives but will also generate new hotel occupancy tax revenue and other park-benefitting infrastructure reimbursements through Tax Increment Reinvestment Zone #4.

The proposed conveyance requires a parkland conversion, or change in program or project use, per Chapter 26, Texas Parks and Wildlife Code (Code). Formal written notice of a public hearing was provided in accordance with Section 26.002 of the Code.

Strategic Initiative

Develop Strong Economy
Focus on the Future

Recommendation
Approve Resolution

Funding Source
MPFDC Fund

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO.______

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, APPROVING THE SALE OF APPROXIMATELY 2.24 ACRES OF PARKLAND; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC owns approximately 2.24 acres of parkland, as shown in Exhibit A attached, that has remained underutilized due to its limited accessibility, lack of active programming, and proximity to high-traffic infrastructure; and

WHEREAS, the MPFDC desires to sell the approximate 2.24 acres of parkland (the "Project") to support a destination-quality hotel that will directly benefit park users and tournament attendees, unlock the parkland's potential, create synergy with the nearby sports park's eight tournament baseball fields and indoor athletic facilities, and address long-standing interest from the tourism and hospitality sectors in this location; and

WHEREAS, the Project is authorized by Sections 505.151-505.152 and Sections 501.153 and 501.158 of the Act; and

WHEREAS, on July 8, 2025 the MPFDC held a public hearing to approve the Project, said hearing in accordance with Section 505.159 of the Act and Chapter 26 of the Texas Parks and Wildlife Code; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of the public, advisable and not in conflict with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the MPFDC and made a part hereof for all purposes.

SECTION 2.

After proper notice and a public hearing, as required by Chapter 26 of the Texas Parks and Wildlife Code, the MPFDC hereby finds and determines as follows:

a) There is no feasible and prudent alternative to the use or taking of the Project; and
b) The Project includes all reasonable planning to minimize harm to the land, as a park, recreation area, scientific area, wildlife refuge, or historic site, resulting from the use or taking.

SECTION 3.

The MPFDC further finds that the Project, the sale of approximately 2.24 acres of parkland as shown in Exhibit A, is in the public interest generally, and in the best interest of the citizens of the City of Mansfield, Texas, and is hereby approved.

SECTION 4.

The Board President, is authorized to execute any and all documents necessary and take such actions as are necessary to carry out the intent of this Resolution.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

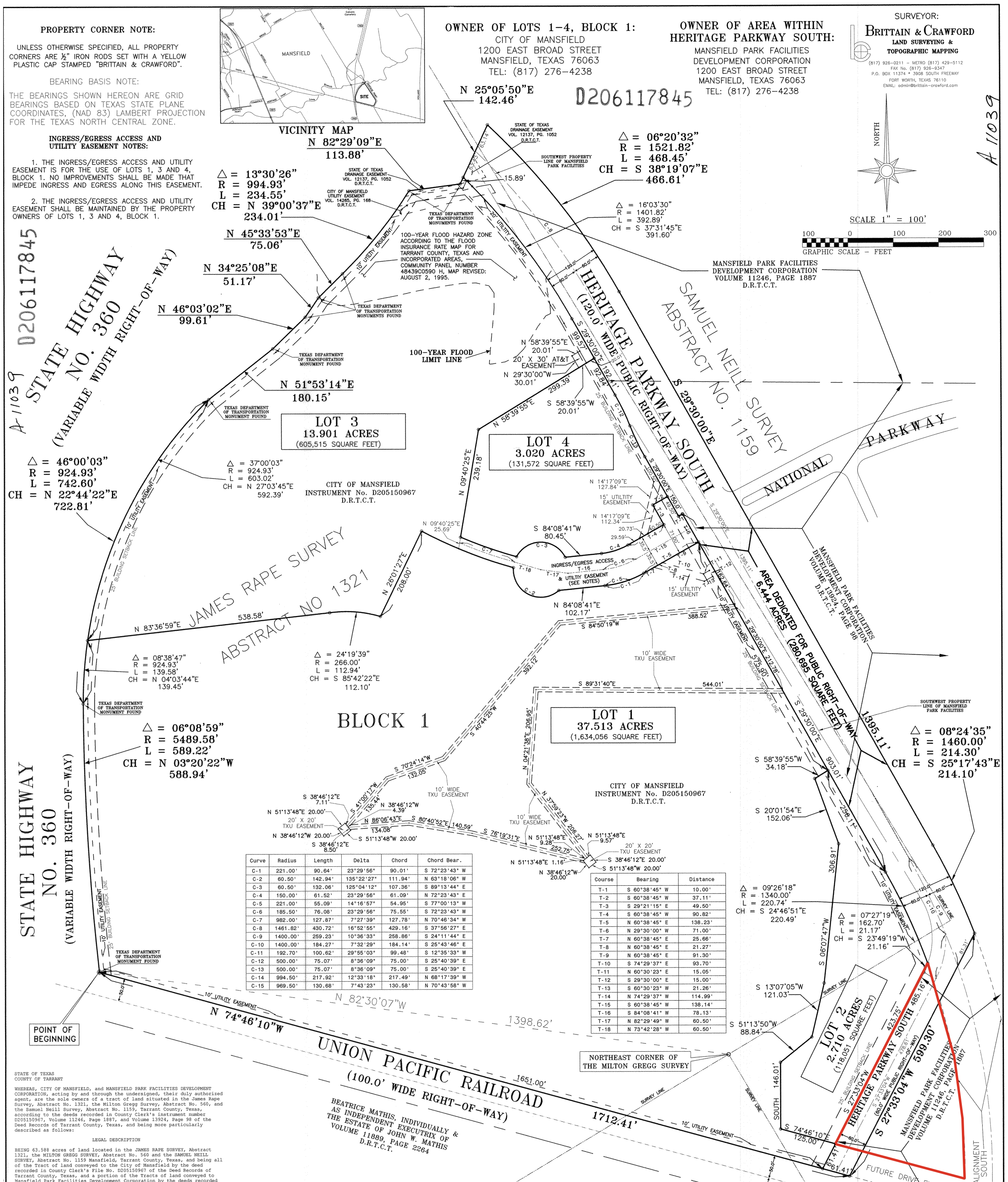
This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 8TH DAY OF JULY 2025.

____
Scot Bowman, President

ATTEST:

____
Sarah Speer, Administrative Assistant II



Curve	Radius	Length	Delta	Chord	Chord Bear.
C-1	221.00'	90.64'	23°29'56"	90.01'	S 72°23'43" W
C-2	60.50'	142.94'	135°22'27"	111.94'	N 63°18'06" W
C-3	60.50'	132.06'	125°04'12"	107.36'	S 66°19'53" W
C-4	150.00'	61.52'	23°29'56"	61.09'	N 72°23'43" E
C-5	221.00'	55.09'	14°16'57"	54.95'	S 77°00'13" W
C-6	185.50'	76.08'	23°29'56"	75.55'	S 72°23'43" W
C-7	982.00'	127.87'	7°27'39"	127.78'	N 70°48'34" W
C-8	1461.62'	430.72'	16°52'55"	429.16'	S 37°56'27" E
C-9	1400.00'	259.23'	10°36'33"	258.86'	S 24°11'44" E
C-10	1400.00'	184.27'	7°32'29"	184.14'	S 25°43'46" E
C-11	192.70'	100.62'	29°55'03"	99.48'	S 12°35'33" W
C-12	500.00'	75.07'	8°36'09"	75.00'	S 25°40'39" E
C-13	500.00'	75.07'	8°36'09"	75.00'	S 25°40'39" E
C-14	994.50'	217.92'	12°33'18"	217.49'	N 68°17'39" W
C-15	969.50'	130.68'	7°43'23"	130.58'	N 70°43'58" W

Course	Bearing	Distance
T-1	S 60°38'45" W	10.00'
T-2	S 60°38'45" W	37.11'
T-3	S 29°21'15" E	49.50'
T-4	S 60°38'45" W	90.82'
T-5	N 60°38'45" E	138.23'
T-6	N 29°30'00" W	71.00'
T-7	N 60°38'45" E	25.66'
T-8	N 60°38'45" E	21.27'
T-9	N 60°38'45" E	91.30'
T-10	S 74°29'37" E	93.70'
T-11	N 60°30'23" E	15.05'
T-12	N 29°30'00" E	15.00'
T-13	S 60°30'23" W	21.26'
T-14	N 74°29'37" W	114.99'
T-15	S 60°38'45" W	138.14'
T-16	S 84°08'41" W	78.13'
T-17	N 82°29'49" W	60.50'
T-18	N 73°42'28" W	60.50'

STATE OF TEXAS
COUNTY OF TARRANT

WHEREAS, CITY OF MANSFIELD, and MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION, acting by and through the undersigned, their duly authorized agent, are the sole owners of a tract of land situated in the James Rape Survey, Abstract No. 1321, the Milton Gregg Survey, Abstract No. 560, and the Samuel Neill Survey, Abstract No. 1159, Tarrant County, Texas, according to the deeds recorded in County Clerk's instrument number D205150967, Volume 11246, Page 1887, and Volume 13924, Page 98 of the Deed Records of Tarrant County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING 63.588 acres of land located in the JAMES RAPE SURVEY, Abstract 1321, the MILTON GREGG SURVEY, Abstract No. 560 and the SAMUEL NEILL SURVEY, Abstract No. 1159 Mansfield, Tarrant County, Texas, and being all of the Tract of land conveyed to the City of Mansfield by the deed recorded in County Clerk's File No. D205150967 of the Deed Records of Tarrant County, Texas, and a portion of the Tracts of land conveyed to Mansfield Park Facilities Development Corporation by the deeds recorded in Volume 11246, Page 1887 and Volume 13924, Page 98 of the Deed Records of Tarrant County, Texas. Said 63.588 acres of land being more particularly described by metes and bounds as follows:

BEGINNING at a Texas Department of Transportation right-of-way monument found at the Southwest corner of said City of Mansfield Tract, being the intersection of the East right-of-way line of State Highway No. 360 with the Northeast right-of-way line of the Union Pacific Railroad (a 100 foot wide right-of-way). Said point of beginning lying N 82°30'07"W 1398.62' from the Northeast corner of the MILTON GREGG SURVEY, Abstract No. 560;

THENCE along the West boundary line of said City of Mansfield Tract and the East right-of-way line of said State Highway No. 360 as follows:

1. NORTHWESTERLY 589.22 feet, along a curve to the right having a radius of 5489.58 feet, a central angle of 06° 08' 59", and chord bearing N 03° 20' 22" W 588.94 to a Texas Department of Transportation right-of-way monument found at the end of said curve and the beginning of another curve to the right;
2. NORTHEASTERLY 742.60 feet, along said curve to the right having a radius of 924.93 feet, a central angle of 46° 00' 03", and a chord bearing N 22° 44' 22" E 722.81 feet to a Texas Department of Transportation right-of-way monument found at the end of said curve;
3. N 51° 53' 14" E 180.15 feet, to a Texas Department of Transportation right-of-way monument found;
4. N 46° 03' 02" E 99.61 feet, to a Texas Department of Transportation right-of-way monument found;
5. N 34° 25' 08" E 51.17 feet, to a Texas Department of Transportation right-of-way monument found;
6. N 45° 33' 53" E 75.06 feet, to a Texas Department of Transportation right-of-way monument found at the beginning of a curve to the left;
7. NORTHEASTERLY 234.55 feet, along said curve to the left having a radius of 994.93 feet, a central angle of 13° 30' 26", and a chord bearing N 39° 00' 37" E 234.01 feet, to a Texas Department of Transportation right-of-way monument found;
8. N 82° 29' 09" E 113.88 feet, to Transportation right-of-way monument found;
9. N 25° 05' 50" E 142.46 feet, to a 1/2" iron rod set;

THENCE SOUTHEASTERLY 468.45 feet, along a curve to the right having a radius of 1521.82 feet, a central angle of 06° 20' 32", and a chord bearing S 38° 19' 07" E 466.61 feet to a 1/2" iron rod set at the end of said curve;

THENCE S 29° 30' 00" E 1395.11 feet, to a 1/2" iron rod set at the beginning of a curve to the right;

THENCE SOUTHEASTERLY 214.30 feet, along said curve to the right having a radius of 1460.00 feet, a central angle of 08° 24' 35", and a chord bearing S 25° 17' 43" E 214.10 feet to a 1/2" iron rod set;

THENCE S 27° 33' 04" W 599.30 feet, to a 1/2" iron rod set in the Northeast right-of-way line of the aforesaid Union Pacific Railroad;

THENCE N 74° 46' 10" W 1712.41 feet, along the Northeast right-of-way line of said Union Pacific Railroad and the Southwest boundary line of the aforesaid City of Mansfield Tract to THE PLACE OF BEGINNING, containing 63.588 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, CITY OF MANSFIELD, and MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION, being the sole owners of the above described parcel, acting by an through the undersigned, their duly authorized agents, do hereby adopt this plat designating the hereinabove described property as Lots 1, 2, 3, & 4, Block 1, Big League Dreams Addition, an addition to the City of Mansfield, Tarrant County, Texas, and do hereby dedicate to the public's use, the streets and easements shown hereon.

WITNESS OUR HANDS at Mansfield, Tarrant County, Texas, this 17th/18th day of April, 2006.

CITY OF MANSFIELD
MEL NEUMAN, MAYOR

MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION
MIKE SKINNER, PRESIDENT

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MEL NEUMAN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 18th day of April, 2006.

Vicki LeAnn Collins
Notary Public in and for The State of Texas
My Commission Expires: 01-28-2008

VICKI LeANN COLLINS NOTARY PUBLIC STATE OF TEXAS COMMISSION EXPIRES JANUARY 28, 2008

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared MIKE SKINNER, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 17th day of April, 2006.

Vicki LeAnn Collins
Notary Public in and for The State of Texas
My Commission Expires: 01-28-2008

VICKI LeANN COLLINS NOTARY PUBLIC STATE OF TEXAS COMMISSION EXPIRES JANUARY 28, 2008

THIS IS TO CERTIFY THAT I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor of the State of Texas, have platted the above subdivision from an actual survey on the ground, and that all lot corners, angle points and points of curve are properly marked on the ground and that this plat correctly represents that survey made by me.

CHRIS L. BLEVINS, R.P.L.S.
State of Texas No. 5792

COUNTY OF TARRANT
STATE OF TEXAS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED in the Volume and Page of the Named Records of Tarrant County, Texas as stamped hereon by me.
COUNTY CLERK TARRANT COUNTY, TEXAS
04-21-06 9:14

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS UNENFORCEABLE UNDER FEDERAL LAW

APPROVED BY THE CITY OF MANSFIELD 4/17 2006 PLANNING & ZONING COMMISSION CHAIRMAN
APPROVED BY 4/17 2006 PLANNING & ZONING SECRETARY
TXU ELECTRIC DELIVERY APPROVED BY
ATMOS ENERGY APPROVED BY
AT&T APPROVED BY
CHARTER COMMUNICATIONS APPROVED BY

AFTER RECORDING RETURN TO:
CITY OF MANSFIELD
1200 EAST BROAD STREET
MANSFIELD, TEXAS 76063
TEL: (817) 276-4238

FINAL PLAT
OF
LOTS 1, 2, 3 & 4, BLOCK 1
BIG LEAGUE DREAMS ADDITION
AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING 63.588 ACRES OF LAND LOCATED IN THE JAMES RAPE SURVEY, ABSTRACT No. 1321 THE MILTON GREGG SURVEY, ABSTRACT No. 560 AND THE SAMUEL NEILL SURVEY, ABSTRACT No. 1159 MANSFIELD, TARRANT COUNTY, TEXAS

DATE PREPARED: MARCH 2, 2006.
REVISED: APRIL 11, 2006
THIS PLAT FILED IN CABINET A, SLIDE 11039 DATE

SD#06-025


Hawaiian Falls Mansfield
N State Highway 360
360
Heritage Pkwy S
National Pkwy
Calloway Dr
Par Ct
Victory Ln
Ping Dr
Kite Ln
Mystic
Titleist Dr
Birdie Dr
Hogan Alley Dr
Mansfield National Golf Club
S P Railroad
Lone Star Rd
Miller

MANSFIELD TEXAS

City of Mansfield
Staff Report

Item ID: 25-920

Agenda Date: July 8, 2025

Title

Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Amendment Number One to Agreement of Lease Between the City of Mansfield, Texas, the Mansfield Park Facilities Development Corporation, and CF Mansfield National Arcis, LLC; Consenting to a Sublease Between CF Mansfield National Arcis, LLC and KJ Choi Foundation; Authorizing the Board President to Execute any Documents Necessary to Implement This Resolution; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.

Description/History

In July 1999, the Mansfield Park Facilities Development Corporation (MPFDC) executed a lease agreement with Evergreen Alliance Golf Limited, L.P. to lease and operate the property known as Mansfield National Golf Club (MNGC). In June 2020, the MPFDC approved the lease assignment consent to CF Mansfield National Arcis, LLC.

Arcis has been approached by the KJ Choi Foundation to sublease a portion of Arcis' interest in the MNGC for a Dream Nest Center to serve as a youth development facility. Arcis desires to sublease such portion, but the current lease agreement does not provide for subleasing.

The City and MPFDC recognize the benefit of allowing for the sublease of a portion of Arcis' interest in the leased property for these purposes, and desire to amend the lease agreement to allow for subleasing under certain terms and provisions. The proposed Amendment Number One to the Agreement of Lease is attached for review.

Strategic Initiative

Develop Strong Economy
Focus on the Future

Recommendation

Approve Resolution

Funding Source

N/A

Prepared By

Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO.______

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, APPROVING AMENDMENT NUMBER ONE TO AGREEMENT OF LEASE BETWEEN THE CITY OF MANSFIELD, TEXAS, THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION, AND CF MANSFIELD NATIONAL ARCIS, LLC; CONSENTING TO A SUBLEASE BETWEEN CF MANSFIELD NATIONAL ARCIS, LLC AND KJ CHOI FOUNDATION; AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ANY DOCUMENTS NECESSARY TO IMPLEMENT THIS RESOLUTION; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the City of Mansfield, MPFDC, and Evergreen Alliance Golf Limited, L.P. entered into a certain Agreement of Lease dated July 13, 1999 ("Agreement") to lease and operate the Mansfield National Golf Course ("Leased Property"); and

WHEREAS, on June 24, 2020, such Agreement was assigned by Evergreen Alliance Golf Limited, L.P. to CF Mansfield National Arcis, LLC, a Delaware limited liability company ("Arcis"); and

WHEREAS, Arcis has been approached by the KJ Choi Foundation to sublease a portion of Arcis' interest in the "Leased Property" for a Dream Nest Center and Arcis desires to sublease such portion; and

WHEREAS, City and MPFDC recognize the benefit of allowing for the sublease of a portion of Arcis' interest in the Leased Property for these purposes; and

WHEREAS, the Agreement currently does not provide for subleasing and so the parties desire to amend the Agreement to allow for subleasing under certain terms and provisions; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of the public, advisable and not in conflict with the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the MPFDC and made a part hereof for all purposes.

SECTION 2.

Amendment Number One to Agreement of Lease in substantially the same form as Exhibit "A" attached is hereby approved.

SECTION 3.

The MPFDC further consents to a sublease between Arcis and KJ Choi Foundation.

SECTION 4.

The Board President is authorized to execute any and all documents necessary and take such actions as are necessary to carry out the intent of this Resolution.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 8TH DAY OF JULY 2025.

____
Scot Bowman, President

ATTEST:

____
Sarah Speer, Administrative Assistant II

AMENDMENT NUMBER ONE TO AGREEMENT OF LEASE

This Amendment Number One to Agreement of Lease (this "**Amendment**") is made and entered into this _____ day of __________________, 20____ by and between the City of Mansfield, Texas, a Texas home-rule municipality (the "**City**"), the Mansfield Park Facilities Development Corporation, (**"MPFDC"**) and CF Mansfield National Arcis, LLC, a Delaware limited liability company ("**Arcis**").

WITNESSETH:

WHEREAS, the City, MPFDC, and Evergreen Alliance Golf Limited, L.P. entered into that certain Agreement of Lease dated July 13, 1999 ("**Agreement**"), a copy of which Agreement is attached hereto as Exhibit A; and

WHEREAS, on June 24, 2020 such Agreement was assigned by Evergreen Alliance Golf Limited, L.P. to Arcis; and

WHEREAS, Arcis has been approached by the KJ Choi Foundation to sublease a portion of Arcis' interest in the leased Property for a Dream Nest Center; and

WHEREAS, Arcis desires to sublease a portion of its interest in the leased Property to the KJ Choi Foundation for the purposes of providing space for the Dream Nest Center; and

WHEREAS, City and MPFDC recognize the benefit of allowing for the sublease of a portion of Arcis' interest in the leased Property for these purposes.

NOW, THEREFORE, in consideration of the terms, conditions, covenants and promises contained herein, City, MPFDC, and Arcis agree as follows:

1. Defined Terms. All capitalized terms used herein and not otherwise defined shall have the meaning given to those terms in the Agreement.

2. Amendments to the Agreement. As of the effective date of this Amendment, the Agreement is hereby amended or modified as follows:

   A. A new Section 5.3.4 shall be added as follows:

      5.3.4. Future Improvements. Any future improvements costing in excess of $25,000 on the leased Property shall be in compliance with all federal, state and local laws and regulations and shall require the prior written approval of the City Manager, or designee.

   B. New Sections 11.21 and 11.22 shall be added as follows:

11.21. Political Activity. Tenant shall not allow any political activity, including canvassing, to occur on the leased Property at any time or allow the leased Property to be used for any political purposes.

11.22. Security Personnel. Should the activity on the leased Property begin to present a safety hazard to visitors in the form of an increase in disturbance calls to the Mansfield Police Department, the City and the Tenant shall work together to determine if off duty Mansfield Police officers need to be engaged by Tenant to insure adequate security for the leased Property and guests.

C. A new section 17.6 shall be added to read as follows:

17.6. Subleasing. Subleasing of any portion of Tenant's leasehold interest in the Property shall be void unless previously approved in writing by Landlord and City. Tenant shall provide to Landlord fully executed copies of any and all subleases approved under this section 17.6. Tenant shall not sublet any portion of its leasehold interest in the Property unless:

(i) such sublease is consistent with the Tenant's use of the leased Property;

(ii) such Subtenant is a reputable and quality business in the same trade as the use authorized by the Tenant under the Agreement;

(iii) such sublease is limited to rights of use and programming areas which are complimentary to Tenant's operational use of the leased Property; and

(iv) such sublease includes provisions which provide that:

(a) the sublease is subject to every provision of the Agreement;
(b) the sublease shall not be for a term extending beyond the term of the Agreement;
(c) the subtenant is responsible for complying with all federal, state and local laws and regulations, including all City ordinances and regulations, and subtenants failure to cure after receiving notice of non-compliance will result in Tenant's right to termination the sublease;
(d) the subtenant is responsible for obtaining insurance identical to that required of Tenant under the Agreement;
(e) the sublease is non exclusive and shall not contain any non-compete provisions; and
(f) the subtenant has no right to sublease or otherwise assign or encumber its interests in the leased Property.

3. Binding Nature of Amendment. This Amendment constitutes a legal and binding obligation of the parties, subject to and in accordance with its terms and conditions.

4. Counterpart Execution. This Amendment may be executed in any multiple counterparts.

5. Conflicts. To the extent there are any conflicts between this Amendment and the Agreement, the terms of this Amendment shall govern and control. In all other respects, the terms and conditions of the Agreement shall remain the same.

[Signatures appear on the following page.]

EXECUTED this the _____ day of ________________, 20_____ by all parties, signing by and through their duly authorized representatives .

"City"
City of Mansfield

By: ___________________________________
Vanessa Ramirez, Assistant City Manager

ATTEST:

____
Susana Marin, City Secretary

"Tenant"
CF Mansfield National Arcis, LLC

By: ___________________________________
Name: ____________________________
Title: _____________________________

"MPFDC"
Mansfield Park Facilities Development Corporation

By: ___________________________________
Scot Bowman, Board President

ATTEST:

____
Sarah Speer, Board Secretary

Exhibit A

[Agreement attached in its entirety]