



**City Council - Revitalization of Historic Downtown Mansfield Sub-Committee - Meeting
Minutes**

July 14, 2025 - 12:00 PM

Final

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Bounds called the meeting to order at 12:00 p.m.

Present: Tamera Bounds, Todd Tonore, Michael Evans

Staff present: City Manager Joe Smolinski, Deputy City Manager/Chief Financial Officer Troy Lestina, Assistant City Manager Matt Jones, Assistant City Manager/Deputy City Attorney Vanessa Ramirez, City Attorney Victor Flores, Executive Director of Economic Development Jason Moore, Assistant Director of Economic Development Rachel Bagley, Executive Director of Public Works Jeff Price, Director of Engineering Raymond Coffman, Assistant Director of Public Works - Streets and Traffic James Rogge, Capital Project Manager Kristen Petree, Assistant City Secretary Keera Seiger

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee on agenda items and items not on the agenda may do so at this time. Due to regulations of the Texas Open Meetings Act, please do not expect a response from the Sub-Committee as they are not able to do so. **THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK.** All comments are limited to five (5) minutes. In order to be recognized during "Citizen Comments" please complete a blue card and present it to the City Secretary prior to the start of the meeting.

There were no citizen comments.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Council 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.

The sub-committee did not recess into executive session.

- 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

C. Personnel Matters Pursuant to Section 551.074

D. Deliberation Regarding Commercial or Financial Information Received From or the Offer of a Financial or Other Incentive Made to a Business Prospect Seeking to Locate, Stay or Expand in or Near the Territory of the City and with which the City is Conducting Economic Development Negotiations Pursuant to Section 551.087

4. RECONVENE INTO REGULAR BUSINESS SESSION

5. NEW BUSINESS

Discussion and Possible Action Regarding Downtown Grants

Assistant Director of Economic Development Rachel Bagley presented various options for supporting downtown businesses, including an enhanced facade and tenant improvement program, storefront improvement program, ownership partnership programs, downtown co-investment fund, historic core catalyst fund, incentives for use, not vacancy, local legacy business program, and a pop-up to permanent program. There was discussion on existing city programs for downtown businesses, conditions for eligibility, and city matching funds. Executive Director of Economic Development Jason Moore spoke on the Mansfield Economic Development Corporation's involvement in revitalizing downtown and possibilities moving forward, and along with Rachel, answered sub-committee questions. City Attorney Victor Flores spoke on options for incentivizing businesses downtown. There was discussion regarding the various options and the possibility of an app for the downtown area.

Discussion and Possible Action Regarding Main Street Design

Assistant City Manager Matt Jones spoke on the existing Main Street cross section and the current proposed Speck-Dempsey Plan. He next presented four new design options from Stantec, presented an alternatives comparison, and answered sub-committee questions. This item will be taken to the full Council at a future worksession.

6. ADJOURN

Chair Bounds adjourned the meeting at 12:51 p.m.

Tamera Bounds, Chair

ATTEST:

Susana Marin, City Secretary