



Tax Increment Reinvestment Zone #4 Board - Meeting Minutes
July 28, 2025 - 1:30 PM
Final

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Evans called the meeting to order at 1:39 p.m.

Present: Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons

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, Executive Director of Economic Development Jason Moore, City Secretary Susana Marin, Assistant City Secretary Keera Seiger

2. CITIZEN COMMENTS

Citizens wishing to address the Board 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 Board 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 Board 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

i. Economic Development Project #21-33

4. RECONVENE INTO REGULAR BUSINESS SESSION

5. NEW BUSINESS

Discussion and Possible Action Regarding a Second Amendment to Master Development Agreement for Qualified Convention Center and Hotel Project

Executive Director of Economic Development Jason Moore provided a brief history of the qualified convention center and hotel project and spoke on the terms of the second amendment. Some of the terms include further City Council approval before a building permit is issued and City Manager approval of any commercial tenants that would like to lease and do business on the first floor. He further explained that the second amendment will formalize the contract of sale and that deed restrictions and special warranty deeds have been included. Jason answered Board questions regarding the garage apartment spaces changing from leasing to ownership, and along with Assistant City Manager Matt Jones, and Assistant City Manager/Deputy City Attorney Vanessa Ramirez, answered Board questions on the second amendment's language regarding public facility corporations and housing finance corporations. Per the request of Chair Evans, Jason answered questions and described in detail the project and the original master development agreement.

A motion was made by Board Member Bounds to approve the Second Amendment to the Master Development Agreement for the Qualified Convention Center and Hotel Project with a stipulation that the amendment language be reviewed and revised if needed. Seconded by Board Member Newsom. The motion PASSED by the following vote:

Aye: 7	Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons
Nay: 0	None
Abstain: 0	None

6. ADJOURN

Chair Evans adjourned the meeting at 2:02 p.m.

Michael Evans, Chair

ATTEST:

Susana Marin, City Secretary