Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
July 8, 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 6:02 PM.

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

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.

The following citizens addressed the board regarding the plans to build a Miracle Field at Fields at Station 63. The citizens expressed their support of the Miracle Field and appreciation of the City for bringing this amenity to Mansfield residents.

Dezarae Roberts of 2612 Dylan Lane
Kohen Hinojosa of 1910 Cancun Drive
Andrea Curtis of 3144 N Camino Lagos
Katie and Lilly Mejia of 9303 Corbin Court

3. APPROVAL OF MINUTES

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

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

Aye: 7	Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Bob Kowalski, Raul Najera, Jessica Ng-Hinojosa
Nay: 0	None

Abstain: 0 None

4. STAFF COMMENTS

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

Matt Young, Executive Director of Community Services, informed the board on what to expect on the upcoming MPFDC and City Council agendas. He also updated the board on Geyer Commons and the Parks and Recreation Month calendar.

5. 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

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

Aye: 7 Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Bob Kowalski, Raul Najera, Jessica Ng-Hinojosa
Nay: 0 None
Abstain: 0 None

6. 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

A motion was made by Board Member Kowalski to approve the resolution. Seconded by MPFDC Vice President Cadenhead. The motion PASSED by the following vote:

Aye: 7	Scot Bowman, Lindsay Cadenhead, Lance Hood, Shelley Isbell, Bob Kowalski, Raul Najera, Jessica Ng-Hinojosa
Nay: 0	None
Abstain: 0	None

Resolution Number:

7. WORK SESSION

FY2025-2026 Budget Update

Matt Young, Executive Director of Community Services, presented the board with information regarding the following areas of the proposed FY2025-2026 MPFDC Budget:

Proposed Revenue
Proposed Expenditures
Proposed Capital Equipment
Public-Private Partner Leases
Proposed Fee Schedule
Park Land Dedication and Development Fees
10-Year Strategic Plan

8. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Raul Najera said he would be out for the MPFDC August meeting.

Lindsay Caddenhead appreciates the fiscal responsibility and the work staff puts in on projects.

Scot Bowman thanked the residents who came out for citizens comments. Scot said he would like to go through the Chapter 96 ordinances as they pertain to Mansfield parks once we're through the budget adoption.

9. INFORMATIONAL ITEMS

Matt Young announced the schedule for the next year of board appointments.

10. 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 7:45 PM.

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

11. RECONVENE INTO REGULAR SESSION

Reconvened into Regular Session at 8:16 p.m.

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None

13. ADJOURN

The meeting adjourned at 8:17 p.m.

________________________________ Scot Bowman, President

ATTEST:

________________________________ Sarah Speer, Administrative Assistant II