



Mansfield Economic Development Corporation - Regular Meeting

September 9, 2025 - 5:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. INVOCATION

3. TEXAS PLEDGE

4. PUBLIC 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. All comments are limited to 5 minutes. In order to be recognized during "Citizen Comments," please complete a comment card located at the entry to the city council chambers and present it to the MEDC staff prior to the start of the meeting.

5. APPROVAL OF MINUTES

25-1179 **25-1179:** Mansfield Economic Development Corporation Meeting Minutes

Presenters:

Attachments:

1. Meeting Minutes 08-05-25

6. FINANCIALS

25-1250 **25-1250:** Presentation of the Monthly Financial Report for the Period Ending 7/31/2025.

Presenters:

Attachments:

1. MEDC Cash Report 7-31-2025

7. 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.

- 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

8. 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:

9. REAL ESTATE DELIBERATION

Pursuant to Sec. 551.072, deliberation regarding the purchase, exchange, lease or value of real property.

10. PERSONNEL MATTERS

Pursuant to Sec. 551.074, deliberation regarding the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

11. SECURITY DEVICES

Pursuant to Sec. 551.076, deliberation regarding security personnel or devices.

12. 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.

25-1263: Economic Development #22-04

25-1264: Economic Development #22-18

25-1265: Economic Development #23-13

25-1266: Economic Development #25-10

13. CRITICAL INFRASTRUCTURE

Pursuant to Sec. 418.183(f) of the Texas Government Code (Texas Disaster Act) regarding critical infrastructure.

14. RECONVENE INTO REGULAR SESSION

15. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

16. NEW BUSINESS

25-1267 **25-1267:** Resolution - A Resolution of the Board of Directors of the Mansfield Economic Development Corporation, Approving a First Amendment to the Economic Development Agreement Between the City of Mansfield, Texas, the Mansfield Economic Development Corporation, the Board of Directors of Tax Increment Reinvestment Zone Number Two, City of Mansfield, and Nack Development, LLC; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Authorizing the MEDC Board Vice President to Execute said Agreement; and Declaring an Effective Date

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Resolution - EDA Nack
2. Exhibit A

25-1268

25-1268: Resolution - A Resolution of the Board of Directors of the Mansfield Economic Development Corporation Approving a Third Amendment to the Economic Development Agreement Between the City of Mansfield, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number One (TIRZ #1), the Mansfield Economic Development Corporation (MEDC), and Admiral Legacy Investments, LLC; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; Authorizing the MEDC Board Vice President to Execute said Agreement; and Declaring an Effective Date
Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Resolution
2. Exhibit A - Third Amendment

17. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

18. STAFF COMMENTS

19. ADJOURN

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: September 3, 2025 prior to 5:00 pm 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 Admin

Approved as to from