



Mansfield Economic Development Corporation - Regular Meeting

October 7, 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

25-1378 Approval of Minutes

Presenters:

Attachments:

1. Meeting Minutes 9-9-2025

6. FINANCIALS

25-1363 Presentation of the Monthly Financial Report for the Period Ending 8/31/2025.

Presenters:

Attachments:

1. MEDC Cash Report 8-31-2025

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.

LA# 25-16

10. 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.

ED# 25-04

ED# 25-07

ED# 25-11

11. CRITICAL INFRASTRUCTURE

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

12. RECONVENE INTO REGULAR SESSION

13. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

14. NEW BUSINESS

25-1380 **25-1380** Major Project Updates
Presenters: Jason Moore, Executive Director of Economic Development
Attachments: None

25-1381 **25-1381** Election of MEDC Board Officers
Presenters: Jason Moore, Executive Director of Economic Development
Attachments: None

25-1382 **25-1382** Discussion, Consideration, and Possible Action on an Amendment to the MEDC Bylaws
Presenters: Jason Moore, Executive Director of Economic Development
Attachments:
1. 2025 Proposed MEDC Bylaws

25-1383 **25-1383** Discussion, Consideration, and Possible Action on an Amended and Restated Economic Development Agreement with 6.44 Holdings, LLC
Presenters: Jason Moore, Executive Director of Economic Development
Attachments:
1. 6.44 Holdings Amended and Restated

25-1384 **25-1384** Discussion, Consideration, and Possible Action on a Second Amendment to

the Economic Development Agreement with Crystal Window and Door Systems

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Second Amendment

25-1385

25-1385 Discussion, Consideration, and Possible Action on a First Amendment to the Economic Incentive and Performance Agreement with Mansfield 360 Land Investments, LLC (formerly Stallion Labs Land Investments, LLC)

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. First Amendment

25-1386

25-1386 Discussion, Consideration, and Possible Action on an Economic Incentive and Performance Agreement with Albert Enterprises

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Econ Incentive Agreement

25-1388

25-1388 Discussion, Consideration, and Possible Action on a Master Lease with Admiral Legacy Investments as part of the Economic Development Agreement and Subsequent Authorized Amendments

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Master Lease

15. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

16. STAFF COMMENTS

A. Final Strategic Plan and Incentive Policy Presentation

17. 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: October 1, 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.

Mitzy Shannon, MEDC Admin Asst. II

Approved as to from