



Tax Increment Reinvestment Zone #1 Board - Meeting Minutes
September 22, 2025 - 12:30 PM
Final

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Broseh called the meeting to order at 12:30 PM.

Present: Larry Broseh, Tamera Bounds, Michael Evans, Todd Tonore, Alberto Mares

Absent: Alisa 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, City Attorney Victor Flores, Executive Director of Economic Development Jason Moore, 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 comment card and present it to the Assistant 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 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 accordance with Texas Government Code, Chapter 551, Chair Broseh recessed the meeting into executive session at 12:32 p.m. Chair Broseh called the executive session to order in the Council Conference Room at 12:32 p.m. Chair Broseh recessed executive session at 1:08 p.m.

- 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

Chair Broseh reconvened the meeting into regular business session at 1:08 p.m.

5. NEW BUSINESS

Discussion, Consideration, and Possible Action Regarding a Third Amendment to the Economic Development Agreement with Admiral Legacy Investments, LLC

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Third Amendment to Economic Development Agreement - Admiral Legacy Investments, LLC

Executive Director of Economic Development Jason Moore presented the item and answered questions. He spoke on the history of the project and the reason for needing a third amendment, which includes updates to the overall timeline of the development and financial amendments.

A motion was made by Board Member Evans to approve the third amendment. Seconded by Board Member Tonore. The motion PASSED by the following vote:

Aye: 5 Larry Broseh, Tamara Bounds, Michael Evans, Todd Tonore, Alberto Mares

Nay: 0 None

Abstain: 0 None

Discussion, Consideration, and Possible Action Regarding a First Amendment to the TIRZ Reimbursement Agreement with Chisholm Flats, LLC

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. First Amendment to TIRZ Agreement - Chisholm Flats

This item was not discussed and will be brought back to the Board at a later date.

6. ADJOURN

Chair Broseh adjourned the meeting at 1:11 p.m.

Larry Broseh, Chair

ATTEST:

Susana Marin, City Secretary