MANSFIELD
T E X A S

Mansfield Economic Development Corporation - Regular Meeting Minutes
October 7, 2025 - 5:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Vice President Vivoni called the meeting to order at 5:01 PM.

Present: Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Absent: Lance Walker

2. INVOCATION

Board Member Knight Led the 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.

There were no Public Comments.

5. APPROVAL OF MINUTES

25-1378 Approval of Minutes
Presenters:
Attachments:
1. Meeting Minutes 9-9-2025

A motion was made by MEDC Vice President Vivoni to approve the item. Seconded by MEDC Secretary Zaitoon. The motion by the following vote:

Aye: 5	Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 1	Kent Knight

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

Executive Director, Jason Moore, gave an update on the beginning cash balance on August 1st, and provided the Board with the updated printout of the new balance.

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.

The board recess into executive session at 5:06 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

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

A motion was made by MEDC Secretary Zaitoon to authorize the board to make a formal offer concerning project ED# 25-04 as a reimbursement grant in an amount not to exceed 5 percent of the company's capital investment for Economic Development purposes as discussed in Executive Session and to authorize the Economic Development Executive Director to prepare a formal agreement with the company and to take to City Council for final approval related to the same.
Seconded by MEDC Vice President Vivoni. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

14. NEW BUSINESS

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

Executive Director Moore gave a project update on all active projects.

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

A motion was made by MEDC Vice President Vivoni to call for a vote to appoint Dr. Jim Vaszauskas as Board President, as appointed by City Council

Seconded by MEDC Secretary Zaitoon. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

Voting for the Vice President and Secretary was done using paper ballots provided by staff to each Board member. Paper ballots were folded and returned to staff members for tally. Staff member Shannon tallied the ballots and announced the results. William Vivoni was appointed Vice President and Nicole Zaitoon appointed Secretary.

President Vaszauskas takes over for the remainder of the meeting.

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

A motion was made by President Vaszauskas to approve item 25-1382, which is a revision to the MEDC bylaws as directed by City Council. The item includes two changes; first, to Article 2, Section 4, as it relates to Board attendance. City Council has required our Board to include an 80% attendance rule, within a 12 month period. This relates to regularly scheduled meetings which occur on the First Tuesday of every month. Second, Article 4, Section 3(d) is amended to reflect City Council's recent amendment to the purchasing policy to mirror state law where purchases over $100,000 shall require city council approval. This threshold was at $50,000 previously. This change reflects this, and allows purchases by MEDC to only bring contracts, goods or services to the Board and City Council when they exceed $99,999
Seconded by Board Member Lashley. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

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

A motion was made by MEDC Vice President Vivoni to approve the item 25-1383
Seconded by Board Member Knight. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

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

A motion was made by MEDC Secretary Zaitoon to approve the item 25-1384.
Seconded by Board Member Knight. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None

Abstain: 0 None

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

A motion was made by MEDC Vice President Vivoni to approve item 25-1385 Seconded by MEDC Secretary Zaitoon. The motion by the following vote:

Aye: 6 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0 None
Abstain: 0 None

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

A motion was made by MEDC Vice President Vivoni to approve the item 25-1386 Seconded by Board Member Williams. The motion by the following vote:

Aye: 5 Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley
Nay: 0 None
Abstain: 0 None

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

A motion was made by Board Member Knight to approve item 25-1388 Seconded by MEDC Vice President Vivoni. The motion by the following vote:

Aye: 5 Kent Knight, Jim Vaszauskas, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0 None
Abstain: 0 None

15. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

President Vaszauskas welcomed new Board members Lashley and Williams to the Mansfield Economic Development Corporation Board. He also congratulated the team on their work at the Mansfield Multi-use Stadium Tapping out Ceremony. Board Members Williams and Lashely gave a brief introduction of themselves and their professional background. Board member Knight expressed his thanks to the Public Works department for their professionalism in completing a job in his neighborhood.

16. STAFF COMMENTS

The next board meeting will be held on November 4th, 2025, at 5:00 PM.

A. Final Strategic Plan and Incentive Policy Presentation

Executive Director Moore confirmed the approval of the Strategic Plan. He then presented each board member with a booklet outlining the plan.

17. ADJOURN

A motion was made by MEDC Secretary Zaitoon to adjourn the meeting at 6:41 p.m. Seconded by Board Member Williams. The motion by the following vote:

Aye: 6	Kent Knight, Jim Vaszauskas, William Vivoni, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

________________________________ William Vivoni, Vice Chair

ATTEST:

________________________________ Mitzy Shannon, Board Secretary