



**Mansfield Economic Development Corporation - Regular Meeting Minutes
September 9, 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 5:02 PM.

Present: James Sellers, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon

Absent: Kent Knight

2. INVOCATION

Dr. Vaszauskas led the invocation.

3. TEXAS PLEDGE

Board member Sellers led the 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 are no public Comments.

5. APPROVAL OF MINUTES

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

Presenters:

Attachments:

1. Meeting Minutes 08-05-25

A motion was made by MEDC Vice President Vivoni to approve the meeting minutes for 08-05-25.

Seconded by Board Member Sellers. The motion by the following vote:

Aye: 5 James Sellers, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon

Nay: 0 None

Abstain: 0 None

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.

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.

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

The board reconvened into regular session at 6:14 PM.

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

A motion was made by MEDC Secretary Zaitoon to approve the following resolution:

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

Seconded by Board Member Walker. The motion by the following vote:

Aye: 5 James Sellers, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole

Nay: 0 Zaitoon
Abstain: 0 None

Resolution Number:

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

A motion was made by Board Member Walker to approve the following resolution:

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

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

Aye: 5 James Sellers, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon
Nay: 0 None
Abstain: 0 None

Resolution Number:

17. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

The next Board meeting will be held on October 7th, 2025.
Upcoming Events: Workforce Summit October 2nd, 2025.
New Board member appointment and elections of officers.

18. STAFF COMMENTS

Executive Director Jason Moore presented item 25-1267, The Watermill District Downtown Mansfield. This mixed-use redevelopment will be on four acres in the southwest corner. Demolition is expected to begin in September 2025, and construction should begin in December 2025. Additionally, he gave an update on item 25-1268, noting a third amendment to the original agreement. Construction should begin no later than

October 31, 2025.

19. ADJOURN

**A motion was made by Board Member Walker to adjourn the meeting at 6:39 p.m.
Seconded by MEDC Secretary Zaitoon. The motion by the following vote:**

Aye: 5	James Sellers, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon
Nay: 0	None
Abstain: 0	None

_____ William Vivoni, Vice Chair

ATTEST:

_____ Mitzy Shannon, Board Secretary