



Mansfield Economic Development Corporation - Regular Meeting

December 2, 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

25-1630 Approval of Minutes 11-04-25

Presenters:

Attachments:

1. Meeting Minutes 11-04-25

6. FINANCIALS

25-1631 Presentation of the monthly Financial Report for the Period ending 10/31/25

Presenters:

Attachments:

1. October Financials

7. 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.

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. 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 #25-15

11. RECONVENE INTO REGULAR SESSION

12. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

13. NEW BUSINESS

25-1629 Discussion, Consideration, and Possible Action on the First Amendment to the Economic Development Agreement with Mouser Electronics, Inc.

Presenters: Natalie Phelps, Project Manager

Attachments:

1. Final _ vf.11.6.25 _ First Amendment to MEDC Agreement 11042025 (1)
2. Mouser Exp ED Agreement 2021_signed (1)

25-1643 Discussion, Consideration and Possible Action on an Economic Development Performance Agreement with Hideaway-2, Inc.

Presenters: Jason Moore, Executive Director of Economic Development

Attachments:

1. Performance Agreement-Hideaway Pizza

14. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

15. STAFF COMMENTS

16. 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: November 26, 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

Approved as to from