



Mansfield Park Facilities Development Corporation - Regular Meeting

January 8, 2026 - 6:00 PM

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

2. CITIZEN COMMENTS

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. 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. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Business Services Manager prior to the start of the meeting.

3. RECOGNITION

Heath Woodard Remarkable Service Award

4. 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.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

- i. Seek Advice of City Attorney Regarding Pending Litigation - Cause no. 348-270155-14
- ii. Seek Advice of City Attorney Regarding Public/Private Partnerships

B. Discussion Regarding Possible Purchase, Exchange, Lease or Value of Real Property Pursuant to Section 551.072 Land Acquisition for Future Development

- i. Park Project #08-22-01
- ii. Park Project #11-25-01
- iii. Park Project #11-25-02
- iv. Park Project #11-25-03
- v. Park Project #11-25-04

5. RECONVENE INTO REGULAR SESSION

6. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

7. APPROVAL OF MINUTES

25-1729 Approval of Regular Meeting Minutes - November 20, 2025

Attachments:

- 1. 11-20-2025

8. CASH FLOW STATEMENT

25-1730 Cash Flow Statement December 31, 2025

9. STAFF COMMENTS

A. Executive Director or Authorized Representative

- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

10. NEW BUSINESS

25-1731 Discuss and Consider Nominations for Mansfield Park Facilities Development Corporation Election of Officers for FY2025-2026

25-1732 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AJI Partners, LLC in an Amount Not to Exceed \$873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)
Presenters: James Fish, Parks Planning Manager
Attachments:
1. Resolution
2. Exhibit A

25-1733 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.
Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

25-1734 Resolution - A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Third Amendment to the Master Development Agreement for Qualified Convention Center and Hotel Project (the "Third Amendment") Between the City of Mansfield, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Four, the Mansfield Park Facilities Development Corporation, and Mansfield Sports District, Inc. and Its Assigns; Authorizing the President of the Board of Directors of the Mansfield Park Facilities Development Corporation to Execute the Third Amendment; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (TIRZ #4)
Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution
2. Exhibit A

11. DISCUSSION ITEMS

February Meeting Date
Park System Tour

12. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

13. INFORMATIONAL ITEMS

14. ADJOURN

CERTIFICATION

I, the undersigned authority do hereby certify that the above agenda was posted on the bulletin board next to the main entrance of the City Hall, 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: Friday, January 2, 2026, by 5:00 p.m., and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting in accordance with Chapter 551 of the Texas Government Code.

Sarah Speer, Business Services Manager
Parks and Recreation

This building is wheelchair accessible. Disabled parking spaces are available. Request for sign interpreter services must be made 48 hours ahead of meeting to make arrangements. Call 817 473-0211 or TDD 1-800-RELAY TX, 1-800-735-2989.