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 AUI 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

Parks Chapter Ordinance Changes

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.

Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
November 20, 2025 - 6:00 PM
Final
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Lindsay Cadenhead, Vice President, called the meeting to order at 6:01 p.m.

Present: Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Absent: Scot Bowman, Lance Hood, Raul Najera

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.

None

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.

Vice President Cadenhead recessed into Executive Session at 6:08 p.m.

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 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 #10-25-01
- iii. Park Project #11-25-01
- iv. Park Project #11-25-02
- v. Park Project #11-25-03
- vi. Park Project #11-25-04

4. RECONVENE INTO REGULAR BUSINESS SESSION

Vice President Cadenhead reconvened the Regular Meeting at 7:03 p.m.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Board Member Knappenberger to authorize the City Manager or his designee to negotiate, finalize, and execute contract documents and any other documents necessary for the purchase of property #08-22-01 located in Mansfield, Texas, as discussed in executive session. Seconded by Board Member Francis. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

6. APPROVAL OF MINUTES

25-1594 Approval of Regular Meeting Minutes - October 16, 2025
Attachments:
1. 10-16-2025

A motion was made by Board Member Francis to approve the item. Seconded by Board Member Russell. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

7. CASH FLOW STATEMENT

25-1595 Cash Flow Statement October 31, 2025
Attachments:
1. MPFDC Sales Tax - November 2025

A month-to-month sales tax comparison through October was reviewed. For the month of November, sales tax is up 6.28% over last year and up 3.90% for the year.

8. STAFF COMMENTS

A. Executive Director or Authorized Representative
- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

Matt Young, Executive Director of Community Services, reviewed the status of current projects with the board.

25-1596 Monthly Report - November 2025
Attachments:
1. MPFDC Monthly Report - November 2025

9. NEW BUISNESS

25-1592 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the Five-Year Update to the 2020 Parks, Recreation, Open Space and Trails Master Plan; 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. Exhibit A - Five-Year Report

A motion was made by Board Member Ng-Hinojosa to approve the resolution. Seconded by Vice President Cadenhead. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

Resolution Number: RE-4465-25

25-1593 Discuss and Consider Cancellation of the December Regular MPFDC Meeting

A motion was made by Board Member Ng-Hinojosa to approve the item. Seconded by Board Member Russell. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

10. DISCUSSION ITEMS

No discussion items

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Malinda Knappenberger expressed she is excited for the ribbon cutting at Rose Park for the reopening and is happy to hear about the active equipment going in at the parks.
Mialinda Francis said she is on board with staff adding HOA amenities to our park inventory list and complimented Ann Beck on her work on social media for the department.
Jessica Hinojosa congratulated the staff who were acknowledged at the meeting for winning awards and complimented Ann Beck on her work for the department.
Roderick Russell thanked staff of their work on the master plan and five year update.
Lindsay Cadenhead congratulated staff on their awards and is happy with the progress of the master plan and the information given during the five year update.

12. INFORMATIONAL ITEMS

- Department quarterly luncheon is on December 17th from 11:00am to 1:00pm, location TBD

- Rose Park reopening is December 19th at 11:00am
- MPFDC will begin meeting on the second Thursday of the month starting January 2026
- February 5th is the joint meeting with City Council

13. ADJOURN

A motion was made by Board Member Francis to adjourn the meeting at 7:58p.m. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

_________________________________ Lindsay Cadenhead, Vice President

ATTEST:

_________________________________ Sarah Speer, Business Services Manager

City of Mansfield
Staff Report

Item ID: 25-1731

Agenda Date: January 8, 2026

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

Description/History
The MPFDC must have members of the Board holding the positions of President and Vice President. Nominations are made among the seven current Board members. The nominated Board member who receives the majority of votes from the Board will be elected to the office for which they have been nominated.

Strategic Initiative

Recommendation
Elect Officers

Funding Source
N/A

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

City of Mansfield
Staff Report

Item ID: 25-1732

Agenda Date: January 8, 2026

Title

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 AUI 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)

Description/History

Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. The Mansfield Park Facilities Development Corporation purchased three of the acres in 2018 to allow for the expansion of the park to include other amenities such as a looped walking trail and picnic stations. The acquisition also allowed for a potential future connection to the Walnut Creek Linear Park system through Robert and Ann Smith Park.

The park is currently under construction providing phase one amenities, including restrooms, a pavilion, pond, trail, bridges, event plaza, memorial plaza, veterans memorial and improvements to the existing Serenity Gardens. The master plan for the park included the development of a looped trail, bridges, and scenic overlooks to be constructed in a second phase.

With construction of phase one nearing completion, the general contractor (AUI Partners, LLC) has submitted a proposal (Exhibit A) to complete the design, engineering, survey and construction work for phase two as a change order to their phase one construction contract in the amount of $873,055. This proposed change order includes $75,000 in owner's contingency costs to address any unforeseen issues during the design and construction phases, and provides an additional 204 days to complete the phase two improvements.

AUI Partners, LLC (AUI) has performed extremely well with the phase one construction project, keeping the project on schedule and within budget. Since AUI is already working on site, issuing a change order for the second phase to them will eliminate an estimated $100,000 in project costs for design development, bidding administration and site mobilization.

Staff has reviewed their proposal and recommends approving change order #1 in an amount not to exceed $873,055. AUI's phase one contract was executed in the amount of $4,245,212.36 and paid from TIRZ #1. Texas state law allows change orders up to 25% of the original contract amount. All previous change orders for phase one have been issued using the owner's contingency, so this change order is within the allowable limit under Texas state law. Funding for the change order was approved in the MPFDC FY25-26 annual budget.

Strategic Initiative

Focus on the Future
Provide a Safe Community
Building Strong Neighborhoods

Recommendation

Approve Resolution

Funding Source
MPFDC 1/2 cent sales tax

Prepared By
James Fish -

RESOLUTION NO.______

A RESOLUTION OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, APPROVING CHANGE ORDER #1 TO THE CONSTRUCTION CONTRACT WITH AUI 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)

WHEREAS, the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the "City") to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, as part of the re-development master plan for Julian Feild Park, a veterans memorial and associated park improvements is currently being constructed on site to provide remarkable experiences; and

WHEREAS, it is recognized that it is in the best interest of the citizens of the City of Mansfield that the second phase of the master plan to include a looped trail, bridges and scenic overlooks be constructed at Julian Feild Park; and

WHEREAS, the City awarded AUI Partners, LLC a contract to construct Phase 1 of Julian Feild Park Improvements on December 9, 2024 in the amount of $4,245,212.36; and

WHEREAS, AUI Partners, LLC has submitted a request for Change Order #1 in the amount of $873,055 for phase 2 improvements at Julian Feild Park and to revise the total contract cost to $5,118,267.36; and

WHEREAS, City staff has reviewed and considered the proposal from AUI Partners, LLC and recommends approval of a change order to the construction contract for said services; and

WHEREAS, funding for this project is available in the FY2025-2026 MPFDC Operating Budget; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

Change order #1 to the construction contract with AUI Partners, LLC in an amount not to exceed Eight Hundred Seventy-Three Thousand, Fifty-Five and no/100 dollars ($873,055) for Phase 2 Improvements at Julian Feild Park is hereby approved.

SECTION 2.

The MPFDC President, or designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 8TH DAY OF JANUARY 2026.

____
President

ATTEST:

____
Sarah Speer, Business Services Manager

AIA Document G701® – 2017

Change Order

PROJECT: *(Name and address)*
Mansfield Julian Feild Park
1531 E Broad St
Mansfield, TX 76063

CONTRACT INFORMATION:
Contract For: General Construction
Date: 12/31/24

CHANGE ORDER INFORMATION:
Change Order Number: 001
Date: 12/30/25

OWNER: *(Name and address)*
City of Mansfield
1164 Matlock Rd
Mansfield, TX 76063

ARCHITECT: *(Name and address)*
Kimley Horn
801 Cherry St, Suite 1300
Fort Worth, TX 76020

CONTRACTOR: *(Name and address)*
AUI Partners, LLC.
9800 Hillwood, Suite 160
Fort Worth, TX 76177

THE CONTRACT IS CHANGED AS FOLLOWS:
(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)
Phase 2 Design build of bridges, trails and site work,. AUI still reserves the right to claim additional funds for delays caused by others.

The original Contract Sum was	$	4,245,212.36
The net change by previously authorized Change Orders	$	0.00
The Contract Sum prior to this Change Order was	$	4,245,212.36
The Contract Sum will be unchanged by this Change Order in the amount of	$	873,055.00
The new Contract Sum including this Change Order will be	$	5,118,267.36

The Contract Time will be increased by Two Hundred Four (204) days.
The new date of Substantial Completion will be June 25, 2026

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

	[signature]	
ARCHITECT *(Signature)*	**CONTRACTOR** *(Signature)*	**OWNER** *(Signature)*
	Jim Sullivan, PM	
(Printed name, title, and license number if required)	*(Printed name and title)*	*(Printed name and title)*
	12/30/25	
Date	*Date*	*Date*

9800 Hillwood Parkway Suite 160
Fort Worth, Texas 76177
P 817.926.4377 **F** 817.926.6416

December 30, 2025

Mr. James Fish
City of Mansfield
1200 E. Broad St
Mansfield, TX 76063

Re: Julian Field Park Phase 2

Mr. Fish:

AUI Partners, LLC is pleased to provide the following proposal/change order to the Phase 1 project for the design build portion of Phase 2 of Julian Field Park. This includes the improvements for trails, bridges and site work for $798,055.00. The following items are included.

1. **SWPPP/Erosion control - $12,500.00.**
2. **Demo existing trees/under growth for path approximate 1,500 ft long x 10 ft wide - $111,344.00.**
3. **Decomposed granite trail approximately 1,500 ft long x 8 ft wide - $120,000.00.**
4. **Two(2) PermaTrak precast pedestrian bridges at 11 ft wide x 60 ft long each with Engineered design- $117,500.00.**
5. **Concrete bridge abutments, columns and four(4) 8 ft x8 ft approaches- $86,450.00.**
6. **Bridge handrails totaling 240 LF- $17,500.00.**
7. **Bridge Install - $83,275.00.**
8. **Misc sealants - $4,500.00.**
9. **An allowance of $25,000 for civil engineering/design/surveying.**
10. **General conditions/ supervision- $160,000.00.**
11. **Insurance- $7,011.66.**
12. **Overhead/warranty - $5,588.37.**
13. **Fee - $37,533.44.**
14. **Bond - $9,852.53.**

15. Time extension of 204 calendar days to June 25, 2026 for Phase 2. Phase 1 will remain as per the original contract.
16. Original contract terms and conditions shall apply.
17. All materials to match Julian Field Phase 1.

Exclusions/Clarifications:

- Tax is not included.
- Work to be completed during normal business hours.
- Owner contingency is not included.
- No additional site work/grading above and beyond clearing of area for trail and two(2) bridges.
- No electrical/lighting included.
- No landscaping/irrigation included.

Thank you very much for the opportunity and we very much look forward to working with you on this project.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

Jim Sullivan
PM

City of Mansfield
Staff Report

Item ID: 25-1733

Agenda Date: January 8, 2026

Title
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.

Description/History
Julian Feild Park is an 8-acre park located at 1531 E. Broad Street. The park is currently under construction providing phase one amenities, including restrooms, a pavilion, pond, trail, bridges, event plaza, memorial plaza, veterans memorial and improvements to the existing Serenity Gardens.

The new pond was designed to function as a reflection pond in support of the new veterans memorial. As such, the pond will be maintained and managed with water clarity as a high priority and not a habitat for fish. The memorial plaza was designed with the pond as the backdrop, not to serve as an environment for public fishing.

The Parks Chapter of the City's Code of Ordinances allows for the designation of no fishing zones, but requires that the Mansfield Park Facilities Development Corporation recommend such designation to the City Council. The section reads as follows:

> **"§ 96.26 FISHING.**
>
> (A) It shall be unlawful for any person to fish in park land areas that have been designated as no fishing zones by the City Council after recommendation of the Mansfield Park Facilities Development Corporation.
>
> (B) It shall be unlawful for any person to use trotlines, throw lines, fish traps, or nets while fishing in designated areas of park lands.
>
> (C) It shall be unlawful to clean fish in any park land."

Staff recommends that the pond at Julian Feild Park be designated as a No Fishing Zone in accordance with Chapter 96 of the Code of Ordinances of the City of Mansfield, Texas.

Strategic Initiative
Building Strong Neighborhoods
Provide a Safe Community
Focus on the Future

Recommendation
Approve Resolution

Funding Source

N/A

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO.______

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. (MPFDC FUND)

WHEREAS, the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the "City") to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, a new pond is currently being constructed at Julian Feild Park as part of the Veterans Memorial project to provide remarkable experiences; and

WHEREAS, City staff recommends that the pond at Julian Feild Park be designated as a No Fishing Zone in accordance with Chapter 96 of the City's Code of Ordinances; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

A No Fishing Zone designation at Julian Feild Park is hereby approved.

SECTION 2.

The MPFDC President, or designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 3.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 4.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 8TH DAY OF JANUARY, 2026.

____
President

ATTEST:

____
Sarah Speer, Business Services Manager

City of Mansfield
Staff Report

Item ID: 25-1734

Agenda Date: January 8, 2026

Title
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)

Description/History
In July 2025, the Mansfield Park Facilities Development Corporation (MPFDC) became a party to the Master Development Agreement (MDA) with Mansfield Sports District. This agreement details the obligations related to the Hotel Carbon and City Convention Center under the Qualified Hotel Project as part of the Staybolt District. MPFDC owns a 2.24 acre site along Heritage Parkway that became part of the overall agreement in July 2025.

In December 2025, the City Council approved changes to the MDA unrelated to the MPFDC site. The amendment requested is to change the timing on the reimbursement of funds related to the Convention Center. In consideration of this change, the City reduces the amount of future reimbursement to the developer by $1.3M and receives control over the public elements of the construction documents.

Because the July amendment made MPFDC a part to the entire Master Development Agreement, they are a party to this amendment as well.

Strategic Initiative
Develop Strong Economy
Building Strong Neighborhoods
Focus on the Future

Recommendation
Approve Resolution

Funding Source
TIRZ #4

Prepared By
Matt Young, Executive Director of Community Services - (817) 728-3397

RESOLUTION NO.______

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, THE BOARD OF DIRECTORS OF TAX 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)

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the Mansfield Park Facilities Development Corporation ("MPFDC") is a Texas non-profit corporation operating as a Type B Economic Development Corporation under the Development Corporation Act, codified in Subtitle C1 of Title 12 of the Texas Local Government Code, Chapters 501 through 505 (the "Act"), the Texas Non-Profit Corporation Act, as amended, and other applicable laws; and

WHEREAS, the MPFDC promotes economic development within the City of Mansfield (the "City") to eliminate unemployment and underemployment, and to promote and encourage employment and the public welfare of, for and on behalf of the City by developing, implementing, providing, and financing projects under the Act; and

WHEREAS, the City of Mansfield, Texas (the "City") created Tax Increment Reinvestment Zone Number Four (the "Zone") to promote economic development and stimulate commercial activity in the City; and

WHEREAS, TerraViva Global, LLC, has been selected as the developer for a Qualified Convention Center Facility and Qualified Hotel project in accordance with Texas Tax Code Chapters 351 and 311, and Texas Local Gov't Code Chapters 253 and 380, and other applicable law (the "Project"), which will consist of two full-service Qualified Hotels and a public Qualified Convention Center Facility located on city-owned land within the Zone, and development of the Private Project Properties, as more fully described in the Master Development Agreement (the "MDA"); and

WHEREAS, on April 14, 2025, via Resolution RE-4348-25, the City approved a first amendment ("Amendment") to the MDA to further outline the responsibilities and obligations of the parties regarding the planning, construction, and operation of the Project, and the conveyance and development of the Private Project Properties in accordance with the MDA and the Amendment; and

WHEREAS, on July 14, 2025, via Resolution RE-4407-25, the City approved a second amendment to the MDA to further define key development parcels and objectives, including timelines and official ground lease and contracts of sale documentation; and

WHEREAS, the parties now desire to further amend the MDA to provide a reduction in the Project TIRZ Account in the amount of $1,300,000, so the City can utilize those funds for design services with the Beck Group and ultimately reducing what is eligible for reimbursement per the terms of the MDA; and

WHEREAS, the MPFDC finds that further amending the MDA and execution of the related Amended Agreements will promote local economic development, create jobs, and enhance the City's hotel and tourism industry, and will promote and enhance the same for the region and the State of Texas; and

WHEREAS, the MPFDC desires to authorize the President of the Board or designee to execute the Third Amendment; and

WHEREAS, the recitals and findings in the MDA, as amended, and Third Amendment are incorporated into this Resolution as if fully set forth herein; and

WHEREAS, this Resolution shall be interpreted to be harmonious with and cumulative of Resolution RE-4272-24 which authorized execution of the MDA on October 28, 2024; and

WHEREAS, all constitutional and statutory prerequisites for the approval of this resolution have been met, including but not limited to the Open Meetings Act; and

WHEREAS, the MPFDC deems the adoption of this resolution to be in the best interest of public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The Third Amendment to Master Development Agreement for Qualified Convention Center and Hotel Project (the "Third Amendment") between the City of Mansfield, the Board of Directors of Tax Reinvestment Zone Number Four, the Mansfield Park Facilities Development Corporation, and Mansfield Sports District, Inc., in substantially the same form attached to this

Resolution as **EXHIBIT A** is hereby approved and is incorporated into this Resolution as if fully set forth herein.

SECTION 3.

The MPFDC President, or designee, is authorized to execute any documents necessary and take such actions as are necessary to implement this Resolution.

SECTION 4.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 5.

That this Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE MANSFIELD PARK FACILITIES DEVELOPMENT CORPORATION THIS 8TH DAY OF JANUARY 2026.

____
President

ATTEST:

____
Sarah Speer, Business Services Manager

THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT FOR QUALIFIED CONVENTION CENTER AND HOTEL PROJECT

This **THIRD AMENDMENT TO MASTER DEVELOPMENT AGREEMENT FOR QUALIFIED CONVENTION CENTER AND HOTEL PROJECT ("Third Amendment")** is made by and among the City of Mansfield, a Texas home-rule municipal corporation (the "**City**"), the Board of Directors of Reinvestment Zone Number Four in the City of Mansfield, Texas (the "**Board**"), the Mansfield Park Facilities Development Corporation, a corporation organized under Section 4B of V .A.T.C. Article 5190.6, Development Corporation Act of 1979 ("**MPFDC**"), and Mansfield Sports District, Inc., a Texas corporation ("**MSD**") and/or assigns (MSD being sometimes referred to collectively herein as "**Developer**"). The City, Board, and Developer may sometimes hereafter be referred to individually as a "**Party**" or collectively as the "**Parties**."

RECITALS

WHEREAS, the City created Reinvestment Zone Number Four, City of Mansfield, Texas (the "Zone") by Ordinance 2285-22 on December 12, 2022, pursuant to Chapter 311, Texas Tax Code, as amended (the "TIRZ Act") and

WHEREAS, TerraViva Global, LLC ("**Original Developer**") desired to provide the planning, design, construction, and commissioning of two full-service, upper-upscale "Qualified Hotel(s)" and a public "Qualified Convention Center Facility" within the Zone with related public "Infrastructure" and a Parking Garage, as the terms "Qualified Hotel(s)" "Qualified Convention Center Facility" and "Infrastructure" are defined in Texas Tax Code Ch.351 (collectively the "Qualified Project"); and

WHEREAS, the Qualified Project as defined in Texas Tax Code Ch. 351, and as further described in Resolution RE-4155-24, as amended, was adopted by the City on January 22, 2024; and

WHEREAS, the Qualified Project is a portion of the Staybolt Entertainment District, which is depicted on and legally described on Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, on October 30, 2024, the City, Board, and Original Developer entered into a Master Development Agreement for Qualified Convention Center and Hotel Project (the "**MDA**"), as amended by that certain First Amendment to Master Development Agreement for Qualified Convention Center and Hotel Project dated June 17, 2025 (the "**First Amendment**" and together with the MDA, the "**Agreement**"); and

WHEREAS, as of April 17, 2025, Original Developer assigned to Developer certain rights and obligations under the Agreement (the "**Assignment**"), and Developer accepted such Assignment and assumed such rights and obligations thereunder; and

WHEREAS, as of even date herewith, Tangram, Inc., a Texas corporation, assigned to MSD its rights and obligations under the Agreement, and MSD accepted such assignment and assumed such rights and obligations thereunder, including the obligations and liabilities of the Original Developer as required by Section 11.7 of the Agreement; and

WHEREAS, on July 31, 2025, the City, Board, MSD, and MPFDC entered into a Second Amendment to the Agreement for the Qualified Convention Center and Hotel Project, amending various Agreement terms and exhibits, including adding the sale and development of MPFDC Property (2.24 acres) to the Developer (the "**Second Amendment**"); and

WHEREAS, the City, Board, MSD and MPFDC desire to amend the Second Amendment and together with the First Amendment and MDA, as herein set forth in this **Third Amendment**, and

WHEREAS, these recitals, the MDA, First Amendment and Second Amendment are incorporated into this Third Amendment as if fully set forth herein, except as amended by this Third Amendment, and in the event of any conflict or inconsistency between the same, priority of interpretation shall be in the following order: Third Amendment, Second Amendment, First Amendment, MDA.

AGREEMENT

NOW, THEREFORE, for and in consideration of the premises above and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. The Parties agree that Subsection 4.5 of the Agreement is deleted and repealed in its entirety to read as follows:

   "4.5 Public Parking. Within one hundred eighty (180) days from the closing of the Parking Garage property and the Cache Legitimate/KUBO Parking property, the City and the Developer shall negotiate in good faith and execute a "Reciprocal Access and Public Parking Easement Agreement" to ensure that adequate parking is available to serve the general public, stadium, and Qualified Project Properties."

2. The Parties agree that Subsection 5.1 (i) of the Agreement is deleted and replaced in its entirety to read as follows:

   "5.1 (i) Terra Viva TIRZ Account. Under this subsection, "**Proceeds from the Sale of the Properties**" shall mean the amount paid by Developer (in the amount of TWO MILLION FOUR HUNDRED EIGHTY-THREE THOUSAND THREE HUNDRED TWENTY-TWO DOLLARS ($2,483,322.00)) to the City for sale of the following properties: XO2 tower, Carbon Parking, Cache Parking, Steam and Verona, less ONE MILLION THREE

HUNDRED THOUSAND DOLLARS ($1,300,000.00). In accordance with Section 311.014(a) of the TIRZ Act, the City shall deposit the Proceeds from the Sale of the Properties in a separate account in the TIRZ Fund (the "TerraViva TIRZ Account"). The Developer may request to draw-down funds from the TerraViva TIRZ Account beginning after it begins pouring the foundation of the Qualified Convention Center Facility, and on a monthly basis thereafter for work performed on the Qualified Project Properties to ensure funds are available for full development of the Qualified Project Properties. The Developer's written request shall be made on a payment application form provided by the City. The City shall review and verify the Developer's written request and approve the same in writing, which approval shall not be unreasonably withheld, conditioned, or delayed beyond thirty (30) days after written request by the Developer."

3. In compliance with the revisions adopted by the Parties in Section 2 of this Third Amendment related to changes Subsection 5.1(i) “Terra Viva TIRZ Account”, MSD (as the Developer) agrees to (a) release the sum of ONE MILLION THREE HUNDRED THOUSAND DOLLARS ($1,300,000.00) initially held in Terra Viva TIRZ Account prior to this Third Amendment back to the City and (b) agree to hold the City harmless for the release of the escrow funds authorized herein. The City shall use the released sum of $1,300,000.00 to acquire Schematic Design and Design Development services for Qualified Project Properties from a professional third party. Parties agree that all drawings, specifications, and other documents or instruments of professional services prepared or assembled by the third-party professional shall be property of MSD. The City shall be permitted to retain copies, including reproducible copies of drawings, specifications, and other documents or instruments related to the Qualified Project. MSD grants the City an irrevocable, fully paid up, perpetual license and right to use drawings, specifications, and other documents or instruments related to the Qualified Project, including the originals thereof, and the ideas and designs contained therein, for any purpose regardless of whether the Qualified Project is completed, modified or terminated. This license shall survive the termination of the MDA. If the MDA is terminated, MSD hereby expressly consents to the engagement by the City of a substitute developer to complete the Qualified Project, with the substitute developer having all of the rights and privileges of MSD to complete the same.

4. Except as amended herein, all other terms and conditions of the Agreement shall remain in full force and effect. This Third Amendment may be executed in any number of

counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The execution of this Third Amendment may be accomplished by facsimile or electronic signatures and shall be deemed fully executed upon the exchange among the parties of signed facsimile or electronic copies of this Third Amendment.

IN WITNESS WHEREOF, the parties hereto have caused this Third Amendment to be executed by their duly authorized officers and to be effective as of the last date set forth below.

MANSFIELD SPORTS DISTRICT, INC.,
a Texas corporation

By: ________________________________
R. Shawn Ellis, President

Date: ______________________________

CITY OF MANSFIELD, TEXAS,
a Texas municipal corporation

By: _________________________________
Joe Smolinski, City Manager, or designee

Date: ______________________________

ATTEST:

____
Susana Martin, City Secretary

BOARD OF DIRECTORS OF
REINVESTMENT ZONE NUMBER
FOUR, Mansfield, Texas

By: ________________________________

Name: ______________________________

Its: _________________________________

Date: _______________________________

MANSFIELD PARK FACILITIES
DEVELOPMENT CORPORATION,
a corporation organized under
Section 4B of V.A.T.C. Article 5190.6,
Development Corporation Act of 1979

By: ________________________________

Name: ______________________________

Its: _________________________________

Date: _______________________________