



**Tax Increment Reinvestment Zone #4 Board - Meeting Minutes
December 8, 2025 - 5:30 PM
Final**

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Evans called the meeting to order at 5:31 p.m.

Present: Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons

Staff present: City Manager Joe Smolinski, Deputy City Manager/Chief Financial Officer Troy Lestina, Assistant City Manager Matt Jones, Assistant City Manager/Deputy City Attorney Vanessa Marrero, City Attorney Victor Flores, Executive Director of Economic Development Jason Moore, City Secretary Susana Marin, Deputy City Secretary Keera Seiger

2. CITIZEN 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. **THIS WILL BE YOUR ONLY OPPORTUNITY TO SPEAK.** All comments are limited to five (5) minutes. In order to be recognized during "Citizen Comments" please complete a speaker card and present it to the Assistant City Secretary prior to the start of the meeting.

There were no citizen comments.

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.

In accordance with Texas Government Code, Chapter 551, Chair Evans recessed the meeting into executive session at 5:31 p.m. Chair Evans called the executive session to order in the Council Conference Room at 5:34 p.m. Chair Evans recessed the executive session at 5:40 p.m.

- 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

4. RECONVENE INTO REGULAR BUSINESS SESSION

Chair Evans reconvened the meeting into regular business session at 5:42 p.m.

5. NEW BUSINESS

Discussion, Consideration, and Possible Action Regarding the Approval of a Third Amendment to the Master Development Agreement with Mansfield Sports District

Executive Director of Economic Development Jason Moore presented the item. He spoke on the history of the item including the second amendment to the master development agreement, which outlined parcels that were purchased. Jason noted that the funds associated with the purchases of the parcels on the southside, around \$2.4 million, were put into a special account that will go back to paying the convention center portion. Jason spoke on this being a qualified hotel/convention center project, the qualifications and requirements of the State of Texas Qualified Hotel program, and the relationship of the City of Mansfield and the Mansfield Sports District as it pertains to this project. Next, he relayed the developer's request for advanced funding in order to contract with The Beck Group to expedite design, which would keep things moving. Jason stated the third amendment is strictly the mechanism that releases the City from the obligation to pay the \$2.4 million back and lowers that amount to \$1.1 million, allows the Mansfield Sports District to release the City from the liability of that, and allows the City to contract with The Beck Group, using those funds.

A motion was made by Board Member Simmons to approve the Third Amendment to the Master Development Agreement with Mansfield Sports District. Seconded by Board Member Broseh. The motion PASSED by the following vote:

Aye: 7 Michael Evans, Tamera Bounds, Todd Tonore, Larry Broseh, Brent Newsom, Juan Fresquez, Todd Simmons

Nay: 0 None

Abstain: 0 None

6. ADJOURN

Chair Evans adjourned the meeting at 5:46 p.m.

Michael Evans, Chair

ATTEST:

Susana Marin, City Secretary