



Tax Increment Reinvestment Zone #4 Board - Meeting Minutes
February 9, 2026 - 12:30 PM
Final

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Evans called the meeting to order at 12:30 p.m.

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

Staff present: Joe Smolinski, City Manager; Troy Lestina, Deputy City Manager/Chief Financial Officer; Matt Jones, Assistant City Manager; Vanessa Marrero, Assistant City Manager/Deputy City Attorney; Victor Flores, City Attorney; Jeff Price, Executive Director of Public Works; Raymond Coffman, Director of Engineering Services; James Rogge, Assistant Director of Public Works - Streets and Traffic; Casey Lewis, Executive Project Manager/Broker; Susana Marin, City Secretary; Keera Seiger, Deputy City Secretary

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 comment card and present it to the Deputy 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.

The Board did not recess into executive session.

- 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

The Board did not recess into executive session.

5. NEW BUSINESS

Discussion, Consideration, and Possible Action Regarding an Amendment to the Economic Development Agreement Between the City of Mansfield, Texas and Arcadia Realty Corp.

Presenters: Raymond Coffman, Director of Engineering Services

Attachments:

1. Exhibit A

Casey Lewis, Executive Project Manager/Broker, spoke on the history of the project and the discovery of significant potential cost-savings for both the City and Arcadia Realty Corp. Casey stated the Amendment to the Economic Development Agreement will authorize the City to work with Arcadia Realty Corp. to oversize a sewer line through their development, which will support future development on the west side of Heritage Parkway and produce cost-savings close to a seven-figure number. He noted the developer has a minimum required sewer cost of \$220,000, but will be installing \$770,000 worth of sewer system and the City will reimburse the \$500,000 delta through the TIRZ project. Casey explained the City is installing a trunk line sewer system through Arcadia Realty Corp.'s development out to the west, which will be accessible to their residential development and the City's future development on the west side of Heritage Parkway. Casey answered Board questions regarding the future development.

A motion was made by Board Member Broseh to approve the Amendment. Seconded by Board Member Bounds. 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 12:34 p.m.

Michael Evans, Chair

ATTEST:

Susana Marin, City Secretary