Mansfield Economic Development Corporation - Regular Meeting
April 7, 2026 - 6:00 PM
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. **CALL MEETING TO ORDER**

2. **INVOCATION**

3. **PLEDGES OF ALLEGIANCE**

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**

26-2084 Meeting Minutes 03-03-2026
Presenters:
Attachments:
1. Meeting Minutes 03-03-2026

6. **FINANCIALS**

26-2067 Presentation of the monthly Financial Report for the period ending 2/28/2026.
Presenters:
Attachments:
1. MEDC February 2026

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. **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 #25-01

ED #26-04

10. RECONVENE INTO REGULAR SESSION

11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

12. NEW BUSINESS

26-2068 Discussion, Consideration, and Possible Action of the Economic Development Agreement with Hanna Surveying and Engineering, LLC.
Presenters: Natalie Phelps, Project Manager
Attachments:
1. Performance Agreement
2. Exhibits

13. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

14. STAFF COMMENTS

15. 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: April 1st, 2026, 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.

____
MEDC Staff

Approved as to from

Mansfield Economic Development Corporation - Regular Meeting Minutes
March 3, 2026 - 5:00 PM
Draft
Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

President Vaszauskas called the meeting to order at 5:00 p.m.

Present: Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams

2. INVOCATION

Board Member Williams led the invocation.

3. TEXAS PLEDGE

Board member Knight led the 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.

There were no public comments.

5. APPROVAL OF MINUTES

26-1945 Meeting Minutes 01-06-2026
Presenters:
Attachments:
1. Meeting Minutes 01-06-2026

A motion was made by Board Member Walker to approve the Meeting Minutes of 01-06-2026.
Seconded by MEDC Secretary Zaitoon. The motion PASSED by the following vote:

Aye: 7	Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

26-1996 Joint Meeting Minutes 02-05-26
Presenters:
Attachments:
1. Joint Meeting Minutes 02-05-26

A motion was made by MEDC Vice President Vivoni to approve the Joint Meeting Minutes of 02-05-2026.
Seconded by MEDC Secretary Zaitoon. The motion PASSES by the following vote:

Aye: 7	Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

6. FINANCIALS

26-1986 Presentation of the monthly Financial Report for the period ending 1/31/2026.
Presenters:
Attachments:
1. MEDC January 2026

7. NEW BUSINESS

26-1967 Discussion, Consideration, and Possible Action on the Economic Development Agreement with Hanna Surveying and Engineering, LLC.
Presenters: Natalie Phelps, Project Manager
Attachments:
1. ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT
2. SITE PLAN
3. RENDERING
4. GRADING PLAN

A motion was made by Board Member Knight to Table item 26-1967 for a later date.
Seconded by Board Member Williams. The motion PASSED by the following vote:

Aye: 7	Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

26-1979 A Resolution of the Mansfield Economic Development Corporation designating Matt Jones and its registered agent.
Presenters: Rachel Bagley, Assistant Director of Economic Development
Attachments:
1. Resolution - Matt Jones Registered Agent
2. Statement of Change Registered Agent
3. Form 802 MEDC Registered Agent

A motion was made by Board Member Walker to approve item 26-1979.
Seconded by Board Member Knight. The motion PASSED by the following vote:

Aye: 7	Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

8. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

There were no board comments.

9. STAFF COMMENTS

The next board meeting will be held on April 7, 2026, at 5:00 PM.

10. ADJOURN

A motion was made by MEDC Vice President Vivoni to adjourn the meeting at 5:09 p.m. Seconded by Board Member Williams. The motion PASSED by the following vote:

Aye: 7	Kent Knight, Jim Vaszauskas, William Vivoni, Lance Walker, Nicole Zaitoon, Eulanie Lashley, Jacqueline Williams
Nay: 0	None
Abstain: 0	None

__________________________________ Jim Vaszauskas, Chair

ATTEST:

__________________________________ Mitzy Shannon, Board Secretary

Mansfield Economic Development Corporation
Cash Report *(Unaudited)*
Period Ending February 28, 2026

Beginning Cash Balance 2-1-2026	**$6,540,471**
Revenue:	
Sales Tax Revenue	$810,570
Interest Income	$37,396
Total Monthly Revenue	**$847,966**
Adjusted Cash Balance	**$7,388,437**
Operating Expenses:	
Administration (5510)	$167,764
Promotions (5520)	$0
Retention (5530)	$381
Workforce Development	$0
Total Operating Expenditures	**$168,145**
Debt Expense	
Debt Service Payment	**$2,123,818**
Project Expenditures:	
Economic Development Agreements	
Talley's	
Kimball Property	$0
Hanover	$0
Easy St.	$0
Total Project Expenditures	**$0**
Total Monthly Expenditures	**$2,291,964**
Ending Cash Balance 2-28-2026	**$5,096,473**
Stadium Construction Fund Remaining Balance	$28,342,306
Total Cash	**$33,438,779**
Debt Expense	
New Annual Total Debt Service - FY26	**$5,357,637**
(February and August)	
Remaining Principal Debt Balance	**$94,995,000**

MANSFIELD
TEXAS

City of Mansfield
Staff Report

Item ID: 26-2068

Agenda Date: April 7, 2026

Title
Discussion, Consideration, and Possible Action of the Economic Development Agreement with Hanna Surveying and Engineering, LLC.

Description/History
Hanna Surveying and Engineering, LLC will construct an office building in Mansfield, including a retaining wall infrastructure. The Company requested assistance for eligible improvements as allowed under state law.

Summary of Key Terms:
• Commencement of Construction by December 31, 2026.
• Certificate of Occupancy by December 31, 2027.
• Minimum Capital Investment: $3,000,000.
• Grant: The maximum grant payment shall be the lesser of: (i) 100% of the actual costs of the Improvements, or (ii) $145,000.
• Grant paid within 30 days after Payment Request with proof of CO and cost documentation.
• Termination, offset, and repayment provisions protect MEDC funds.

Strategic Initiative
Develop Strong Economy

Recommendation
Staff Recommends Approval

Funding Source
MEDC

Prepared By
Natalie Phelps, Project Manager - 817-728-3653

ECONOMIC DEVELOPMENT AND PERFORMANCE AGREEMENT BETWEEN THE MANSFIELD ECONOMIC DEVELOPMENT CORPORATION AND HANNA SURVEYING AND ENGINEERING, LLC

This Economic Development Agreement ("**Agreement**") is made and entered into by and between the MANSFIELD ECONOMIC DEVELOPMENT CORPORATION ("**Corporation**"), a nonprofit corporation organized under Title 12, Subtitle C1, of the Texas Local Government Code ("**Act**"), and Hanna Surveying and Engineering, LLC ("**Company**"). Company and the Corporation may sometimes hereafter be referred to individually as a "party" or collectively as the "parties."

RECITALS:

WHEREAS, Company is the developer of a Project, hereinafter defined, known as HANNA SURVEYING AND ENGINEERING LLC located, generally at 1460 N US 287 FRONTAGE ROAD in the City of Mansfield, Texas (the "Property"), as further described in **Exhibit A**; and

WHEREAS, Company intends to develop the Project as further described in **Exhibit B,** which will include an office building; and

WHEREAS, as a component of the development of the Project, Company will be constructing retaining wall improvements, as shown in **Exhibit C**; and

WHEREAS, Company has requested financial assistance from the Corporation for the construction of the improvements, and the Board of Directors of the Corporation find that the requested grants will be used to fund a "project" as defined in Section 501.103 of the Act and that such grants is required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises.

NOW THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

ARTICLE 1
DEFINITIONS

"Act," "Agreement," "Corporation," and "Company," have the meanings set forth above.

"Capital Investment" means the actual cost incurred related to the construction of the Project, as the case may be, including the actual construction costs of all buildings, renovations, site preparation, structures, infrastructure, offsite improvements (if any), utilities, landscaping and onsite improvements, including labor and materials, engineering costs, surveying costs, fees of consultants, permit and inspection fees, and business personal property.

“Certificate of Occupancy” means the document issued by the City certifying that a building and its commercial tenant is in compliance with applicable building codes and other laws, and indicating it to be in a condition suitable for occupation.

“City” means the City of Mansfield, Texas.

"Commencement of Construction" shall mean (i) the plans have been prepared and all approvals thereof required by applicable governmental authorities have been obtained for construction of the Project, as the case may be; (ii) all necessary permits for the construction of the Project, as the case may be, have been issued by the applicable governmental authorities; and (iii) construction of the foundations commenced for the Project, as the case may be, has commenced.

“Director” means the City’s Economic Development Director or acting Economic Development Director.

“Effective Date” means the date this Agreement is fully executed by both the Corporation and Company.

“Event of Bankruptcy or Insolvency” means the dissolution or termination of a party’s existence as a going business, insolvency, appointment of receiver for any part of such party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Expiration Date” shall mean three years from the Effective Date, unless sooner terminated as provided herein.

“FTE” means any employee on a forty (40) hour or more per week schedule or the combination of two (2) or more employees on part-time schedules equaling at least forty (40) hours without regard to whether individuals in those positions are the same as those in previous counts.

“Grant” means the payment to be made by the Corporation to Company pursuant to this Agreement as a reimbursement for a portion of the cost of the Improvements, the maximum grant payment shall be the lesser of: (i) 100% of the actual costs of the Improvements, or (ii) $145,000. The Grant will be paid upon the Company obtaining a Certificate of Occupancy, as described in Article 4.

“Impositions” mean all taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, and other charges by public or governmental authority, general and special, ordinary and extraordinary, foreseen and unforeseen, which are or may be assessed, charged, levied, or imposed by any public or governmental authority on Company or any property or any business owned by Company within the City.

"Improvements" means the retaining wall improvements constructed by Company on the Property, as shown and described on the attached **Exhibit C**.

"Payment Request" means a written request from Company to Corporation for payment of the Grant. The written request must be accompanied by (i) proof of Certificate of Occupancy; and (ii) documentation of actual construction costs of the Improvements, in a manner and form acceptable to the Director.

"Project" means the Hanna Surveying and Engineering, LLC office development as further illustrated in **Exhibit B**.

"Property" means the property located at 1460 North US 287 Frontage Road, Mansfield, Texas, as shown on the attached **Exhibit A**.

"Term" means the term of this Agreement as described in Article 2 of this Agreement.

ARTICLE 2
TERM

The Term of this Agreement will begin on the Effective Date and continue thereafter until the Expiration Date, unless terminated earlier under the terms of this Agreement.

ARTICLE 3
COVENANTS OF COMPANY

3.01 Company Obligations. In consideration of Corporation agreeing to pay Company the Grant in accordance with the terms and conditions of this Agreement, Company, agrees to:

(a) Obtain Commencement of Construction for the Project by December 31, 2026;

(b) Receive a Certificate of Occupancy for the Project no later than December 31, 2027;

(b) Make a Capital Investment of no less than $3,000,000 for the Project;

(c) Make the Improvements on the Property; and

(d) Comply with all building codes and other ordinances of the City applicable to the design and construction of the restaurant and Improvements.

3.02 Undocumented Workers. Company covenants and certifies that it does not and will not knowingly employ an undocumented worker as that term is defined by Section 2264.001(4) of the Texas Government Code. In accordance with Section 2264.052 of the Texas Government Code, if Company is convicted of a violation under 8 U.S.C. Section 1324a (f), Company shall repay to the Corporation the full amount of all payments made under Section 4 of this Agreement, plus ten percent (10%) interest per annum from the date such payment was made until the date of full repayment. Repayment shall be paid within one hundred twenty (120) days after the date Company receives a notice of violation from the Corporation.

ARTICLE 4

GRANTS BY CORPORATION

Provided that Company is in compliance with the terms of this Agreement, and upon full satisfaction by Company of the conditions set forth above in Article 3, Corporation will pay Company the Grant within thirty (30) days of receipt of a Payment Request, provided Company is in compliance with the terms of this Agreement.

ARTICLE 5
TERMINATION, OFFSET, AND REPAYMENT

5.01 Termination. This Agreement may be terminated upon any one or more of the following:

(a) by mutual written agreement of the parties;

(b) upon written notice by either party, if the other party defaults or breaches any of the terms or conditions of this Agreement and such default or breach is not cured within thirty (30) days after written notice thereof;

(c) upon written notice by Corporation, if Company suffers an Event of Bankruptcy or Insolvency;

(d) upon written notice by Corporation, if any Impositions owed to City by Company become delinquent and such delinquency has not been cured within thirty (30) days after written notice thereof; or

(e) upon written notice by either party if any subsequent federal or state legislation or any decision of a court of competent jurisdiction renders this Agreement invalid, illegal, or unenforceable.

5.02 Offset. Corporation may at its option, and after delivering written notice to Company of its intent to do so, offset any amounts due and payable under this Agreement against any delinquent debt (including taxes) lawfully due to City of Mansfield by Company, regardless of whether the amount due arises pursuant to the terms of this Agreement, or otherwise, and regardless of whether or not the debt due to the City of Mansfield has been reduced to judgment by a court. Such offset right shall not apply to any sum timely and properly protested and contested in accordance with applicable law.

5.03 Repayment. In the event the Agreement is terminated by Corporation pursuant to Section 5.01(b)-(d), Company shall immediately refund to Corporation an amount equal to the amount of the Grants that have been provided by Corporation to Company prior to the date of such termination, plus interest at the rate of interest periodically announced by the Wall Street Journal as the prime or base commercial lending rate, or if the Wall Street Journal shall ever cease to exist or cease to announce a prime or base lending rate, then at the annual rate of interest from time to time announced by Citibank, N.A. (or by any other New York money center bank selected by Corporation) as its prime or base commercial lending rate, which shall accrue from the Effective Date until paid.

ARTICLE 6
INDEMNIFICATION

COMPANY, IN PERFORMING THE OBLIGATIONS UNDER THIS AGREEMENT, IS ACTING INDEPENDENTLY, AND THE CORPORATION ASSUMES NO RESPONSIBILITIES OR LIABILITIES TO THIRD PARTIES IN CONNECTION WITH THE IMPROVEMENTS OR FACILITY. COMPANY AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS THE CORPORATION, ITS DIRECTORS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS IN BOTH THEIR OFFICIAL AND INDIVIDUAL CAPACITIES, FROM AND AGAINST CLAIMS, SUITS, DEMANDS, LOSSES, DAMAGES, CAUSES OF ACTION, AND LIABILITY OF EVERY KIND, INCLUDING, BUT NOT LIMITED TO, EXPENSES OF LITIGATION OR SETTLEMENT, COURT COSTS, AND ATTORNEYS FEES WHICH MAY ARISE DUE TO ANY DEATH OR INJURY TO A PERSON OR THE LOSS OF USE, OR DAMAGE TO PROPERTY, ARISING OUT OF OR OCCURRING AS A CONSEQUENCE OF THE PERFORMANCE BY COMPANY OF THE OBLIGATIONS UNDER THIS AGREEMENT, INCLUDING ANY ERRORS OR OMISSIONS, OR NEGLIGENT ACT OR OMISSION OF COMPANY, OR ITS OFFICERS, AGENTS, EMPLOYEES, OR CONTRACTORS.

ARTICLE 7
ACCESS TO INFORMATION

Upon the Corporation’s request, Company agrees to provide the Corporation access to contract documents, invoices, receipts, records, and reports to verify Company’s compliance with this Agreement.

ARTICLE 8
GENERAL PROVISIONS

8.01 Mutual Assistance. Company and the Corporation shall do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

8.02 Representations and Warranties. Company represents and warrants to the Corporation that it has the requisite authority to enter into this Agreement. Company represents and warrants to the Corporation that it will not violate any federal, state or local laws in operating the business, and that the Facility and Improvements shall conform to the applicable building codes, zoning ordinances and all other ordinances and regulations.

8.03 Section or Other Headings. Section or other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

8.04 Entire Agreement. This Agreement contains the entire agreement between the parties with respect to the transaction contemplated herein.

8.05 Amendment. This Agreement may only be amended, altered, or revoked by written instrument signed by Company and the Corporation.

8.06 Successors and Assigns.

(a) Assignment. This Agreement shall be binding on and insure to the benefit of the parties, their respective successors and assigns. Company may assign all or part of its rights and obligations hereunder only upon prior written approval of the Corporation.

(b) Collateral Assignment. Notwithstanding Section 8.06(a), Company shall have the right to collaterally assign, pledge, or encumber, in whole or in part, to any lender as security for any loan in connection with construction of the Facility and Improvements, all rights, title, and interests of Company to receive the Grants under this Agreement. Such collateral assignments: (i) shall require the prior written consent of the Corporation, which shall not be unreasonably delayed or withheld, and Corporation agrees to execute such reasonable consent forms as may be required to evidence such consent; (ii) shall require notice to the Corporation together with full contact information for such lenders, (iii) shall not create any liability for any lender under this Agreement by reason of such collateral assignment unless the lender agrees, in writing, to be bound by this Agreement; and (iv) may give lenders the right, but not the obligation, to cure any failure of Company to perform under this Agreement. No collateral assignment may relieve Company from any obligations or liabilities under this Agreement. The Director has the authority to give the written consent under this subsection after review and consultation with the Corporation's legal counsel; provided, however, the Director may, in his or her sole discretion, present the assignment request to the Corporation's board of directors for approval.

8.07 Notice. Any notice required or permitted to be delivered by this Agreement shall be deemed delivered by depositing same in the United States mail, certified with return receipt requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

COMPANY: Hanna Surveying and Engineering
1380 N US 287 Frontage Road, Suite 101
Mansfield, Texas, 76063
ATTN: Sam Hanna

CORPORATION:	Mansfield Economic Development Corporation 1200 E Broad Street Mansfield, Texas 76063 Attn: Director
With a copy to:	City Attorney Victor Flores 1200 E Broad Street Mansfield, Texas 76063

8.08 Interpretation**.** Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably, and neither more strongly for or against any party.

8.09 Applicable Law/Venue. This Agreement is made, and shall be construed and interpreted under the laws of the State of Texas; exclusive venue for any legal action regarding this Agreement shall lie in Tarrant County, Texas.

8.10 Severability. In the event any provision of this Agreement is ruled illegal, invalid, or unenforceable by any court of proper jurisdiction, under present or future laws, then and in that event, it is the intention of the parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid, or unenforceable a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

8.11 Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

8.12 No Joint Venture. Nothing contained in this Agreement is intended by the parties to create a partnership or joint venture between the parties.

8.13 Force Majeure. If either party hereto shall be delayed or hindered in or prevented from the performance of any act required hereunder (other than the payment of money) by reason of strikes, lockouts, inability to procure materials, failure of power, governmental moratorium or other governmental action or inaction (including, failure, refusal or delay in issuing permits, approvals or authorizations), injunction or court order, terrorist attacks, riots, insurrection, war, fire, earthquake, flood or other natural disaster or other reason of a like nature not the fault of the party delaying in performing work or doing acts required under the terms of this Agreement (but excluding delays due to financial inability), then performance of such act shall be excused for the period of the delay and the period for the performance of any such act shall be extended for a period equivalent to the period of such delay, provided that the foregoing shall not be applicable to any payment obligation of either party under this Agreement.

8.14 Attorney's Fees. In the event it should become necessary to take legal action to interpret or enforce the terms of this Agreement, the prevailing party in such action shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs of court.

8.15 Limitation of Liability. The parties further agree that neither party will be liable to the other under this Agreement for special, consequential (including lost profits), or exemplary damages.

8.16 Governmental Function. The parties agree that this Agreement serves the public purpose of assisting in the development and diversification of the economy of City and the State of Texas, eliminating unemployment or underemployment of the State, and developing and expanding commerce in the State, and is for all purposes a governmental function of City for the benefit of the citizens of City and the State of Texas. The parties further agree that this Agreement is entered into for the purpose of carrying out governmental functions which are enjoined on Corporation, by virtue of its relationship with its authorizing unit, the City of Mansfield, by law, and given to it by the State of Texas as part of the State's sovereignty.

8.17 City Council Approval. This Agreement is not valid unless first approved by the City Council of the City of Mansfield.

8.18 Full Execution Required. This Agreement will not be binding on either party unless fully executed by both parties.

MANSFIELD ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________
Jim Vaszauskas, Board President

Date: ______________________________

ATTEST:

____
Nicole Zaitoon, Board Secretary

Hanna Surveying and Engineering

By: Amanda Hanna
Amanda Hanna, President

Date: 29 January 2026

EXHIBIT "A"

Property

EXHIBIT "B"

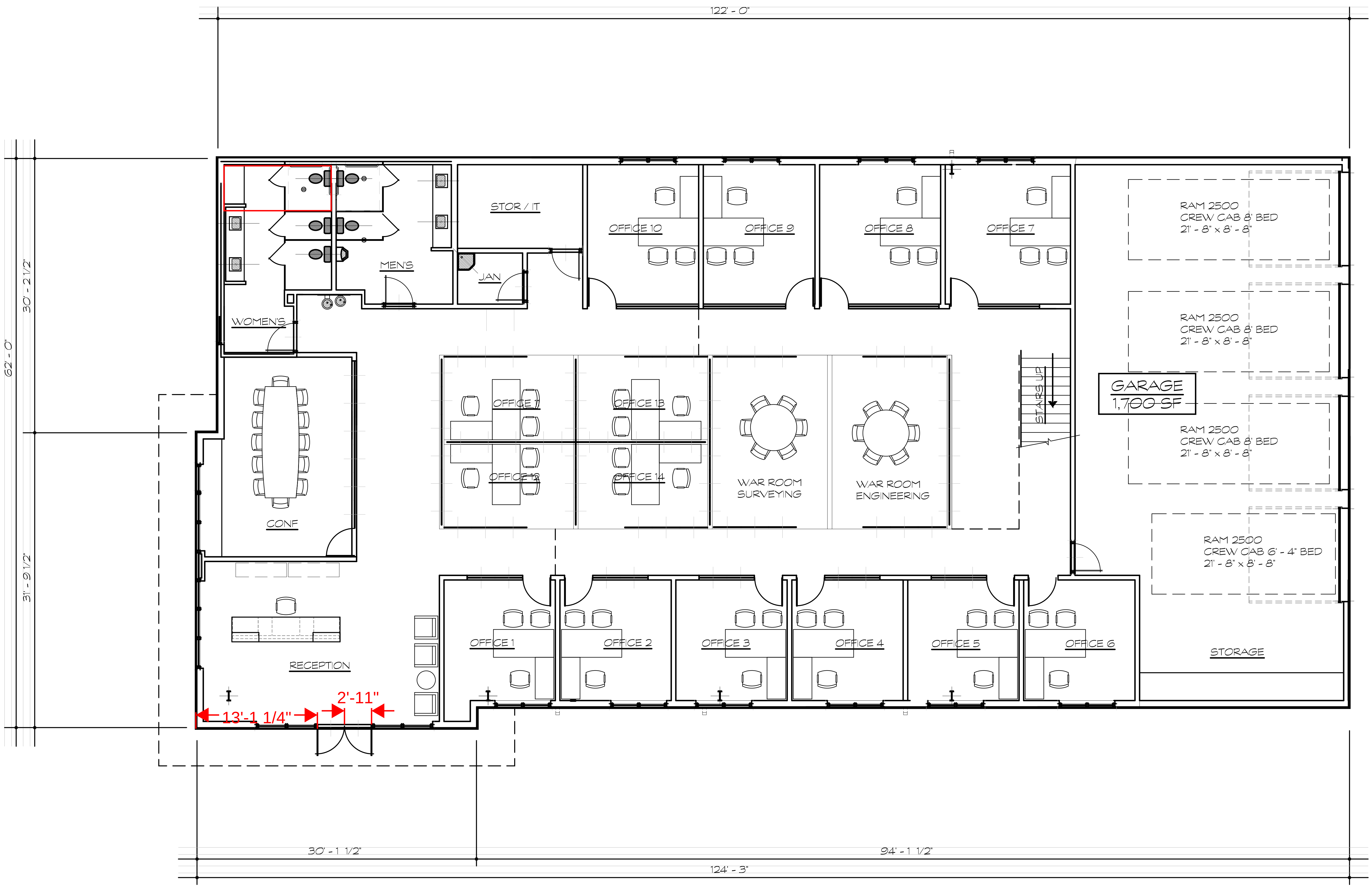
Project

EXHIBIT "C"

Improvements

HSE HANNA SURVEYING AND ENGINEERING

PRELIMINARY OFFICE CONCEPT PLAN - MEZZANINE - 2,700 SF (INCLUDING TERRACE) - 10-9-25



HSE HANNA SURVEYING AND ENGINEERING

PRELIMINARY OFFICE CONCEPT PLAN - GROUND FLOOR - 7,400 SF (INCLUDING GARAGE) - 10-9-25

INTEGRA TX CONSTRUCTION
GENERAL CONTRACTORS · DESIGN · BUILD

Job Cost Breakdown

Date:	11/4/2025
Project:	HSE Office
Owner:	HSE Office
Address:	1460 Hwy 287, Mansfield, Texas
Bldg. SF:	10,100
Site SF:	65,925

Total Costs
Bldg / Site / GC
$1,808,601.64
Fee
$126,602.11
Tax / Insur. / Bonds
$0.00
Contigency
$54,258.05
Total Costs
$1,989,461.80

This Project
SQFT Cost
Site
$6.46
Bldg w/ GR and Fee
$145.01
Total
$151.47

Phase	Description	Notes	Final Cost
Division 01	General Requirements		$208,438.13
Division 02	Existing Conditions		$0.00
Division 03	Concrete		$199,737.30
Division 04	Masonry		$134,175.30
Division 05	Metals		$342,616.58
Division 06	Woods, Plastics and Composites		$30,408.00
Division 07	Thermal and Moisture Protection		$29,638.88
Division 08	Openings		$39,837.00
Division 09	Finishes		$115,164.00
Division 10	Specialties		$588.00
Division 11	Equipment		$0.00
Division 12	Furnishings		$0.00
Division 13	Special Construction		$98,490.00
Division 14	Conveying Equipment		$0.00
Division 21	Fire Suppression		$0.00
Division 22	Plumbing		$64,890.00
Division 23	HVAC		$40,110.00
Division 26	Electrical		$84,210.00
Division 27	Communications		$0.00
Division 28	Electronic Safety and Security		$12,600.00
Division 31	Earthwork		$131,503.31
Division 32	Exterior Improvements		$76,968.15
Division 33	Utilities		$185,220.00
Division 44	Pollution Control		$14,007.00
Project Subtotal			**$1,808,601.64**
Contigency - 3%			$54,258.05
OH&P - 7%			$126,602.11
Project Total			**$1,989,461.80**

Development Cost		
Total Construction Costs	$ 1,989,500.00	68.41%
Land 1.6 Acres	$ 650,000.00	22.35%
Closing Costs	$ 8,500.00	0.29%
Pre-Development Expense (Civil / Geo / Structural / Survey / LS)	$ 159,430.25	5.48%
Architectural - Construction Administration	$ 78,900.00	2.71%
City Permit / Fees / Inspection	$ 22,000.00	0.76%
Total Development Cost	$ 2,908,330.25	100.00%