



**Mansfield Economic Development Corporation - Regular Meeting**

**May 5, 2026 - 5:00 PM**

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

**2. INVOCATION**

**3. 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.

**5. APPROVAL OF MINUTES**

26-2207 Approval of Meeting Minutes 04-07-2026

**Presenters:**

**Attachments:**

1. Meeting Minutes 04-07-2026

**6. FINANCIALS**

26-2212 Presentation of the monthly Financial Report for the Period ending 3/31/2026

**Presenters:**

**Attachments:**

1. Presentation of the monthly Financial Report for the Period ending 3/31/2026

**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. 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.

MEDC Project Updates

**9. RECONVENE INTO REGULAR SESSION**

**10. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

**11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS**

**12. STAFF COMMENTS**

**13. 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 30, 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.

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Mitzy Shannon MEDC

Approved as to from



**Mansfield Economic Development Corporation - Regular Meeting Minutes**

**April 7, 2026 - 6:00 PM**

**Draft**

Council Chambers

1200 E. Broad St., Mansfield, TX 76063

**1. CALL MEETING TO ORDER**

President Vaszauskas called the meeting to order at 6:00 PM.

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

**Absent:**

**2. INVOCATION**

Board member Williams led the invocation.

**3. PLEDGES OF ALLEGIANCE**

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**

26-2084 Meeting Minutes 03-03-2026

**Presenters:**

**Attachments:**

1. Meeting Minutes 03-03-2026

**A motion was made by MEDC Vice President Vivoni to approve the minutes of 03-03-2026.**

**Seconded by Board Member Walker. 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

## **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.

Board recessed into executive session at 6:04 PM.

## **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**

The board reconvened into regular session at 6:20 PM.

## **11. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION**

No action to pursue out of 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

**A motion was made by MEDC Vice President Vivoni to approve ite 26-2068. 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

**13. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS**

Board member expresses gratitude to outgoing Board President Vaszauskas for his time serving on the MEDC Board.

**14. STAFF COMMENTS**

The next Board meeting will be held on May 5, 2026, at 5:00 PM.

Upcoming events:

Ben Barber Tour - April 22, 2026, at 12:00 PM

Aerospace Manufacturing Leadership Summit - May 7, 2026, at The Grandview 09:30 AM - 1:00 PM.

Kickoff to Commerce : Mansfield World Cup Prep - May 12, 2026, at City Hall - 9:00 AM.

**15. ADJOURN**

**A motion was made by Board Member Lashley to adjourn the meeting at 6:34 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 March 31, 2026**

Beginning Cash Balance 3-1-2026 **\$5,096,473**

**Revenue:**

Sales Tax Revenue \$797,958

Interest Income \$41,508

Total Monthly Revenue **\$839,466**

Adjusted Cash Balance **\$5,935,939**

**Operating Expenses:**

Administration (5510) \$86,982

Promotions (5520) \$2,445

Retention (5530) \$0

Workforce Development \$0

Total Operating Expenditures **\$89,427**

**Debt Expense**

Debt Service Payment **\$0**

**Project Expenditures:**

Economic Development Agreements

Talley's

Kimball Property \$0

Hanover \$0

Easy St. \$0

Total Project Expenditures **\$0**

Total Monthly Expenditures **\$89,427**

Ending Cash Balance 3-31-2026 **\$5,846,512**

Stadium Construction Fund Remaining Balance \$18,705,010

**Total Cash \$24,551,522**

**Debt Expense**

**New Annual Total Debt Service - FY26 \$5,357,637**

(February and August)

**Remaining Principal Debt Balance \$93,925,000**