



City Council - Revitalization of Historic Downtown Mansfield Sub-Committee - Meeting Minutes

April 27, 2026 - 2:00 PM

Final

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Chair Bounds called the meeting to order at 2:00 p.m.

Present: Tamera Bounds, Todd Tonore, Michael Evans

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; Kristen Petree, Capital Projects Manager; Rachel Bagley, Assistant Director of Economic Development; Mitzy Shannon, Economic Development Representative; Keera Seiger, Deputy City Secretary

2. CITIZEN COMMENTS

Citizens wishing to address the Sub-Committee 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 Sub-Committee 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.

Eric Rozak, 21 Devon Court - Mr. Rozak spoke on downtown grants, the funding of retaining walls, sales tax produced from downtown businesses, terms of leases for downtown buildings, his experience working with downtown landlords, the turnover of downtown businesses, the future of the 100 block of Main Street, and his ideas for downtown improvements and assistance.

3. RECESS INTO EXECUTIVE SESSION

Pursuant to Section 551.071, Texas Government Code, the Sub-Committee 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 Bounds recessed the meeting into executive session at 2:06 p.m. Chair Bounds called the executive session to order in the Council Conference Room at 2:07 p.m. Chair Bounds recessed the executive session at 2:34 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 SESSION

Chair Bounds reconvened into regular business session at 2:36 p.m.

5. NEW BUSINESS

Discussion Regarding Revisions to Existing Downtown Grant and Incentive Programs

Rachel Bagley, Assistant Director of Economic Development, presented the discussion. She reviewed proposed changes and additions to certain sections of the current policy for possible revisions and answered sub-committee questions. The sections discussed included Incentive Programs, specifically the Facade Improvement Grant - Special Zoning Districts and the Retail Rent Assistance Grant; Target Initiatives, specifically Historic Downtown which includes the Enhanced Façade & Tenant Improvement Program, the Storefront Improvement Program, the Historic Core Catalyst Fund, Incentives for Use, Not Vacancy, the Local Legacy Business Program, and the Pop-Up to Permanent Program. There was discussion regarding historic facades and possibly hiring an architect who specializes in historic facades, involving various stakeholders (residents, business owners, etc.) in decision-making processes, the sub-committee's vision for the 100 block of Downtown, clarifying terms of the Retail Rent Assistance Grant section altogether with input from the full City Council, and target initiatives. Joe Smolinski, City Manager, Matt Jones, Assistant City Manager, and Victor Flores, City Attorney, all made comments and answered sub-committee questions throughout the meeting. Staff will review the items discussed and bring back a revised version of the policy to the sub-committee.

6. ADJOURN

Chair Bounds adjourned the meeting at 3:09 p.m.

_____ Tamera Bounds, Chair

ATTEST:

_____ Susana Marin, City Secretary