



**Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
January 8, 2026 - 6:00 PM
Final**

Council Chambers
1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

Lindsay Cadenhead, President, called the meeting to order at 6:00 PM.

Present: Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Absent: Bob Kowalski

2. CITIZEN COMMENTS

Citizens wishing to address the Board on non-public hearing agenda items and items not on the agenda may do so at this time. Once the business portion of the meeting begins, only comments related to public hearings will be heard. All comments are limited to 5 minutes. 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. In order to be recognized during the citizens comments or during a public hearing (applicants included), please complete a comment card located at the entry to the city council chambers and present it to the Parks & Recreation Business Services Manager prior to the start of the meeting.

Wendy Collini of 1410 Long and Winding Road, Mansfield, TX, 76063 spoke to the board on behalf of the Friends of the Parks.

3. RECOGNITION

Heath Woodard Remarkable Service Award

Staff recognized Anabell Cruz with the Heath Woodard Remarkable Service Award.

4. 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.

Lindsay Cadenhaed, President, recessed into Executive Session at 6:07 PM.

A. Pending or Contemplated Litigation or to Seek the Advice of the City Attorney Pursuant to Section 551.071

i. Seek Advice of City Attorney Regarding Pending Litigation - Cause no. 348-270155-14

ii. Seek Advice of City Attorney Regarding Public/Private Partnerships

B. Discussion Regarding Possible Purchase, Exchange, Lease or Value of Real Property
Pursuant to Section 551.072 Land Acquisition for Future Development

- i. Park Project #08-22-01
- ii. Park Project #11-25-01
- iii. Park Project #11-25-02
- iv. Park Project #11-25-03
- v. Park Project #11-25-04

5. RECONVENE INTO REGULAR SESSION

Lindsay Cadenhead, President, reconvened the Regular Meeting at 6:56 PM.

6. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

None

7. APPROVAL OF MINUTES

- 25-1729 Approval of Regular Meeting Minutes - November 20, 2025
Attachments:
1. 11-20-2025

A motion was made by Board Member Najera to approve the item. Seconded by Board Member Francis. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera,
Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

8. CASH FLOW STATEMENT

- 25-1730 Cash Flow Statement December 31, 2025

A month-to-month sales tax comparison through December was reviewed. For the month of January, sales tax is down .51% for the month over last year and up 3.78% for the year.

9. STAFF COMMENTS

A. Executive Director or Authorized Representative

- i. Current/Future Agenda Items
- ii. Executive Director Updates
- iii. Departmental Updates

Matt Young, Executive Director of Community Services, reviewed the status of current projects with the board.

10. NEW BUSINESS

- 25-1731 Discuss and Consider Nominations for Mansfield Park Facilities

Development Corporation Election of Officers for FY2025-2026

A motion was made by Board Member Hood to elect the new board members as described:

Lindsay Cadenhead- President

Raul Najera- Vice President

Seconded by Board Member Francis. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1732 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving Change Order #1 to the Construction Contract with AUI Partners, LLC in an Amount Not to Exceed \$873,055 for Phase 2 Improvements at Julian Feild Park; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (MPFDC Fund)
Presenters: James Fish, Parks Planning Manager
Attachments:
1. Resolution
2. Exhibit A

A motion was made by Board Member Ng-Hinojosa to approve the item. Seconded by Board Member Russell. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1733 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Designating the Pond at Julian Feild Park as a No Fishing Zone; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date.
Presenters: Matt Young, Executive Director of Community Services
Attachments:
1. Resolution

A motion was made by Board Member Francis to approve the item. Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

25-1734 Resolution - A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Approving a Third Amendment

to the Master Development Agreement for Qualified Convention Center and Hotel Project (the "Third Amendment") Between the City of Mansfield, Texas, the Board of Directors of Tax Increment Reinvestment Zone Number Four, the Mansfield Park Facilities Development Corporation, and Mansfield Sports District, Inc. and Its Assigns; Authorizing the President of the Board of Directors of the Mansfield Park Facilities Development Corporation to Execute the Third Amendment; Finding That the Meeting at Which This Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date. (TIRZ #4)

Presenters: Matt Young, Executive Director of Community Services

Attachments:

1. Resolution
2. Exhibit A

A motion was made by Board Member Knappenberger to approve the item. Seconded by Board Member Najera. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Nay: 0 None

Abstain: 0 None

11. DISCUSSION ITEMS

February Meeting Date

Park System Tour

Parks Chapter Ordinance Changes

Matt Young, Executive Director of Community Services, provided an update to the board on the February meeting date, park tour dates, and parks chapter ordinance changes.

12. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Malinda Knappenberger complimented staff on the work they've been doing.

Lance Hood is pleased with how many projects staff is working on all at once and commented that he really enjoys the Mansfield park system.

Mialinda Francis enjoyed the staff holiday party and commended Jessica on her great presentation at the Rose Park reopening, and congratulated Lindsay and Raul.

Raul Najera wished everyone a happy New Year and recognized park staff in Laredo, TX.

Jessica Hinojosa commented on the amazing happenings in Mansfield.

Roderic Russell wish everyone a happy New Year.

Lindsay Caddenhead thanked the board members for electing her to serve as president.

13. INFORMATIONAL ITEMS

None

14. ADJOURN

A motion was made by Board Member Hood to adjourn the meeting at 8:05p.m.

Seconded by Board Member Ng-Hinojosa. The motion PASSED by the following vote:

Aye: 7 Lindsay Cadenhead, Lance Hood, Malinda Knappenberger, Raul Najera,

Nay: 0 Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Abstain: 0 None

Lindsay Cadenhead, President

ATTEST:

Sarah Speer, Business Services Manager