



**Mansfield Park Facilities Development Corporation - Regular Meeting Minutes
November 20, 2025 - 6:00 PM
Final**

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

1. CALL MEETING TO ORDER

Lindsay Cadenhead, Vice President, called the meeting to order at 6:01 p.m.

Present: Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis

Absent: Scot Bowman, Lance Hood, Raul Najera

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.

None

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.

Vice President Cadenhead recessed into Executive Session at 6:08 p.m.

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 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 #10-25-01

iii. Park Project #11-25-01

iv. Park Project #11-25-02

v. Park Project #11-25-03

vi. Park Project #11-25-04

4. RECONVENE INTO REGULAR BUSINESS SESSION

Vice President Cadenhead reconvened the Regular Meeting at 7:03 p.m.

5. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Board Member Knappenberger to authorize the City Manager or his designee to negotiate, finalize, and execute contract documents and any other documents necessary for the purchase of property #08-22-01 located in Mansfield, Texas, as discussed in executive session. Seconded by Board Member Francis. The motion PASSED by the following vote:

Aye: 5 Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

6. APPROVAL OF MINUTES

25-1594 Approval of Regular Meeting Minutes - October 16, 2025
Attachments:
1. 10-16-2025

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

Aye: 5 Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

7. CASH FLOW STATEMENT

25-1595 Cash Flow Statement October 31, 2025
Attachments:
1. MPFDC Sales Tax - November 2025

A month-to-month sales tax comparison through October was reviewed. For the month of November, sales tax is up 6.28% over last year and up 3.90% for the year.

8. 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.

25-1596 Monthly Report - November 2025
Attachments:
1. MPFDC Monthly Report - November 2025

9. NEW BUSINESS

- 25-1592 Resolution – A Resolution of the Mansfield Park Facilities Development Corporation of the City of Mansfield, Texas, Adopting the Five-Year Update to the 2020 Parks, Recreation, Open Space and Trails Master Plan; 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. Exhibit A - Five-Year Report

A motion was made by Board Member Ng-Hinojosa to approve the resolution. Seconded by Vice President Cadenhead. The motion PASSED by the following vote:

Aye: 5 Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

Resolution Number: RE-4465-25

- 25-1593 Discuss and Consider Cancellation of the December Regular MPFDC Meeting

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: 5 Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0 None
Abstain: 0 None

10. DISCUSSION ITEMS

No discussion items

11. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

Malinda Knappenberger expressed she is excited for the ribbon cutting at Rose Park for the reopening and is happy to hear about the active equipment going in at the parks. Mialinda Francis said she is on board with staff adding HOA amenities to our park inventory list and complimented Ann Beck on her work on social media for the department. Jessica Hinojosa congratulated the staff who were acknowledged at the meeting for winning awards and complimented Ann Beck on her work for the department. Roderick Russell thanked staff of their work on the master plan and five year update. Lindsay Cadenhead congratulated staff on their awards and is happy with the progress of the master plan and the information given during the five year update.

12. INFORMATIONAL ITEMS

- Department quarterly luncheon is on December 17th from 11:00am to 1:00pm, location TBD

- Rose Park reopening is December 19th at 11:00am
- MPFDC will begin meeting on the second Thursday of the month starting January 2026
- February 5th is the joint meeting with City Council

13. ADJOURN

A motion was made by Board Member Francis to adjourn the meeting at 7:58p.m. Seconded by Board Member Knappenberger. The motion PASSED by the following vote:

Aye: 5	Lindsay Cadenhead, Malinda Knappenberger, Jessica Ng-Hinojosa, Roderic Russell, Mialinda Francis
Nay: 0	None
Abstain: 0	None

_____ Lindsay Cadenhead, Vice President

ATTEST:

_____ Sarah Speer, Business Services Manager