



**City Council - Revitalization of Historic Downtown Mansfield Sub-Committee - Meeting
August 24, 2026 - 1:00 PM**

1200 E. Broad St., Mansfield, TX 76063

1. CALL MEETING TO ORDER

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.

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.

- 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, including but not limited to legal issues concerning any item listed on today's posted City Council agendas, and/or the subject matter listed below:
- 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

5. NEW BUSINESS

Discussion Regarding Revisions to Existing Downtown Grant and Incentive Programs

6. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the August 24, 2026 Regular City Council - Revitalization of Historic Downtown Mansfield Sub-Committee Meeting Agenda was posted on the City Hall bulletin board, a place

convenient and readily accessible to the general public at all times, and to the City's website, mansfieldtexas.gov, on August 18, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.



Susana Marin, City Secretary

This facility is ADA compliant. If you plan to attend this public meeting and have a disability that requires special arrangements, please call (817) 276-4207 at least three (3) business days in advance. Reasonable accommodation will be made to assist your needs.



City of Mansfield Staff Report

Item ID: 26-2524

Agenda Date: August 24, 2026

Title

Discussion Regarding Revisions to Existing Downtown Grant and Incentive Programs

Description/History

In September 2025, the City Council adopted updated Economic Development Incentive Guidelines and Criteria establishing the framework through which the City evaluates and provides incentives to support high-quality development, redevelopment, business attraction, and other projects that advance the City's strategic priorities. The policy identifies Historic Downtown Mansfield as a specific target location and recognizes activation, infill development, and restoration of the historic core as priorities of the City Council, staff, and residents. The policy also includes several existing programs applicable to downtown businesses and property owners, including façade improvements, restaurant recruitment, community activation, pop-up/business incubation, grease trap assistance, and retail rent assistance.

On April 27, 2026, the Downtown Subcommittee held an initial discussion regarding potential updates to several of the City's incentive programs available to support investment and business activity within Historic Downtown. This meeting will serve as a continuation of that discussion, allowing the Subcommittee to further evaluate potential revisions and provide direction to staff. Concepts under consideration include expanded façade and tenant improvement assistance, White Box grants, storefront improvements, rehabilitation financing, public-private co-investment opportunities, incentives for the restoration and continued occupancy of buildings, support for legacy businesses, and a pathway for successful pop-up businesses to transition into permanent downtown locations. Staff has further refined several of these concepts and developed preliminary criteria intended to provide greater clarity regarding eligible uses, funding levels, lease and occupancy requirements, and protections for the City's investment. Feedback from the Subcommittee will be used to further refine the programs prior to bringing any recommended amendments forward for formal consideration.

Strategic Initiative

Develop Strong Economy
Focus on the Future

Recommendation

Defer to the Sub-Committee.

Funding Source

N/A

Prepared By

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