



Mansfield Economic Development Corporation - Regular Meeting

September 1, 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

26-2680 Approval of meeting minutes 08-04-2026

Presenters:

Attachments:

1. Meeting Minutes 08-04-26

6. FINANCIALS

26-2675 Presentation of the monthly Financial Report for the period ending 07/31/2026

Presenters:

Attachments:

1. MEDC Cash Report 07-31-26

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.

ED #26-07

ED #26-08

9. RECONVENE INTO REGULAR SESSION

10. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

11. OLD BUSINESS

MEDC FY '2026-2027' Budget Presentation, Discussion, and Possible Action

Presenters: Troy Lestina, Deputy City Manager/Chief Financial Officer

Attachments: None

12. NEW BUSINESS

26-2682 Discussion, Consideration, and Possible Action regarding an Economic Development Agreement with Center For Oral & Dental Implant Surgery

Presenters: Rachel Bagley, Assistant Director of Economic Development

Attachments: None

26-2683 Discussion, Consideration, and Possible Action regarding an Economic Development Agreement with Paper Source Converting & MFG, Inc.

Presenters:

Attachments: None

13. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

14. STAFF COMMENTS

The next board meeting will be held on October 6, 2026, at 5:00 PM.

15. ADJOURN

CERTIFICATION

THIS IS TO CERTIFY THAT A COPY OF THE NOTICE OF the September 1, 2026 Mansfield Economic Development Corporation 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 26, 2026 prior to 5:00 p.m., in compliance with Chapter 551, Texas Government Code.

MEDC Staff

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.



Mansfield Economic Development Corporation - Regular Meeting Minutes
August 4, 2026 - 5:00 PM
Draft

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

1. CALL MEETING TO ORDER

Vice President Vivoni called the meeting to order at 5:00 p.m.

Present: Kent Knight, William Vivoni, Lance Walker, Nicole Zaitoon, Jacqueline Williams, Bill Coppola

Absent: Eulanie Lashley

2. INVOCATION

Board member Williams led the invocation.

3. TEXAS PLEDGE

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

A motion was made by Board Member Walker to approve item 26-2527.

Seconded by MEDC Secretary Zaitoon. The motion PASSES by the following vote:

Aye: 6 Kent Knight, William Vivoni, Lance Walker, Nicole Zaitoon, Jacqueline Williams, Bill Coppola

Nay: 0 None

Abstain: 0 None

26-2527 Approval of Minutes 07-07-2026
Presenters:
Attachments:
1. Meeting Minutes 07-07-2026

6. FINANCIALS

26-2564 Presentation of the monthly Financial Report for the period ending 6/30/2026

Presenters:

Attachments:

1. MEDC Cash Report 6-30-26

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.

In accordance with Texas Government Code, Chapter 551, Vice President Vivoni recessed the meeting into executive session at 5:07 p.m. Vice President Vivoni called the executive session to order in the Council Conference Room at 5:12 p.m. Vice President Vivoni recessed the executive session at 6:57 p.m.

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.

ED# 26-03

ED# 26-07

ED# 26-08

9. RECONVENE INTO REGULAR SESSION

The board reconvened into regular session at 6:57 p.m.

10. TAKE ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

A motion was made by Board Member Walker to approve the item ED# 26-03 as presented in the executive session authorizing the Board President, executive Director and designee to execute the agreement and any related documents necessary to carry out this action.

Seconded by MEDC Secretary Zaitoon. The motion PASSES by the following vote:

Aye: 6 Kent Knight, William Vivoni, Lance Walker, Nicole Zaitoon, Jacqueline Williams, Bill Coppola

Nay: 0 None

Abstain: 0 None

11. WORK SESSION

MEDC FY '2026-2027' Budget

Presenters:

Attachments: None

12. BOARD MEMBER COMMENTS AND ANNOUNCEMENTS

There were no board member comments.

13. STAFF COMMENTS

There were no staff comments.

The next board meeting will be held on September 1, 2026, at 5:00 PM

14. ADJOURN

A motion was made by MEDC Vice President Vivoni to adjourn the meeting at 7:15 p.m. Seconded by Board Member Williams. The motion PASSES by the following vote:

Aye: 6	Kent Knight, William Vivoni, Lance Walker, Nicole Zaitoon, Jacqueline Williams, Bill Coppola
Nay: 0	None
Abstain: 0	None

_____ Jim Vaszauskas, Chair

ATTEST:

_____ Mitzy Shannon, Board Secretary

Mansfield Economic Development Corporation

Cash Report (Unaudited)

Period Ending July 31, 2026

Beginning Cash Balance 7-1-2026 **\$8,470,500**

Revenue:

Sales Tax Revenue \$923,408

Interest Income \$18,522

Total Monthly Revenue **\$941,931**

Adjusted Cash Balance **\$9,412,431**

Operating Expenses:

Administration (5510) \$156,223

Promotions (5520) \$0

Retention (5530) \$0

Workforce Development \$0

Total Operating Expenditures **\$156,223**

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 **\$156,223**

Ending Cash Balance 7-31-2026 **\$9,256,208**

Stadium Construction Fund Remaining Balance \$4,896,298

Total Cash \$14,152,506

Debt Expense

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

(February and August)

Remaining Principal Debt Balance \$93,925,000