

# CITY OF MANSFIELD

*Economic Development*  
301 South Main Street, Suite 100  
Mansfield, TX 76063  
[www.mansfield-texas.com](http://www.mansfield-texas.com)



## Meeting Minutes

Tuesday, February 3, 2009

6:00 PM

City Hall - Council Chambers

**Mansfield Economic Development Corporation**

**1. CALL MEETING TO ORDER**

*Staff Present:*

*Scott Welmaker, Economic Development Director  
Richard Nevins, Assistant Economic Development Director  
Pat Jamison, Economic Development Specialist  
Tammy Taylor, Economic Development Assistant  
Craig Magnuson, City Attorney*

*The meeting was called to order by Jerry Heftler at 6:05 p.m.*

**Present** 5 - Steven Matkovich; Heather Harris Beagles; Ben King; Jerry Heftler and Charles Williams

**2. PUBLIC COMMENTS**

*No Public Comments*

**3. APPROVAL OF MINUTES**

09-1329

City Council / Mansfield Economic Development Corporation Joint Meeting December 8, 2008

*Heather Harris Beagles made the motion to approve the meeting minutes of December 8, 2008 with the change of Steven Matkovich to be removed from the minutes. Motion seconded by Charles Williams.*

*Motion Carries 5-0*

**Approval of Minutes**

**Aye:** 5 - Steven Matkovich; Heather Harris Beagles; Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Abstain:** 0

09-1318

Regular Meeting Minutes January 6, 2009

*Charles Williams made the motion to approve the meeting minutes of January 6, 2009 with the change of Jerry Heftler to be removed from voting on the minutes of January 6, 2009 and the titles of the Board members to be changed true to form. Motion seconded by Ben King.*

*Motion Carries 5-0*

**Approval of Minutes**

**Aye:** 5 - Steven Matkovich; Heather Harris Beagles; Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Abstain:** 0

#### **4. FINANCIALS**

- [09-1319](#) Presentation of Manfield Economic Development Corporation Cash Report
- [09-1320](#) Presentation of Future Cash Position Report
- [09-1321](#) Presentation of Summary of Contract Services Payments

*Jerry Heftler stated that the Board has had a chance to review the financials and asked the Board if they had any questions for Scott Welmaker regarding the financials.*

*Scott Welmaker stated that the financials does not reflect any gas revenue but that the MEDC has received two checks and he would touch on that in Staff Comments*

*Scott Welmaker also stated that on the future cash position report regarding the Creekside Plaza project has been put on indefinite hold and the MEDC is still encumbering \$200,000.00 that was approved for this project. It was never taken to City Council for their approval and it would be Staff's recommendation that the \$200,000.00 be un-encumbered so when the project would like to move forward it can be brought to the Board at that time.*

*Craig Magnuson stated that the funds are un-encumbered and Staff would like to make the financials reflect it.*

*Scott Welmaker stated that Staff would remove that item and add it into the future cash balance.*

*Scott Welmaker stated that there is an interest payment due in the amount of \$320,219.00 which will be reflected in the financials in a couple of months.*

#### **5. RECESS INTO EXECUTIVE SESSION**

*The meeting recessed into executive session at 6:13 p.m.*

#### **6. RECONVENE INTO REGULAR SESSION**

*The meeting reconvened into regular session at 8:36 p.m.*

#### **7. TAKE ACTION PURSUANT TO EXECUTIVE SESSION**

*Ben King made the motion to direct Staff to go forward with negotiations as directed in Executive Session pertaining to Project 08-11. Heather Harris Beagles seconded the motion.*

*Motion Carries 5-0*

**Approved on the Consent Agenda**

**Aye:** 5 - Steven Matkovich; Heather HarrisBeagles; Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Abstain:** 0

**8. BOARD MEMBER COMMENTS**

*No Board Member Comments*

**9. STAFF COMMENTS**

[09-1324](#) Staff Update and Board Discussion on Scheduling of Board Orientation and Community Tour

*Scott Welmaker and Board discussed the scheduling of the Board Orientation and Tour.*

[09-1327](#) Business Retention / Expansion Report

*Pat Jamison presented the Business Retention/Expansion Report.*

[09-1325](#) Staff Update and Board Discussion on NTTA's Proposed Improvements for the Extension of State Highway 360

*Richard Nevins gave an update on the NTTA's Proposed Improvements for the Extension of State Highway 360.*

[09-1326](#) Staff Update and Board Discussion on MEDC Gas Lease

*Scott Welmaker gave an update on the MEDC Gas Well Lease.*

*Board and Staff discussed the Gas Lease revenues.*

**10. ADJOURNMENT**

*Charles Williams made a motion to adjourn the meeting. Motion seconded Ben King.*

*Motion Carries 5-0*

*Jerry Heftler adjourned the meeting at 9:00 p.m.*

**Adjourn**

**Aye:** 5 - Steven Matkovich; Heather HarrisBeagles; Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Abstain:** 0

**CERTIFICATION**

\_\_\_\_\_  
Jerry Heftler, President

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MEDC Staff