

# 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, March 3, 2009

4:00 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 4:14 p.m.*

*Jerry Heftler announced that the bus tour was cancelled but would be rescheduled at a later date.*

**Absent** 2 - Steven Matkovich and Heather HarrisBeagles

**Present** 3 - Ben King; Jerry Heftler and Charles Williams

**2. PUBLIC COMMENTS**

*No Public Comments*

**3. APPROVAL OF MINUTES**

[09-1356](#)

Regular Meeting Minutes February 3, 2009

*Ben King made the motion to approve the meeting minutes of February 3, 2009.  
Motion seconded by Charles Williams.*

**Approval of Minutes**

**Aye:** 3 - Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Absent:** 2 - Steven Matkovich and Heather HarrisBeagles

**Abstain:** 0

**4. FINANCIALS**

[09-1357](#)

Presentation of Mansfield Economic Development Corporation Cash Report

*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.*

*Ben King asked Scott Welmaker if the oil and gas revenue was inclusive of everything year-to-date from January 1, 2009.*

*Richard Nevins stated that the February payment of approximately \$145,000.00 was not included.*

*Scott Welmaker stated that the sales tax revenue from November is the highest ever in the history of Mansfield. He also stated that he hoped the trend would continue with the "Shop Local" campaign.*

*Scott Welmaker stated that Life Time Fitness has received their certificate of occupancy which was not reflected on the financial statement. Life Time Fitness is currently compiling their documents for payment.*

[09-1358](#)

Presentation of Future Cash Position Report

[09-1359](#)

Presentation of Summary of Contract Services Payments

## **5. PROJECT ORIENTATION TOUR (TRANSPORTATION AT CITY HALL) AND STRATEGIC PLANNING DISCUSSION**

*Jerry Heftler stated that the tour was cancelled.*

## **6. RECESS INTO EXECUTIVE SESSION**

*Jerry Heftler stated that there is nothing listed on Executive Session but that can be left open if needed.*

*Craig Magnuson stated that the Board could recess into Executive Session if the Board needed to seek legal advice from the attorney.*

*The meeting recessed into executive session at 4:27 p.m.*

## **7. RECONVENE INTO REGULAR SESSION**

*The meeting reconvened into regular session at 5:15 p.m.*

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

*No Action Taken*

## **9. OLD BUSINESS**

[09-1360](#)

Staff Update, Board Discussion and Possible Action on Project 07-29 Mansfield Pointe

*Richard Nevins gave an update on Project 07-29 Mansfield Pointe and asked for Board direction regarding the request from Mansfield Pointe to modify their economic development agreement.*

*The Board discussed the proposal to modify the economic development agreement and asked to recess into Executive Session for legal advice from the attorney. Board Discussed the Project 07-29 Mansfield Pointe.*

*Jerry Heftler mad a motion to adjust the Boards participation to reflect the pro-rata share of the developers investment and that the Board sever the current economic*

*development agreement and consider it complete. Motion seconded by Ben King.*

**Approved**

**Aye:** 3 - Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Absent:** 2 - Steven Matkovich and Heather HarrisBeagles

**Abstain:** 0

**09-1361**

Staff Update, Board Discussion and Possible Action on Project 08-05  
Hunter's Pointe

*Jerry Heftler stated that the action made by the Board does not preclude anyone from coming back at a future date and seeking additional assistance and negotiating the possibility of a new economic development assistance agreement with further development.*

*The Board discussed Project 08-05 Hunters Pointe.*

*The Board asked Gavin Callaway with Gavin Callaway Real Estate questions regarding the Hunters Pointe project.*

*Ben King made the motion in multi parts, part one to reduce the economic assistance afforded for the deceleration lane by 12.5 % which would take it from not to exceed \$144,000.00 reducing it to not to exceed \$126,000.00 which would be commensurate to the reduction in capital investment. Part two of the same motion to grant the requested extension for completion of phase 1, extending it from the original date of April 30, 2009 to June 30, 2009, part three is to eliminate any language regarding phases 2, 3 and 4 including the box culvert incentive. Motion seconded by Charles Williams.*

**Approved**

**Aye:** 3 - Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Absent:** 2 - Steven Matkovich and Heather HarrisBeagles

**Abstain:** 0

**09-1362**

Staff Update, Board Discussion and Possible Action on Project 08-15 Brake  
Supply

*Ben King made a motion to modify the economic development agreement to extend the completion date from December 31, 2008 to December 31, 2009 as requested by Brake Supply. Motion seconded by Charles Williams*

**Approved**

**Aye:** 3 - Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Absent:** 2 - Steven Matkovich and Heather HarrisBeagles

**Abstain:** 0

**10. STAFF COMMENTS**

[09-1363](#)

Staff Update and Board Discussion on Hotel Feasibility Study

*Scott Welmaker gave an update regarding the Hotel Feasibility Study.*

[09-1364](#)

Staff Update and Board Discussion on Economic Development Sales Tax Training

*Scott Welmaker presented the information needed for the 4A Sales Tax Training.*

[09-1365](#)

Business Retention / Expansion Report

*Pat Jamison presented the Business Retention Report.*

**11. BOARD MEMBER COMMENTS**

*No Board Comments*

**12. ADJOURNMENT**

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

**Adjourn**

**Aye:** 3 - Ben King; Jerry Heftler and Charles Williams

**Nay:** 0

**Absent:** 2 - Steven Matkovich and Heather HarrisBeagles

**Abstain:** 0

**CERTIFICATION**

Jerry Heftler adjourned the meeting at 5:56 p.m.

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Attest: Jerry Heftler, President

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Attest: MEDC staff