

CITY OF CONVERSE



Economic Development Corporation

WE'RE GROWING PLACES

**AGENDA
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
November 10, 2009
6:30 PM**

Be it known that the City of Converse Economic Development Corporation Board of Directors will meet in a Regular Meeting at the City of Converse City Hall Conference Room No. 1 located at 405 South Seguin on Tuesday, November 10, 2009, at 6:30 PM to discuss the following:

1. Call to Order.
2. Roll Call and Recognition of Visitors.
3. Citizens to be Heard (limit remarks to 3 minutes).
4. Consent Agenda. All of the following items may be acted upon by one motion. No separate discussion or action on any of the items is necessary unless desired by a Board Member.
 - A.) Action to Approve the Minutes from the City of Converse Economic Development Corporation Board of Directors Meeting on October 13, 2009.
 - B.) Action to Approve Financial Report for September 2009.
 - C.) Action to Approve Investment Report for September 2009.
5. Opening Remarks by the Chairman, Economic Development Corporation.
6. Public Hearing:
Public Hearing to Consider an Economic Development Activity for a Proposed Converse North Park Capital Improvement Project. A Public Hearing will be conducted to consider expenditures of Economic Development Funds to construct park capital improvements consisting of a road and parking elements for the "Converse North Park". The Project Concept is for improving, supporting and enhancing access to the parking facilities, providing infrastructure and allowing for accessibility for the community and future activities.

The projected cost associated for this project is estimated to be \$50,000. The City Council for the City of Converse after the required waiting period for public comments, will consider a vote to approve the expenditures of Economic Development Funds as proposed by the City of Converse Economic Development Board of Directors for this proposed project.

7. Discussion of Reinstitution of the Economic Development Grant Program, Parameters, Requirements and Desired Incentives.
8. Committee Reports:
REPORTS In consideration of Texas Attorney General Opinion AG-0668, information provided on subjects not on the agenda shall be limited to statements of specific factual information; or recitation of existing policy. Any deliberation of or decision about a subject not on the agenda shall be limited to a proposal to place the subject on the agenda for a subsequent meeting.
 - A.) Administration Committee (Mr. Cone and Mr. Martin)
 - B.) Business & Development Committee (Mr. Marbach and Ms. Seguin)
 - C.) Future Planning Committee (Dr. Riley and Dr. Fusco)
9. Briefing on Current Projects: (1) Project Description, (2) Brief Background, (3) Where we are Specifically, (4) Project Challenges (budget shortfalls, issues with contractors), (5) Upcoming Actions.
 - A.) Briefing and Presentation by Marketing Plus and Creative Consumer Research on the Economic Development Telephone Study.
10. Recess
11. Executive Session In Accordance With Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate 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 development negotiations; or; (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1). "Airport City Development Project"
12. Executive Session In Accordance With Section 551.072, Texas Open Meetings Act DELIBERATION REGARDING REAL PROPERTY; Closed Meeting. A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person. [The Proposed Converse Industrial Park Project Property Described as Parcel 1 CB 5052 P-42 ABS 46; Parcel 2 CB 5052 P-37

ABS 46 (formerly P-19C); **Parcel 3** CB 5052 P-43 ABS 46; **Parcel 4** CB 5052 P-41 ABS 46 (Formerly P-19); **Parcel 5** CB5051 P-3 ABS 798 (1.9 AC) CB 5052 P-20 ABS 46 (16.85 AC); **Parcel 6** CB 5052 P-19A ABS 46; **Parcel 7** CB 5052-P-19B ABS 46; and **Parcel 8** CB 5052 P-19H (6.9169 AC), P-108A (22.9311 AC) ABS 46 - in the City of Converse, Bexar County, Texas, Located at the Northeast Corner of Gibbs Sprawl Road & Crestway. in the Amount to be Negotiated and All Associated Real Estate Closing Cost with the Final Approvals of the EDC Board of Directors and City Council. (EDC Executive Director, EDC Treasurer and Mark McLiney with Southwest Securities, Inc.)]

13. Reconvene
14. Future Items
15. Set a Date, Time and Location for Next Meeting - Tuesday, December 8, 2009, at 6:30 PM, at Converse City Hall Conference Room No. 1, 405 South Seguin.
16. Adjournment

I hereby certify that the above notice was posted at the Converse City Hall on November 5, 2009.



Mark Luft
Executive Director

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (210) 658-5357 or fax (210) 659-3557 for further information.