

**AGENDA**  
**CITY OF CONVERSE**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**July 8, 2008**  
**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, July 8, 2008, 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 June 10, 2008.
  - B.) Action to Approve Financial Report for April, 2008.
  - C.) Action to Approve Investment Report for April 2008.
  - D.) Action to Approve Financial Report for May 2008.
  - E.) Action to Approve Investment Report for May 2008
5. Opening Remarks by the Chairman, Economic Development Corporation.
6. Discussion and Presentation by Mr. Christopher Herring, Publisher of River Walk Magazine Regarding the Promoting of Economic Development Activity for the City of Converse to Include Showcasing Converse Business and Community Activities.
7. Discussion and Appropriate Action to Authorize EDC Staff to Develop a Request for Proposal with a Scope of Work, to Develop a Line Item Budget for FY 2008-2009 and to Advertise for a Request for Proposal to Promote Economic

Development Activity for the City of Converse to Include Showcasing Converse Business and Community Activities.

8. Briefing and Discussion Relating to the City of Converse Economic Corporation's Request For Qualifications as Advertised for Professional Services to Provide Economic Development Strategies Services for the EDC/City.
9. Briefing and Discussion of the Operating Budget for Fiscal Year 2008-2009 for the City of Converse Economic Development Corporation. (Gerald Wilson)
10. Action to Approve a Contract with Thompson, Williams, Biediger, Kastor and Young, L.C. to Perform an Audit of the City of Converse Economic Development Corporation's Financial Activity in Accordance with Government Auditing Standards, GASB 34 (General Accounting Standard Board) and SAS 99 (Standard of Accounting Services) for Fiscal Year 2007-2008 in the Amount of \$4,250.00. (Gerald Wilson)
11. Action to Authorize the Executive Director of the City of Converse Economic Development Corporation to Commence with Negotiations for the Future Acquisitions of Various Real Estate Properties Relating to the Right of Way Along the Established Route for the Toepperwein Road Realignment Project FY 2008-2009.
12. Discussion and Appropriate Action to Approve a Predevelopment Grant Application for Doctor Carmina Fusco, DPM in an Amount Established by the Board of Directors.
13. Discussion and Appropriate Action to Host a Fall Business Breakfast for Business Outreach.
14. Committee Reports:
  - A.) Administration Committee (Mr. Mendoza and Mr. Cone)
  - B.) Business & Development Committee (Mr. Marbach and Ms. Seguin)
  - C.) Future Planning Committee (Dr. Riley and Mr. Martin)
16. 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.) Toepperwein Project
  - B.) Lake Project
  - C.) Town Square Apartments
  - D.) Airport City Development
17. Recess

18. 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 he governmental body in negotiations with a third person. (204 Hilltop - Toepperwein Road Realignment Project)
19. 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 he governmental body in negotiations with a third person. (301 Hilltop - Toepperwein Road Realignment Project)
20. Reconvene
21. Action Authorizing the Executive Director of the City of Converse Economic Development Corporation to Engage an Independent Appraiser to Establish an Independent Value for the Land and Improvements Located at 204 Hilltop – Toepperwein Road Realignment Project.
22. Action Authorizing the Executive Director of the City of Converse Economic Development Corporation to Engage an Independent Appraiser to Establish an Independent Value for the Land and Improvements Located at 301 Hilltop – Toepperwein Road Realignment Project.
23. Future Items
24. Set a Date, Time and Location for Next Meeting – Tuesday, August 12, 2008, at 6:30 PM, at Converse City Hall Conference Room No. 1, 405 South Seguin.
25. Adjournment

I hereby certify that the above notice was posted at the Converse City Hall on July 3, 2008.

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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) 658-5356 or FAX (210) 659-0964 for further information.