

**AGENDA**  
**CITY OF CONVERSE**  
**ECONOMIC DEVELOPMENT CORPORATION**  
**BOARD OF DIRECTORS MEETING**  
**October 14, 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, October 14, 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 September 17, 2008.
  - B.) Action to Approve Financial Report for August, 2008.
  - C.) Action to Approve Investment Report for August 2008.
5. Opening Remarks by the Chairman, Economic Development Corporation.
6. Public Hearing to Consider Expenditures of Economic Development Funds to Improve a Section of Commercial Roadway Owned by the City for Gibbs Sprawl Road at FM 1976, Associated with the Union Pacific Railroad Bridge Replacement and Upgrade. This Hearing will Discuss the Project Concept and Public Need for Improving Commerce and Public Safety Aspects for the General Welfare for the Conveyance of Traffic.
7. Discussion and Appropriate Action to Approve the Economic Predevelopment Grant Program Performance Agreement.

8. Briefing and Discussion by the Future Planning Committee Relating to the Converse Economic Development Corporation's Request for Proposals for Professional Services to Provide Economic Development Strategies and Economic Development Design of Marketing and Advertising Materials as Submitted on September 26, 2008.
9. Action to Approve and Accept the Proposal by the Best and Most Responsible Firm as Determined by the Board of Directors to Provide Professional Services for Economic Development Strategies and to Authorize the Executive Director to Negotiate a Contract with Said Firm for the Board of Directors to Approve at a Later Date.
10. Action to Approve and Accept the Proposal by the Best and Most Responsible Firm as Determined by the Board of Directors to Provide Professional Services for Economic Development Design of Marketing and Advertising Materials and to Authorize the Executive Director to Negotiate a Contract with Said Firm for the Board of Directors to Approve at a Later Date.
11. Discussion and Appropriate Action to Expand the Acquisition of Land Associated with Parcels 5, 6, 7 and 8 of the Toepperwein Road Project to Include the Remainder of County Block 5951, Blocks 7 & 8.
12. Briefing Report on Status on Planning of the Quarterly Business Appreciation Breakfast.
13. 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)
14. 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 Development
  - D.) Airport City Development
15. Recess
16. Executive Session In Accordance With Section 551.087, Texas Open Meetings Act Deliberation Regarding Economic Development Negotiations; Closed Meeting. 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.

17. 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. (306 South Seguin - Toepperwein Road Realignment Project)
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 the governmental body in negotiations with a third person. (308 South Seguin - Toepperwein Road Realignment Project)
19. Executive Session In Accordance With Section 551.074, Texas Open Meetings Act To Conduct A Scheduled Annual Performance Evaluation Of The Executive Director for Fiscal Year 2007-2008, as Discussed on May 13, 2008, Board of Directors Meeting.
20. Reconvene
21. Action to Authorizing the Executive Director of the City of Converse Economic Development Corporation to Engage an Independent Real Estate Appraiser to Determine a "Fair Market Appraised Value" to Negotiate the Purchase of Land with Improvements Located at 306 South Seguin (CB 5063, Block 1, Lot P-54C & PT of P-54D), as Part of the Toepperwein Road Realignment Project.
22. Action to Authorizing the Executive Director of the City of Converse Economic Development Corporation to Engage an Independent Real Estate Appraiser to Determine a "Fair Market Appraised Value" to Negotiate the Purchase of Land with Improvements Located at 308 South Seguin (CB 5063, Block 1, Lot PT of P-54D), as Part of the Toepperwein Road Realignment Project.
23. Action to Set Compensation for the Executive Director for Fiscal Year 2008-2009.
24. Future Items
25. Set a Date, Time and Location for Next Meeting – Tuesday, November 11, 2008, at 6:30 PM, at Converse City Hall Conference Room No. 1, 405 South Seguin.
26. Adjournment

I hereby certify that the above notice was posted at the Converse City Hall on October 2, 2008.

---

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.