

AGENDA
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
February 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, February 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 January 13, 2009.
 - B.) Action to Approve Financial Report for December 2008.
 - C.) Action to Approve Investment Report for December 2008.
5. Opening Remarks by the Chairman, Economic Development Corporation.
6. Briefing and Discussion of the Audit Report for the City of Converse Economic Development Corporation's Financial Activity for Fiscal Year 2007-2008 as Required by State Mandate and in Accordance with GAAP (Generally Acceptable Accounting Principles) and SAS 114 (Standard of Accounting Services).
7. Action to Approve the Audit Report for the City of Converse Economic Development Corporation's Financial Activity for Fiscal Year 2007-2008 as Required by State Mandate and in Accordance with GAAP (Generally Acceptable Accounting Principles) and SAS 114 (Standard of Accounting Services).

8. Discussion and Appropriate Action of Limitations of Campaign Signage on EDC Owned Properties in Accordance with Article 16 D of the Articles of Incorporation and City of Converse Ordinance 212 Section 3.
9. Discussion and Appropriate Action on Recommendations by Marketing Plus to Proceed with Tasks Relating to Marketing, Demographic and Economic Base Activities.
10. Discussion and Appropriate Action on a Request by VIM, Retail Clothing & Accessories for a Predevelopment Grant. (Board Member Trish Seguin and Board Member Howie Marbach)
11. Discussion and Appropriate Action of Recommended Modifications to the SmartCode (City of Converse Ordinance 633) Incorporating Recommendations of the Urban Design and Development Research Focus Meeting Held on December 9, 2008. (Board Member Trish Seguin and Board Member Howie Marbach)

12. 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 Ms. Renee Paschall)
13. 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.) CDBG
 - C.) Town Square Development
 - D.) Airport City Development

14. Recess

15. 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. (600 Block of Hilltop - County Block 5951, Block 6, Lots 1 through 16 and the 700 Block of Hilltop - County Block 5951, Block 7, Lots 1 through 16 - Toepperwein Road Realignment Project)

16. 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. (Parcel 16 County Block 5951, Block 3, Lot 13 [located on the southwest side of Hilltop, 240 feet southeast of 3rd Street] - Toepperwein Road Realignment Project)
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. (204 Hilltop, CB 5951, Block 8, Lot 3 - 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. (For the deliberation to consider the purchase of property for an industrial park and other economic development activities).
19. Reconvene
20. Action to Approve Resolution No. 40 Authorizing the Executive Director of the City of Converse Economic Development Corporation to Purchase Vacant Land Located at 600 Block of Hilltop - County Block 5951, Block 6, Lots 1 through 16 and the 700 Block of Hilltop – County Block 5951, Block 7, Lots 1 through 16, as Part of the Toepperwein Road Realignment Project at the Price Established by the Board of Directors of the Economic Development Corporation.
21. Action to Approve Resolution No. 41 Authorizing the Executive Director of the City of Converse Economic Development Corporation to Purchase Vacant Land Located at Parcel 16 County Block 5951, Block 3, Lot 13 [located on the southwest side of Hilltop, 240 feet southeast of 3rd Street], as Part of the Toepperwein Road Realignment Project at the Price Established by the Board of Directors of the Economic Development Corporation.
22. Future Items
23. Set a Date, Time and Location for Next Meeting – Tuesday, March 10, 2009, at 6:30 PM, at Converse City Hall Conference Room No. 1, 405 South Seguin.
24. Adjournment

I hereby certify that the above notice was posted at the Converse City Hall on February 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) 658-5356 or FAX (210) 659-0964 for further information.