

AGENDA
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
July 14, 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, July 14, 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 June 9, 2009.
 - B.) Action to Approve the Minutes from the City of Converse Economic Development Corporation Board of Directors Workshop Meeting on June 17, 2009.
 - C.) Action to Approve the Minutes from the City of Converse Economic Development Board of Directors Special Call Meeting on June 30, 2009.
 - D.) Action to Approve Financial Report for May 2009.
 - E.) Action to Approve Investment Report for May 2009.
5. Opening Remarks by the Chairman, Economic Development Corporation.
6. Discussion and Appropriate Action to Approve a Predevelopment Grant Application for the Following Application:
 - A.) Chris & Tabatha Pryor dba Fatty's Burgers, Located at 9135 Schaefer Road, Suite #1 Converse, Texas.

7. Discussion and Appropriate Action on Recommendations by Marketing Plus to Proceed with Tasks Relating to Marketing, Demographic and Economic Base Activities.
 - A.) Action to Approve Website Development.
 - B.) Discussion on Future Economic Development Task to be Assigned for FY 2009/2010.
8. Discussion and Appropriate Action on a Proposal Submitted by St. Monica's Catholic Church Relating to Land Assembly for Future Growth of the Church Facility and to Consider the Sale/Disposition to St. Monica's Catholic Church of EDC Portion(s) of Land Associated with the Toepperwein Road Realignment Project Along South Seguin.
9. Public Hearing:
A Public Hearing to Consider an Economic Development Activity for a Proposed Converse Industrial Park Development Project. A Public Hearing will be conducted to consider expenditures of Economic Development Funds to purchase land to be owned by the City of Converse Economic Development Corporation to establish and develop an industrial park. The Project Concept is for improving commerce by purchasing between 100 to 200 acres, providing infrastructure and marketing of the fully developed site(s) to prospective business owners.

The projected cost associated for this project is between 2 to 3 million dollars. 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.
10. Briefing and Discussion of the Operating Budget for Fiscal Year 2009-2010 for the City of Converse Economic Development Corporation. (Gerald Wilson, Treasurer)
11. Discussion and 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, as Required by State Mandate and in Accordance with GAAP (Generally Acceptable Accounting Principles) and SAS 114 (Standard of Accounting Services) for Fiscal Year 2008-2009 in the Amount of \$ 4,300.00. (Gerald Wilson, Treasurer)
12. Discussion and Appropriate Action to Approve the Economic Development Corporation's Investment Policy and Strategy Policy in Accordance with the Public Funds Act, Texas General Code, Section 2256.005, Vernon's Texas Code Annotated.

13. Discussion and Appropriate Action to Approve the Economic Development Corporation's Purchase Policy in Accordance with the City Ordinance # 212 dated March 21, 2000, the Corporation's By-Laws and it's Articles of Incorporation.
14. Discussion and Appropriate Action to Approve the Official Newspaper for the Converse Economic Development Corporation.
15. Discussion and Appropriate Action to Approve a Budget Adjustment for the Gibbs Sprawl Road as Approved on January 13, 2009, with an Additional Amount to Cover the Cost Design Change for Alignment and Increased Right of Way for Construction Cost in the Amount of \$22,334.34.
16. Briefing on Results and Effectiveness of Grant Program, Discussion and Appropriate Action on Program for FY 2009/2010 and Future Years.
17. 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)
18. 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
19. Recess
20. Executive Session In Accordance With Section 551.071 CONSULTATION WITH ATTORNEY; CLOSED MEETING. A governmental body may not conduct a private consultation with its attorney except when the governmental body seeks the advice of its attorney about pending or contemplated litigation; on 204 Hilltop and 210 Hilltop – Toepperwein Road Realignment Project.
21. Reconvene

22. Consideration and Action in Association with Pending or Contemplated Litigation Involving 204 Hilltop and 210 Hilltop – Toepperwein Road Realignment Project.
23. Future Items
24. Set a Date, Time and Location for Next Meeting – Tuesday, August 11, 2009, 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 9, 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.