

**MINUTES  
CITY OF CONVERSE  
ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS MEETING  
May 13, 2008  
6:00 PM**

Be it known that the City of Converse Economic Development Corporation Board of Directors met in a Regular Meeting at the City Hall Conference Room No. 1 located at 405 South Seguin on Tuesday, May 13, 2008, at 6:00 PM to discuss the following:

**1. Call to Order**

Dr. Harris called the meeting to order at approximately 6:01 PM.

**2. Roll Call and Recognition of Visitors.**

Dr. Reginal Harris, Chairman  
Dr. Jerry Riley, Director  
Ms. Trish Seguin, Director  
Mr. Howie Marbach, Director  
Ms. Gloria Weers, Director

Mr. John Mendoza, Vice-Chair  
Mr. Mark Luft, Executive Director  
Mr. Gerald Wilson, Treasurer  
Mr. Ray Ortiz, EDC Attorney

Dr. Harris reported on the excused absence of Mr. Jauregui.

Dr. Harris asked for a motion to approve Ms. Weers' absence tonight. Vice-Chairman Mendoza made a motion to approve Ms. Weers' absence. Mr. Marbach seconded the motion. The motion passed unanimously to approve.

\* Ms. Weers arrived at approximately 6:42 PM.

Visitors Mr. and Mrs. Lindgren and Councilman Rodriguez were recognized.

**3. Citizens to be Heard**

No citizens to be heard.

**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 April 8, 2008.**
- B.) **Action to Approve Financial Report for March, 2008.**
- C.) **Action to Approve Investment Report for March 2008.**

Mr. Marbach asked to add Ms. Seguin to the report given from Item 14 B.

Dr. Riley made a motion to accept the Consent Agenda with the corrections. Ms. Seguin seconded the motion. The motion passed unanimously to approve item 4 with the corrections.

**5. Opening Remarks by the Chairman, Economic Development Corporation.**

Dr. Harris said this is the end of his year as serving as Chairman for the EDC and added it has been a privilege and an honor to serve as Chairman for this Board. Dr. Harris acknowledged Vice-Chairman Mendoza, the Board Members, all EDC staff., and Mr. Ortiz..

**6. Discussion and Appropriate Action on Written Procedures Relating to the Economic Development Corporation Predevelopment Grant Program.**

Both versions offered for the Predevelopment Grant Process were discussed. Ms. Seguin approved the staff recommendation with modifications. Dr. Riley seconded the motion. The motion passed unanimously to approve the Predevelopment Grant Process.

Dr. Harris asked for a motion to move up items 13 and 14 after item 6 and to move item 7 before item 15 due to a Board Member having to depart the meeting at 7:45. (Note: No Board Member departed).

Ms. Seguin made a motion to adjust the agenda. Dr. Riley seconded the motion. The motion passed unanimously to adjust the agenda.

**13. Committee Reports:**

- A.) **Administration Committee (Mr. Mendoza and Ms. Gloria Weers)**

Vice-Chairman Mendoza said the Administrative Committee has not done anything that merits a report at this time.

- B.) **Business & Development Committee (Mr. Marbach and Ms. Seguin)**

The Business and Development Committee presented the Board with a layout of the property that still needs to be acquired for the Toepperwein Road Realignment Project.

- C.) **Future Planning Committee (Dr. Riley and Mr. Jauregui)**

Dr. Riley and Mr. Luft reported the outcome of the MPO meeting was being awarded ten million dollars for the Loop 1604 expansion project. We were short four million dollars but did apply with another source of funding through the Federal Highway Administration and received the four million dollars. The Planning Director of TXDOT reported the Federal Highway Administration rescinded the original ten million dollars allocated to the Loop 1604 project that was part of the over three billion dollars of National awarded monies to other entities. Converse along with San Antonio, State Representatives, Congressional Representatives, MPO, and TXDOT are working collectively to investigate the recession and try to get our money back.

**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**

- Mr. Luft gave a briefing on 209 Patsy, 210 Hilltop, and 302 Hilltop. We are continuing dialogue with other property owners that are currently approve for the budget.
- The Gibbs Sprawl Development will break ground Friday, May 23, 2008.
- FM 1516 project has a structure which is being mitigated and could be registered as a historical building. We are currently looking into funding for that project.
- CDBG has a preliminary approval schedule for the first week in June. Staffs recommendation is a quarter of a million dollars.

**B.) Lake Project**

- Would like to invite the developers to give an update to the Board in an executive session.

**C.) Town Square Apartments**

- Phase one is at least 80% complete.
- We are working on getting funding for a traffic light.
- The commercial portion will close June 3, 2008 and should break ground 60 days later. Bushes second location preliminary plat was approve through the Planning Commission.
- Wendy's Corporation has committed to Mr. Luft they will go to a Loop 1604 location.

**D.) Airport City Development**

- The Airport City Developer is starting a sight study.
- We are working on two aspects with Melet Plastics to bring new contracts to provide their products and NAFTA.
- Link New Tech had their Grand Opening Ceremony.

**8. Recess**

At approximately 6:50 PM., Dr. Harris called for a recess to enter into Executive Session.

**9. Executive Session In Accordance With Section 551.074, Texas Open Meetings Act Closed Meeting To Conduct A Scheduled Annual Performance Evaluation Of The Executive Director, Mr. Mark Luft, for Fiscal Year 2007-2008.**

**10. Executive Session In Accordance With Section 551.071, Texas Open Meetings Act To Consultation With Attorney; Closed Meeting. To Discuss Possible Eminent Domain Litigation Proceedings Relating to Certain Acquisition(s) for the Toepperwein Road Realignment Project (210 Hilltop).**

**11. Reconvene**

At approximately 7:37 PM, Dr. Harris reconvened the regular session.

**12. Discussion and Action Authorizing the City of Converse Economic Development Corporation Pending Approval By City Council, on Behalf of the City of Converse to Acquire Property Rights Necessary for the Toepperwein Road Realignment Project; Appointing an Appraiser and Negotiator as Necessary; Authorizing the Executive Director of the Converse Economic Development Corporation Together with Legal Counsel to Establish Just Compensation for the Property Rights to be Acquired; Authorizing the Executive Director Together with Legal Counsel to Take All Steps Necessary to Acquire the Needed Property Rights in Compliance with**

**All Applicable Laws and Regulations; and Declaring and Providing an Open Meeting Clause.  
(210 Hilltop)**

Dr. Riley made a motion to approve and to proceed with the acquisition of property located at 210 Hilltop. Vice-Chairman Mendoza seconded the motion. The motion passed with five in favor, (Harris, Riley, Seguin, Weers, and Mendoza) and one abstention from Mr. Marbach due to his feelings that property should not be taken away from an owner.

**7. Discussion and Appropriate Action to Create a Temporary Position for a Summer Graduate University Student Level Internship for the Summer of 2008.**

Dr. Riley made a motion to approve creating a temporary position for an internship for the summer of 2008. Ms. Seguin seconded the motion. The motion passed unanimously to create a temporary summer graduate position.

**15. Future Items**

Dr. Harris asked not to list any future agenda items until after the City Council votes on the new EDC Board Members.

**16. Set a Date, Time and Location for Next Meeting – Tuesday, June 10, 2008, at 7:00 PM, at Converse City Hall Conference Room No. 1, 405 South. Seguin.**

Next meeting is set for June 10, 2008 at 7:00 PM.

**17. Tour the Town Square Apartments**

Ms. Weers made a motion to table touring of the Town Square Apartments. Vice-Chairman seconded the motion. The motion passed unanimously.

**18. Adjournment**

Dr. Harris adjourned the meeting at approximately 7:55 PM.

PASSED AND APPROVED THIS 10<sup>th</sup> day of June, 2008.

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Carlton Degenhardt  
Chairman

ATTEST:

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Jackie Gaines  
Secretary