

**MINUTES
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
June 10, 2008
7:00 PM**

Be it known that the City of Converse Economic Development Corporation Board of Directors met in a regular meeting at the City of Converse City Hall Conference Room No. 1 located at 405 South Seguin on Tuesday, June 10, 2008, at 7:00 PM.

1. Call to Order.

Dr. Harris called the meeting to order at approximately 7:00 PM.

2. Roll Call and Recognition of Visitors.

Mr. Carlton Degenhardt, Chairman
Dr. Reginal Harris, Director
Dr. Jerry Riley, Director
Ms. Trish Seguin, Director
Mr. Howie Marbach, Director

Mr. Craig Martin, Director
Mr. John Mendoza, Director
Mr. Mark Luft, Executive Director
Mr. Gerald Wilson, Treasurer
Ms. Jackie Gaines, Assistant

Dr. Harris recognized the current and new Board Members and welcomed the following visitors: Councilman Rodriguez, Jr., Ms. Johnson, Mr. Weers, Ms. Weers, Ms. Martin, and Councilwoman Riley.

3. Citizens to be Heard (limit remarks to 2 minutes)

No citizens signed up 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 May 13, 2008.

Dr. Riley made a motion to approve the minutes of meeting May 13, 2008. Ms. Seguin seconded the motion. The motion passed unanimously.

9. Recognition of Departing Board Members.

Dr. Harris recognized and presented Ms. Weers with a plaque for her outstanding service as an EDC Board Member.

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

Dr. Harris stated he is honored to have served on the Board and as the Chairman of EDC and thanked the EDC Staff.

Dr. Harris verbally resigned from the EDC Board effective this evening.

Dr. Harris also thanked the incumbent and the incoming Board Members.

6. Transition of Board Leadership.

Dr. Harris turned the Board leadership over to Chairman Degenhardt.

Chairman Degenhardt presented Dr. Harris with a plaque for his outstanding service while serving on the EDC Board as the Chairman.

Dr. Harris asked to be excused from the meeting.

7. Opening Remarks by Incoming Chairman, Economic Development Corporation.

Chairman Degenhardt read a statement of his goals and objectives.

8. Discussion and Action to Appoint a Vice Chairman of the Board of Directors of the City of Converse Economic Development Corporation for a One Year Term Ending May 31, 2009.

Ms. Seguin made a motion to appoint Dr. Riley as Vice-Chairman of the EDC Board for a one year period. Mr. Martin seconded the motion. The motion passed with five for, Degenhardt, Martin, Mendoza, Seguin, Marbach, and one abstention from Dr. Riley.

10. Recess

Chairman Degenhardt called for a recess at approximately 7:10 PM.

11. 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. (210 Hilltop - Toepperwein Road Realignment Project)

12. **Executive Session In Accordance With Section 551.087 DELIBERATION REGARDING ECONOMIC DEVELOPMENT NEGOTIATIONS; CLOSED MEETING. To discuss or deliberate 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.**
13. **Reconvene.**

Chairman Degenhardt reconvened the meeting at approximately 9:02 PM.

14. **Action Authorizing the Executive Director of the City of Converse Economic Development Corporation to Purchase Land with Improvements Located at 210 Hilltop (CB 5951, Block 8, Lot 5), as Part of the Toepperwein Road Realignment Project at the Price Established by the Board of Directors of the Economic Development Corporation.**

Mr. Martin made a motion to approve. Dr. Riley seconded the motion.

Mr. Martin withdrew his original motion and made a motion to offer no more than 30% over Menn & Associates appraisal value.

Dr. Riley withdrew his second of the original motion and seconded the motion to offer no more than 30% over Menn & Associates appraisal value.

The motion passed with five for, Degenhardt, Riley, Mendoza, Seguin, and Martin. Mr. Marbach abstained stating he felt a persons land should not be taken away by someone else.

15. **Action Authorizing the City of Converse Economic Development Corporation on Behalf of the City of Converse to Acquire Property Rights at 210 Hilltop Necessary for the Toepperwein Road Realignment Project in the Event that Negotiations Have Failed for Both Parties to Reach a Fair and Reasonable Price; 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)**

Mr. Martin made a motion to approve item 15 authorizing EDC to acquire property rights at 210 Hilltop. Ms. Seguin seconded the motion. The motion passed unanimously to approve.

16. **Discussion and Action to Assign Board Members to Each of the Following Subcommittee:**
 - A. **Administration Committee**

Mr. Mendoza and Dr. Harris' replacement.

B. Business & Development Committee

Mr. Marbach and Ms. Seguin.

C. Future Planning Committee

Vice-Chair Riley and Mr. Martin.

Item 16 approved as stated by Chairman Degenhardt.

17. Discussion and Action to Set Date and Time for New Board Members Training on the Texas Open Meeting Act (Government Code Chapter 551) and Texas Public Information Act (Government Code Chapter 552).

The EDC Board Members will take the training at the time the City Council sets their training date.

Ms. Seguin made the motion to approve with a second by Mr. Marbach. The motion passed unanimously.

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.) Lake Project
- C.) Town Square Apartments
- D.) Airport City Development

Mr. Luft gave a briefing during the Executive Session.

19. Future Items

- Approval of minutes.
- Approval of financial and investment reports for the months of April and May.
- Presentation of Mr. Herring with Riverwalk magazine to discuss a Converse directory.
- Budget.
- Fee schedule for 2008 audit.
- Future values for Toepperwein Road Realignment.
- Fall Business event.

20. Set a Date, Time and Location for Next Meeting – Tuesday, July 8, 2008, at 7:00 PM, at Converse City Hall Conference Room No. 1, 405 South Seguin.

Meetings will be moved to 6:30 PM.

21. Adjournment

Chairman Degenhardt adjourned the meeting at approximately 9:17 PM.

PASSED AND APPROVED THIS 8th day of July, 2008.

Carlton Degenhardt
EDC Chairman

ATTEST:

Jackie Gaines
Secretary