

**CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS MEETING
MINUTES OF MEETING
June 12, 2007
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 Economic Development Corporation's Conference Room located at 601 South Seguin on Tuesday, June 12, 2007 at 7:00 PM. The following members were present:

Mr. Reginal Harris, Chairman
Mr. Jim Uballe, Director
Mr. Scott Jauregui, Director
Ms. Gloria Weers, Director
Dr. Jerry Riley, Director

Mr. Mark Luft, Executive Director
Mr. Gerald Wilson, Treasurer
Ms. Jackie Gaines, Secretary

Board Members not present: Mr. Mendoza and Dr. Harkins.

1. Call to Order

Chairman Harris called the meeting to order at approximately 7:02 PM.

2. 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 8, 2007.**
- B. Action to Approve Financial Report for April, 2007.**
- C. Action to Approve Investment Report for April, 2007.**

Ms. Weers made a motion to approve the consent agenda. Dr. Riley seconded the motion. Mr. Jauregui and Chairman Harris abstained due to not being on the EDC board at the time. The motion passed with three for, (Weers, Riley, and Uballe) and two abstentions, (Harris and Jauregui).

Chairman Harris made a motion to move to item 4. Ms. Weers seconded the motion. The motion passed unanimously to move to item 4.

Chairman Harris asked to move to item 6.

6. Recognition of Departing Board Members.

Chairman Harris personally recognized each of the departing Board Members and thanked them for their hard work realizing the work that the EDC Board has done bringing the City to a new level and with hopes that the new Board can do the same.

Each of the departing Board Members expressed their gratitude to the Board and Staff for the opportunity to serve as a Board Member for the Converse Economic Development Corporation.

4. Opening Remarks by the Chairperson, Economic Development Corporation.

Chairman Harris introduced himself to both the Board and visitors. Mr. Harris shared his appreciation for being able to serve on the EDC Board and extended his gratitude for the leadership of the City Manager; Mr. Sam Hughes and Assistant City Manager; Ms. Laura Arens. He also thanked the EDC Staff Members; Mr. Mark Luft, Mr. Jerry Wilson, Ms. Jackie Gaines, and Ms. Leigh Ann Rogers, for the hard work, tenacity and the team work that has been brought into this body. Chairman Harris extended a special thank you to former Mayor Craig Martin and to the three departing EDC Board Members for setting the ground work for where we are now and giving us a vision in part of where we need to go from here. Chairman Harris also extended a special thank you to Mayor Suarez and to the Council Members for his appointment as Chairman of the EDC Board.

Chairman Harris spoke briefly on the business of the EDC Board strongly suggesting the Board members to read the bylaws and become familiar with the process, rules, and the laws governing how monies are to be spent and promulgated.

Chairman Harris asked for all Board Members to realize there should be one voice for the Converse Economic Development Corporation and that voice is Mark Luft, EDC Director which speaks on behalf of the Board of Directors.

3. Recognition of Visitors.

Chairman Harris welcomed the EDC Attorney Mr. Ray Ortiz and Mr. Mike Hogan, President of Hogan Real Estate Services.

5. Discussion and Action to Appoint a Vice Chairperson of the Board of Directors of the City of Converse Economic Development Corporation for a One Year Term Ending May 31, 2008.

Chairman Harris made a motion to postpone item 5 until the next meeting giving time to allow anyone's request for consideration as Vice-Chair. Ms. Weers seconded the motion. The motion passed with three for, (Harris, Weers, and Jauregui) and two against, (Uballe and Riley).

7. Briefing and Discussion by Staff on the Annual Growth of Economic Development Revenues to Date.

Mr. Luft briefly discussed the history on the Corporation and the financial stability that is shown in the monthly financial statements. I came on the Board as a paid staff member at the end of 2003. With the recent annexation and ground breakings you are seeing the tax growth for the city.

Mr. Wilson gave a briefing of tax revenue from the annexation of the 110 acres on FM 78.

8. Recess

At approximately 7:33 PM Chairman Harris called for a recess to reconvene in Executive Session.

9. 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.

At approximately 7:38 PM Chairman Harris called the Executive Meeting to order.

At approximately 9:14 PM Chairman Harris adjourned the Executive Meeting.

- 10. Executive Session In Accordance With Section 551.072 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. This matter is relating to the Toepperwein Road Realignment Project.

At approximately 9:18 PM Chairman Harris called the Executive Meeting to order.

At approximately 9:38 PM Chairman Harris adjourned the Executive Meeting.

- 11. Reconvene**

At approximately 9:38 Chairman Harris reconvened the Regular Meeting to order.

- 12. Action to Authorize the Executive Director of the City of Converse Economic Development Corporation to Commence with Negotiations for the Future Acquisitions of Various Real Estate Properties Relating to the Right of Way Along the Established Route for the Toepperwein Road Realignment Project.**

Mr. Harris made a motion to authorize the Executive Director of the City of Converse Economic Development Corporation to commence with negotiations for the future acquisitions of various Real Estate Properties relating to the Right of Way along the established route for the Toepperwein Road Realignment Project. Dr. Riley seconded the motion. The motion passed unanimously.

- 13. Briefing on Current Projects:**

A.) Toepperwein Project

Mr. Luft reported acquiring the 100 block of Patsy. Demolition will occur on 104 Hilltop in approximately 21 days. 101 Patsy will be demolished in September and the other two remaining properties will have the families remain in there a few more months until they relocate to their new home.

We have identified more parcels and will make written offers and give a report to the board at the following meetings.

B.) CDBG Grant Up Date

A report given to you tonight gives the current status of the CDBG allocations which we have requested \$240,000 in February of this year. Bexar County Staff recommendation is \$90,000 due to shortage of available funds. This is a phase-in project which means if the project is declared a phase-in project by both parties then we both are obligated to finish the project. Once the street reconstruction and utility upgrades are started it may take three or four years to complete depending on the amount of availability. Today's cost to rehabilitate the infrastructure and the streets are \$1,000,000.

C.) Lake Project

Mr. Luft reported the Letter of Intent Feasibility Study will expire in July of this year. Once we have that we will negotiate a contract and proceed with the development of that project.

- 14. Discussion 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).**

Staff is asking new members of the EDC Board to complete a training course on the Texas Public Information Act that satisfies the legal requirements of Government Code, Section 552.012 and the Texas Open Meetings Act that satisfies the legal requirements of Government Code, Section 551.005. The training will be held at the EDC Building upon coordinating the schedules of the three members.

15. Future Items

- Appoint a Vice-Chair.
- Proposed budget.
- Presentation on the Rehab bids for a home on Toepperwein Road.
- Appointment of the Sub-committee Chairs.
- Discussion of utilization of the EDC building for the Library to take over on a permanent basis. Having EDC meet in the City Hall Conference Room.

16. Set a Date and Time for Next Meeting – July 10, 2007 at 7:00 PM

17. Adjournment

Chairman Harris adjourned the meeting at approximately 9:49 PM.

PASSED AND APPROVED THIS 10TH DAY OF JULY, 2007.

Reginal Harris
Chairman

ATTEST:

Jackie Gaines
Secretary