



AGENDA

MARSHALL ECONOMIC DEVELOPMENT CORPORATION

Regular Board Meeting
August 31, 2022
3:00 PM
Center for Applied Technology
Conference Room D
2660 East End Blvd., S.
Marshall, Texas

1. Call to Order & Roll Call

2. Invocation

3. Presentations from the Public

Each individual presentation will be limited to three minutes unless prior approval is obtained. No active discussion between the Board/Staff and presenters may be conducted during this portion of the meeting.

4. Items to be Withdrawn from the Consent Agenda

5. Consent Agenda

Items on the consent agenda require little or no deliberation by the Board of Directors. Approval of the consent agenda authorizes the Executive Director or her designee to proceed with conclusion of each in accordance with staff recommendations, a copy of which is filed with the minutes of the meeting. A Board Director may remove items from the consent agenda by making such request prior to a motion and vote on the consent agenda.

- A. Consider approval of the Regular Board Meeting Minutes for June 29 and for Called Board Meeting Minutes for July 13, 2022.
- B. Consider approval of the monthly June & July 2022 Financial Report.
- C. Consider approval of the monthly June & July 2022 Investment Report.
- D. Consider approval of the monthly July & August 2022 Invoices & Estimates Report.

6. Marshall EDC Board of Directors Committee & Staff Reports

- A. Marshall EDC Committee Reports

Buildings Manager

Executive Director

Committees & Programs

Workforce Development	Marketing
Business Retention & Expansion	Property
Recruitment/BD	Financial
Strategic Planning	

7. Executive Session

- A. Discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the government 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; or deliberate the offer of a financial or other incentive to a business prospect (Section 551.087, Texas Govt. Code).

Alpha	Piney Light
Lease Mgmt	Pan
Dac II	ACem
Colorado	WLW
Lynn	COB
HVet	Other projects

- B. 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 (Section 551.072, Texas Govt. Code).
- C. Deliberate the appointment, employment, evaluation, re-assignment, duties, discipline or dismissal of a public officer or employee. (Section 551.074, Texas Govt. Code).
- D. Reconvene into Regular Session.

The Marshall Economic Development Corporation will reconvene into Regular Session, pursuant to the provisions of Chapter 551 of the Texas Government Code, to take any action necessary regarding the executive session.

- 8. Consider an expenditure for Phase I ESA and other associated development studies for I-20 & Hwy 31 property.**
- 9. Consider an expenditure for Project Organizational Management – HDJT for \$67,500 subject to final HDJT approval and approval of the City Council of Marshall, Texas.**
- 10. Consider an amendment to the Certificate of Occupancy Bonus program.**
- 11. Consider an agreement for professional services consulting not to exceed \$50,000.**
- 12. Consider an authorizing the Executive Director to negotiate and execute an agreement for contract labor services not to exceed \$50,000.**
- 13. Consider a capital improvement expense for lighting at Gateway Park.**
- 14. Consider authorization for the Executive Director to engage in negotiation and execution of Project Colorado as discussed in the Executive Session.**
- 15. Consider authorization for the Executive Director to engage in negotiation and execution of Project Lease Mgmt as discussed in the Executive Session.**
- 16. Consider authorization for the Executive Director to engage in negotiation and execution of Project WLW as discussed in the Executive Session.**
- 17. Consider approval of an incentive for Project ACem.**
- 18. Adjournment**

THIS MEETING WILL BE CONDUCTED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE FACILITY IS WHEELCHAIR ACCESSIBLE AND HANDICAP PARKING IS AVAILABLE. REQUESTS FOR SIGN INTERPRETIVE SERVICES WILL BE AVAILABLE WITH AT LEAST 48 HOURS NOTICE PRIOR TO THE MEETING. TO MAKE ARRANGEMENTS FOR THOSE SERVICES, PLEASE CALL 903-934-8035.

POSTED: August 26, 2022; 5:00 PM; T. Wright