



Marshall
ECONOMIC DEVELOPMENT

AGENDA

MARSHALL ECONOMIC DEVELOPMENT CORPORATION

Regular Board Meeting
May 28, 2025, 4:00 PM
Synergy Park Building
100 N Bolivar, Ste 206, Marshall, Texas 75670

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 Items to be withdrawn from the consent agenda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 designee to proceed with the conclusion of each in accordance with staff recommendations, a copy of which is filed with the meeting minutes. A Board Director may remove items from the consent agenda by making such a request prior to a motion and vote on the consent agenda.

A. Consider approval of the board meeting minutes for April 30, 2025.

B. Consider approval of the Financial Report(s) for April 2025.

C. Consider approval of the Investment Report(s) for April 2025.

D. Consider approval of the Invoices & Estimates for May 2025.

6. Consideration of items withdrawn from the consent agenda

7. Marshall Economic Development committee & staff reports

A. Director's Report

B. Financial Summary

C. Presentation of Strategic Plan RFI Selection by the Strategic Planning Committee and possible action to approve a consultant.

8. 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). Projects: Chalk, Bat, 110, 205, 4804, 309, COV, GWC2, Keys, COB Program

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). Property: Five Notch Property, Marshall Industrial Park, FM31 & I-20 Property

C. 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.

9. **Consider approval of a strategic plan consultant agreement for Marshall Economic Development, subject to approval of the Marshall City Council.**
10. **Consider approval of a workforce testing initiative for Project Keys for under \$20,000.**
11. **Consider approval of a workforce training initiative for Project GWC2 for under \$10,000.**
12. **Consider approval for repairs and maintenance at 7300 Regency Rd for under \$50,000.**
13. **Consider approval for a revised estimate in engineering plans, reports, and surveys at the Five Notch Property to include demolition planning and site master planning, to a total amount of \$120,000, subject to approval of the Marshall City Council.**
14. **Consider final approval of a performance agreement regarding Project Chalk, subject to approval of the Marshall City Council.**
15. **Consider approval of a lease purchase agreement regarding Project Chalk on approximately 139 acres in the Marshall Industrial Park.**
16. **Acknowledge final payment of \$6,700.39 to Peroma Group and the termination of COB Project 309.**
17. **Acknowledge partial payment of \$9,644.00 to Lashthetics Studio, LLC, for partial completion of COB Project COV.**
18. **Consider amendments to the Certificate of Occupancy Bonus Program.**
19. **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: May 23, 2025, 6:30 PM; R. Harris