



AGENDA

MARSHALL ECONOMIC DEVELOPMENT CORPORATION

Regular Board Meeting
August 27, 2025, 3:00 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. Presentation and discussion of the 2024 Financial Audit performed by Knuckols Duvall Hallum & Co.

5. Items to be withdrawn from the consent agenda

6. 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 July 30, 2025.

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

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

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

7. Consideration of items withdrawn from the consent agenda

8. Marshall Economic Development Committee & Staff reports

A. Monthly Newsletter Highlights & Review

B. Director's Report

C. Financial Summary

D. Committee Highlights

9. 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, 1921, Paramount, Chalk, Moto, Nu; LA
- B. Consultation with a Marshall Economic Development attorney to seek advice on pending or contemplated litigation and on a matter in which the duty of the attorney to the economic development body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter (Section 551.071, Texas Govt. Code). Marshall Business Park Subdivision Platting
- 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.

- 10. Discussion and possible action regarding check signature authority.**
- 11. Acknowledge payment of \$100,000 to East Texas Border Health, dba Genesis PrimeCare, in the amount of \$100,000 for sewer improvements to a new or expanding business as authorized by the City Council of Marshall, Texas.**
- 12. Acknowledge payment of \$5,000 to the Small Business Development Center for partial payment of a 3-year \$15,000 incentive for outreach initiatives to small and medium-sized businesses in Marshall.**
- 13. Consider approval of a Certificate of Occupancy Bonus grant for Phase 1 of Project 1921 in an amount of \$50,000.**
- 14. Consider approval of grant(s) for Project Paramount.**
- 15. Consider approval of leasehold improvement expenditures for Project Chalk.**
- 16. Consider approval of an expenditure to Matis Productions in the amount of \$10,600 for property videos, photography, and website banner media.**
- 17. Consider approval of a marketing and recruitment expenditure with Texas First Regional Development Corporation.**
- 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 22, 2025, 11:50 PM; R. Harris