



## **AGENDA**

### **MARSHALL ECONOMIC DEVELOPMENT CORPORATION**

**Regular Board Meeting**  
**September 24, 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**
- 4. Presentation regarding retail studies by Retail Strategies.**
- 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 Items to be withdrawn from the consent agenda**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 August 27, 2025.
- B. Consider approval of the Financial Report(s) for August 2025.
- C. Consider approval of the Investment Report(s) for August 2025.
- D. Consider approval of the Invoices & Estimates for September 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 Consideration of items withdrawn from the consent agenda**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: Paramount; LA; Green

- 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

- 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. Consider approval of a regional Teacher Externship Grant provided by Workforce Solutions East Texas for in-kind amount of \$9,000 of MED employee time to identify/recruit teachers and employers, as well as assist with identifying meeting spaces.**
- 11. Consider approval of a primary job incentive for Project Green.**
- 12. Consider authorizing the Executive Director and Property Committee to enter negotiations for an incentive and/or sale of property in the Marshall Industrial Park regarding Project LA.**
- 13. Consider an amendment to the commercial lease agreement with TSTC on the parking lot of 2400 E End Blvd S.**
- 14. Consider approval of a contractor for a Marshall retail market study.**
- 15. 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: September 18, 2025, 4:15 PM; R. Harris**