



**Marshall**  
ECONOMIC DEVELOPMENT

## **AGENDA**

### **MARSHALL ECONOMIC DEVELOPMENT CORPORATION**

**Regular Board Meeting**  
**February 25, 2026, 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 Items to be withdrawn from the consent agenda**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 Minutes for December 10, 2025; January 15, 2026; and January 28, 2026

B. Consider approval of the Financial Report(s) for November 2025 and December 2025.

C. Consider approval of the Investment Report(s) for November 2025, December 2025, and January 2026.

D. Consider approval of the Invoices & Estimates for December 2025, January 2026, and February 2026.

**6. Consideration of items withdrawn from the consent agenda**

**7. Marshall Economic Development Committee & Staff reports**

**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: 2400, LA, Lyte, 1108, Bear, Paramount, Connect, XO

- 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.

- 9. Discussion, consideration, and possible action to approve a 3-year contract for retail recruitment services between Marshall EDC and Retail Strategies, LLC, with a recurring payment of \$50,000 per year, totaling \$150,000, subject to City Council approval.**
- 10. Discussion, consideration, and possible action to approve a lease purchase agreement of 1108 Commerce.**
- 11. Discussion, consideration, and possible action regarding Project LA.**
- 12. Discussion, consideration, and possible action for final approval of a Performance Agreement with Project Lyte and incentives of \$100,000, subject to approval of the City of Marshall.**
- 13. Discussion, consideration, and possible action for the market value sale of approximately 4.9 acres located at 2400 E End Blvd S for \$1,500,000.**
- 14. Discussion, consideration, and possible action for final approval of a Performance Agreement with Project 2400 and cash incentives of \$1,750,000 for site improvements to a new business, subject to approval of the City of Marshall**
- 15. Discussion, consideration, and possible action to approve Project XO as discussed in Executive Session.**
- 16. 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: February 19, 2026, 5:15 PM; R. Harris**