



Marshall
ECONOMIC DEVELOPMENT

AGENDA

MARSHALL ECONOMIC DEVELOPMENT CORPORATION

Regular Board Meeting
July 31, 2024, 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. Items to be Withdrawn from the Consent Agenda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 minutes of the meeting. 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 June 26, 2024.
- B. Consider approval of the Financial Report(s) for May and June 2024.
- C. Consider approval of the Investment Report(s) for June 2024.
- D. Consider approval of the Invoices & Estimates for July 2024.

6. Consideration of Items Withdrawn from the Consent Agenda

7. Marshall EDC Board of Directors Committee & Staff Reports

- A. Marshall EDC Committee Reports recording in the permanent file
 - 1. Financial
 - 2. Marketing
 - 3. Property
 - 4. BRE
 - 5. EDC Development
 - 6. Strategic Planning
 - 7. Business Development
 - 8. Workforce

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).

- Alpha MEC
- Power Bat
- Concentrate CXN
- ROW SMS
- 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.

- 9. Consider approving an expenditure under \$20,000 for BRE and Workforce Development, as discussed in the Executive Session.**
- 10. Acknowledge payment of \$5,000 toward the Site Improvement Façade Match Program for the Marshall Mercantile.**
- 11. Acknowledge payment of \$10,000 toward the Site Improvement Small Business Program for Wright on Taco.**
- 12. Consider an amendment to American Wood Fiber’s performance agreement contract terms of capital expenditure and employment retention.**
- 13. Consider approving an amendment to the Certificate of Occupancy Bonus approved award amount to Project SMS for an additional payment under \$10,000.**
- 14. Consider approving a marketing, retention, expansion, and recruitment expenditure under \$500 in support of the East Texas Trade Summit for exporting companies hosted by the Longview Chamber of Commerce.**
- 15. Consider approving a marketing expenditure with the Texas Economic Development Council.**
- 16. Consider approving a contract for administrative staff assistance with One Call Staffing for under \$15,000 over 12 weeks.**

17. Consider authorizing the Executive Director to enter into temporary labor staffing contracts for the EDC as needed and approved by the EDC Development Committee.
18. Consider authorizing the Executive Director to negotiate an agreement and terms of a sale of an approximate 5.78 ac strip of land located on the EDC's 78.5 ac property along FM 31 and I-20 for frontage connections to I-369 in coordination with the Property Committee.
19. Consider approving a rapid response workforce session, employment preparation, and job fair expenditures under \$15,000 for employees affected by the Cabinetworks plant closure.
20. 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: July 26, 2024, 6:00 PM; R. Harris