



**Marshall**  
ECONOMIC DEVELOPMENT

## **AGENDA**

### **MARSHALL ECONOMIC DEVELOPMENT CORPORATION**

**Regular Board Meeting**  
**September 25, 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 Items to be Withdrawn from the Consent Agenda**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 August 28, 2024.
  - B. Consider approval of the Financial Report(s) for August 2024.
  - C. Consider approval of the Investment Report(s) for August 2024.
  - D. Consider approval of the Invoices & Estimates for September 2024.
- 6. Consideration of Items Withdrawn from the Consent Agenda**
- 7. Presentation of the 2023 Financial Statements and Independent Auditors' Report.**
- 8. Consider the approval of the 2023 Financial Statements and Independent Auditors' Report.**

**9. Marshall EDC Board of Directors Committee & Staff Reports**

A. Marshall EDC Committee Reports will be recorded in the permanent file

Financials	EDC Development
Marketing	Strategic Planning
Property	Business Development
BRE	Workforce

**10. 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	Bat
1108G	MEC
CXN	Virginia
309	Power
COV	

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).

Rail Easement at MBP Unit 2 Annexation 78 acres at FM31 EDC Property	Sale of ~5acres at FM31 Property 1108 Commerce, MBP
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C. D Deliberate the appointment, employment, evaluation, re-assignment, duties, discipline, or dismissal of a public officer or employee. (Section 551.074, Texas Govt. Code).

Fin. & Strategic Planning

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.

**11. Acknowledge the payment of \$13,000 for Project 309 with Peroma Group.**

**12. Consider a sponsorship of less than or equal to \$3,000 for TSTC Techcelerate.**

**13. Consider approval of an official process for open application, criteria, and guidelines for potential applicants and nominees to Marshall EDC Board Membership positions.**

**14. Consider approval of a US SBDC grant for \$15,000 being, \$5,000 over 3 years to market, maintain, and expand the SBDC's presence in Marshall, Texas.**

15. Consider approval of a Customer Relationship Management and Project Compliance software program.
16. Consider approval of an expenditure of over \$50,000 for Project CXN, subject to approval of the Marshall City Council.
17. Consider approval to release an RFQ/RFP to develop and implement a strategic plan for Marshall Economic Development.
18. Consider approval of voluntary annexation of Marshall Economic Development Property being approximately 78 acres along I-20.
19. Consider approval of an amendment to the Certificate of Occupancy Bonus Program regarding rules and final payment procedures.
20. Consider approval of an amendment to Project Virginia regarding the total square footage and exact location where improvements will be made under the Certificate of Occupancy Bonus Program.
21. Consider approval of Project COV of less than or equal to \$10,000 under the Certificate of Occupancy Bonus Program.
22. Consider taking action on items as discussed in Executive Session
23. 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 21, 2024, 4:30 PM; R. Harris