



AGENDA
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION (EDC)
BOARD MEETING
SEPTEMBER 12th - 6:30 PM

MINUTES

Be it known that the City of Converse EDC Board of Directors will meet for a Board Meeting at the City Council Chambers at 402 S. Seguin Street on September 12th, 6:30 PM, to discuss and act on the agenda below. A quorum of the following commissions may be present: City Council, Building & Standards, Ethics Review Board, Parks & Recreation, and Planning & Zoning Commission.

1. CALL TO ORDER at 6:30PM
2. ROLL CALL, ESTABLISHMENT OF QUORUM

Present:

Mychel Jordan
Veronika Rosin
Ethel Willard
Juan Rodriguez
Kentreal Alexander
Rashawn Samuel (late)

Absent:

Daniel Castellanos (excused)

3. PLEDGE OF ALLEGIANCE: To the U.S. Flag and the Texas Flag led by Vice President Alexander
4. CITIZENS TO BE HEARD:
Limit your remarks to three (3) minutes and state your name and address for the record.
None
5. CONSENT AGENDA:
 - A. Approval of Minutes July 11th Meeting
 - B. Approval of Financial Report Through August
 - C. Approval of Investment Report Through August
 - D. Approval of Greater: SATX Partnership Agreement
 - E. Approval of Resolution #109 Adopting FY 2023-2024 Purchasing Policy
Motion for approval by: Veronika Rosin
Seconded by: Ethel Willard
Vote: Unanimous
6. OLD BUSINESS:

This facility is accessible in accordance with the American with Disabilities Act. Handicapped parking spaces are available. If you require special assistance or have a request for other services, please call 210-658-5356 at least 24 hours in advance of meeting.

A. Presentation, Discussion, and Possible Action of Resolution #110 Adoption of 2023-2024 Corporation Plan

This item is a workplan that works as our corporation plan for 2023/2024. The document's high level topics include Operations Priorities – how the organization functions, Strategic Priorities – overarching goals in categories that are derived from our visioning session. They are Quality Jobs, Destination, Land Development, Business Retention and Expansion, and Marketing and Communications. Board members liked the plan and the motion the EDC is heading. Motion to adopt Resolution #110 made by Ethel Willard. Seconded by Rashawn Samuel. Vote: Unanimous in favor of.

7. NEW BUSINESS:

A. Discussion of Board Seat Vacancy

Discussion on the board vacancy left by Ethel Willard being appointed to city council. She stated that she doesn't want to leave the board in a bind by her leaving abruptly so she agreed to stay until the end of the year so we can find a replacement. The goal is to promote the open seat and have applications due by the end of December in hopes of bringing candidates before the board at the January meeting. Consensus of the board was good with that plan.

B. Discussion of Hilltop Properties Platting and Right of Way

Discussion centered on the parcels of land owned by the EDC along Hilltop rd needing Right of Way dedication. The plan is to plat and prepare our parcels of land for sale of the land along this area. There will be some funds spent to take care of this. No questions or concerns from the board.

C. Discussion of Entitlements of other EDC owned Properties.

Discussion of other EDC owned not on Hilltop. The intention will be do platting and entitlements on these properties in order to get them ready to sell. Elan would like to have a disposition plan in place for all our properties this year.

D. Discussion and Action on Approval of Resolution #111 Update to Articles of Incorporation

The item is just to update the current board director's names in this document. Motion made by Ethel Willard to update the articles as presented. Seconded by Veronika Rosin. The vote was unanimously approved.

E. Discussion and Action on Approval of Resolution #112 Changes to Officer Training Requirements in Bylaws and Board Meeting Location

This item has three changes to the Bylaws. First is to change the place of meeting from the EDC offices to Council Chambers. Second would be to allow for virtual attendance by a board member under special circumstances approved by the board president. The third change would be to make the TEDC Sales Tax Training mandatory for all board members to have taken or to take the next available training. The discussion of the board centered around the either making the officers only take the training or all board meetings. Ethel, Veronika, and Kentreal stated that they would like more education and training for the board and it should be for all. Juan Rodriguez felt that it should be recommended but not mandatory because sometimes it's a difficult time commitment. Discretion would be given by Board President in time frame to complete if not appointed in normal timeline. Motion

made by Ethel Willard to approve resolution #112 changing officer training requirements, meeting location, and virtual attendance and the details of such as stated by executive director to include caveats to timeliness of training. Seconded by Veronika Rosin. Vote was unanimously approved.

8. EXECUTIVE SESSION: Entered Executive Session at 7:52 PM.

- A. In Accordance with 551.087, Texas Open Meetings Act, CLOSED MEETING, ECONOMIC DEVELOPMENT NEGOTIATIONS; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and which the governmental body is conducting economic development negotiations; OR (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

9. RECONVENE FROM EXECUTIVE SESSION: Resumed open meeting at 9:02

- A. Discussion and Appropriate Action Regarding 551.087, Texas Open Meetings Act, CLOSED MEETING, ECONOMIC DEVELOPMENT NEGOTIATIONS; (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and which the governmental body is conducting economic development negotiations; OR (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).

Motion made by Ethel Willard to proceed as discussed in Executive Session. Seconded by Veronika Rosin. The vote was unanimously approved.

10. DIRECTOR'S REPORT

-Project Updates

Comments on Santa Monica Retail Project should be on track to be ready by the beginning of November. The Heights of Converse project should be ready by the end of November. Sante 51 phase 1 is underway with the Bexar County municipal office buildings permitting with retail beginning much later. Town Center has had no movement. NIOC parade was discussed for the board and what they are looking for us to do.

-Future agenda items from the board

This was an invitation to the board to add items the future agenda via board president Castellanos.

11. CALL TO THE BOARD

Ethel took this moment to speak about our animal care facility and animal care in general and hopes that the community takes responsibility for their animals. Mychel talked with the people from the Lion's Club at a council meeting and they wanted to be more involved in our community with ribbon cuttings and such.

12. NEXT BOARD MEETING

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A. November 14th, 6:30 p.m., 402 S. Seguin

13. ADJOURNMENT

Ethel motioned to adjourn.

Veronika seconded.

Adjourned at 9:16 PM

CERTIFICATION

I, ELAN VALLENDER, OF THE CONVERSE EDC DO HEREBY CERTIFY THAT THE ABOVE AGENDA WAS PREPARED AND POSTED ON THE OFFICIAL BULLETIN BOARDS AT 110 W. LEGION AND 406 S. SEGUIN ON THIS THE _____ DAY OF _____ AT _____AM/PM, WHICH IS A PLACE READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES AND THAT SAID NOTICE WAS POSTED IN ACCORDANCE WITH CHAPTER 551, TEXAS GOVERNMENT CODE.

ELAN VALLENDER