



**AGENDA**  
**CITY OF CONVERSE**  
**ECONOMIC DEVELOPMENT CORPORATION (EDC)**  
**SPECIAL CALLED BOARD MEETING**  
**OCTOBER 18<sup>th</sup>, 2023 - 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 October 18<sup>th</sup> at 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 6:31 PM
2. ROLL CALL, ESTABLISHMENT OF QUORUM

**Present:**

**Mychel Jordan**  
**Veronika Rosin**  
**Ethel Willard**  
**Kentreal Alexander, Vice President**  
**Daniel Castellanos, President**  
**Rashawn Samuel (late)**

**Absent:**

**Juan Rodriguez**

3. PLEDGE OF ALLEGIANCE: To the U.S. Flag and the Texas Flag led by President Castellanos
4. CITIZENS TO BE HEARD:  
Limit your remarks to three (3) minutes and state your name and address for the record.
5. OLD BUSINESS:
  - A. Discussion and Appropriate Action on Disposition of Hilltop Properties  
Elan gave an update on Hilltop properties. The .6 ac parcel along Fm1976 and Hilltop next to the railroad is undergoing site assessment and working through the process of platting. No costs associated with this at the moment. Also doing the same for the 4 ac parcel on Hilltop in the near future. Working through the Right of Way boundaries with City of Converse at the moment.

6. NEW BUSINESS:

- A. Discussion and Appropriate Action on a Contract for the Sale of Real Property owned by Converse EDC Legal Description: CB 5063M BLK 1 LOT SW IRR 174.77 FT OF LOT 4 JUDSON SQUARE COM'L SUBD Property ID#: 985770

Discussion on the sale of EDC owned property on South Seguin Rd located behind Pizza Hut. Most of the concerns centered around the future use of the property and who would be the end user and is it something that the board and residents would be okay with. Amanda Nelson, DHRP broker for Converse EDC, stated that generally developers work with certain businesses and build buildings and sell or lease to a business. There is no assurance of what the end user might be, and the developer hasn't stated such. There was discussion of possible deed restrictions to eliminate certain businesses but that would hinder potential suitors. There was a lengthy discussion about possible assignment of contract. The board ultimately decided that assignment can be done but with board approval.

A motion was made to approve the contract as written to include the addendum section 39 the ability to assign the contract only with written consent of the board by Ethel Willard.

Seconded by Kentreal Alexander.

Vote was unanimous in favor

7. DIRECTOR'S REPORT

Elan's director's report consisted of only one item which requested that our board be present at our public forum meeting on November 29<sup>th</sup> at 7 PM at Bella on the Vine as members of the community and not necessarily as board members.

8. NEXT BOARD MEETING

- A. November 14<sup>th</sup> , 6:30 p.m., 402 S. Seguin

9. ADJOURNMENT

Adjourned at 7:24 PM

Motion by Mychel Jordan

Seconded by Ethel Willard

Vote was unanimous in favor

**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.

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ELAN VALLENDER