



AGENDA
CITY OF CONVERSE
ECONOMIC DEVELOPMENT CORPORATION (EDC)
BOARD MEETING
JANUARY 9th, 2024 - 6:30 PM

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 January 9th, 2024, 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 Called to order at 6:31PM
2. ROLL CALL AND ESTABLISHMENT OF QUORUM

Present: Daniel Castellanos, Board President Ethel Willard, Board Secretary Kentreal Alexander, Board VP Veronika Rosin, Board Member Mychel Jordan, Board Member Rashawn Samuel (virtual), Board Member Ray Ortiz, Attorney Elan Vallender, Executive Director	Absent: Juan Rodriguez, Board Member
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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.
None
5. CONSENT AGENDA:
 - A. Approval of Minutes From November 14th, 2023, Meeting
 - B. Approval of Financial Report Through December 2023
 - C. Approval of Investment Report Through December 2023
Motion to approve made by Kentreal Alexander. Seconded by Veronika Rosin. The vote was unanimously approved.
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. Discussion and Appropriate Action on EDC Owned Land on Hilltop Ave Totaling Roughly 4.5 Acres – Legal Description CB 5951 Blk 8 Lots 3-16 AND CB 5951 Blk 9 Lots 1-4, 13-15. **No action. Just update by Elan Vallender about EDC owned land and the entertainment concept. Board agreed with Elan to move forward with the community charets.**
- B. Discussion and Appropriate Action on EDC Owned Land on South Seguin Rd 0.6 Acres – Property ID#: 985770 **No action. Just update by Elan Vallender on EDC owned land on S. Seguin Rd. and the status of the pending contract of the sale of land.**
- C. Update and Discussion of EDC Workplans **This item is to give an update on the EDC workplans. Showing the webpage describing the status of each workplan. No action.**
- D. Update and Discussion of Current Development Projects **This item is to describe the online projects portal for the board. Elan went through the projects and reports of the online tool. No action.**

7. NEW BUSINESS:

- A. Introduction and Discussion with Board Applicants **This item introduced the board applicants for Ethel’s vacant seat. Bradon Grable, Jessica Hannah, and Anthony Martin introduced themselves to the board. The board will choose a candidate in executive session.**
- B. Discussion and Appropriate Action on Employee Pay Policies **Elan gave a presentation about organizational pay policies with respect to pay increases and how the EDC will choose to do it. More discussion will be had to make a judgement in future policy adoptions. No action.**

8. EXECUTIVE SESSION: **Entered Executive Session at 7:50PM**

Executive Session in accordance with Texas Open Meetings Act Section 551.074. PERSONNEL VACANT BOARD SEAT; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

9. RECONVENNE FROM EXECUTIVE SESSION: **Exited Executive Session at 8:45PM**

Discussion and Appropriate Action on Executive Session in accordance with Texas Open Meetings Act Section 551.074. PERSONNEL VACANT BOARD SEAT; CLOSED MEETING. This chapter does not require a governmental body to conduct an open meeting: (1) to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; or (2) to hear a complaint or charge against an officer or employee. (b) Subsection (a) does not apply if the officer or employee who is the subject of the deliberation or hearing requests a public hearing.

Motion made by Kentreal Alexander to proceed as discussed in executive session.

Motion seconded by Ethel Willard.

The vote was unanimously approved.

10. DIRECTOR'S REPORT

Gave Ethel a plaque for her 5 years of service to the EDC board. Elan briefly described Kat's Aspen Workforce Leadership Academy graduation. Elan made mention of his AEDL completion as well. Elan discussed working with Parks and Rec on a survey. He also discussed the future of a citizen leadership academy with the city of Converse.

-Kat Lallo Accomplishment

-City Interactions

11. CALL TO THE BOARD

This item is for board members to bring ideas forward that they would like to see as future discussions or updates from board members that deal with Converse business.

President Castellanos made a note about Juan Rodriguez absence.

12. NEXT BOARD MEETING

A. March 12th, 2024 - 6:30 p.m., 402 S. Seguin

13. ADJOURNMENT

Motion to adjourn by Mychel Jordan

Motion seconded by Veronika Rosin

Vote was unanimously approved to adjourn at 9:10PM.

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