



**Marshall**  
ECONOMIC DEVELOPMENT

## **AGENDA**

### **MARSHALL ECONOMIC DEVELOPMENT CORPORATION**

**Regular Board Meeting**  
**August 30, 2023, 3:00 PM**  
**Synergy Park**  
**Rm 212, The Vault**  
**100 N Bolivar, 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 Items to be Withdrawn from the Consent Agenda**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 Regular Board Meeting Minutes for July 26, 2023.
- B. Consider approval of monthly Financial Report(s) for April, May, and June 2023.
- C. Consider approval of monthly Investment Report(s) for July 2023.
- D. Consider approval of the monthly August 2023 Invoices & Estimates Report.

**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 Consideration of Items Withdrawn from the Consent Agenda**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         | Coil I      |
| Epsilon       | Coil II     |
| Zeta          | Lease Mgmt  |
| Life          | North Notch |
| Brown         | Depot       |
| 305 Pinecrest | Finish Line |
| McKenzie      | Bank Job    |
| MO            | D4          |
| Theta         | Other       |

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. 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 approval items as discussed in the Executive Session.**

**10. Acknowledge a final payout of \$92,519.80 by Nextier Completion Solutions Inc. and a Release of Lien as filed for record on August 21, 2023, Document 2023-000010035, Harrison County Official Public Records, thereby finalizing and terminating Project Coil I and Project Coil II.**

**11. Consider approval of the market value sale of 305 Pinecrest for \$350,000.**

**12. Consider approval of expenditures of \$10,000 for marketing and recruitment with Texas ED Connection.**

**13. Consider approval of expenditures up to \$20,000 for site marketing and recruitment with Expansion Solutions.**

**14. Consider approval of expenditures up to \$5,000 for Project Brown.**

**15. Consider approval of expenditures up to \$50,000 for Project Bank Job.**

**16. Consider approval of expenditures for mass transit-related engineering and/or improvements related to Project Depot.**

**17. Consider approval of updates and modifications to the Certificate of Occupancy Bonus Program.**

18. Consider approval of expenditures for Project Finish Line.
19. Consider approval of expenditures for Project Zeta.
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:** August 27; 3:00 PM; R. Harris