

AGENDA
ECONOMIC DEVELOPMENT CORPORATION OF TEAGUE, INC.
SPECIAL CALLED MEETING
October 8, 2024

Notice is hereby given that a Special Called Meeting of the Governing Body of the Economic Development Corporation of Teague will be held on the **8th day of October 2024, at 5:30 pm.** **The meeting will be held at the Economic Development Office, 411 Main Street, Teague, Texas 75860.** All agenda items are subject to action. *The Board of Directors reserves the right to meet in executive closed session on any Agenda items listed below, as authorized by Texas Government Code Sections 551.071 (consulting with Attorney); 551.072 (Deliberation about Real Property); 551.073 (Deliberations about Gifts and Donations); 551.074 (Personnel matters); 551.076 (Deliberations about Security Devices); and 551.087 (Economic Development).*

A. CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT:

B. INVOCATION:

C. PLEDGE TO THE FLAG:

D. ROLL CALL:

E. VISITORS/CITIZENS FORUM: *This is an opportunity for the public to address the Board on any matter included on the agenda, except public hearings. Comments related to public hearings will be heard when the specific hearing begins. Public comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. To address the Board, speakers must complete a speaker Form and provide it to the Secretary/Treasurer prior to the start of the meeting each speaker shall approach the podium and state his/her name and street address before speaking. Speakers shall address the Board with civility that is conducive to appropriate public discussion. The public cannot speak from the gallery but only from the podium. Per the Texas open Meetings Act, the Board is not permitted to take action on or discuss any item not listed on the agenda. The Board may: (1) make a statement of fact regarding the item; (2) make a recitation of existing policy; or (3) propose the item be placed on a future agenda in accordance with Board procedures.*

F. CONSENT AGENDA:

1. Consideration and action to approve the minutes of the Regular Called Meeting held on September 3, 2024.
2. Consideration and action to accept the financial reports for September 2024.
3. Consideration and action to approve the current bills.

G. NEW BUSINESS:

4. Discussion, consideration, and possible action to approve a budget amendment to accommodate a change in the cost of a financial audit.
5. Discussion, consideration, and possible action to approve a payment to Mike Reid under the Business Expansion incentives program.
6. Discussion, consideration, and possible action to approve a payment to Circle Hardware under the Business Expansion incentives program.
7. Discussion, consideration, and possible action to approve a payment or extension to Chadus Garage under the Business Expansion incentives program.
8. Discussion, consideration, and possible action to approve a bid for EDC signage.
9. Discussion, consideration, and possible action to approve a bid for cleaning the EDC office space.
10. Discussion, consideration, and possible action to approve participation in the 2024 Trunk or Treat activities.
11. Discussion, consideration, and possible action to approve a legal conveyance of the Highway 84 Business Park waste water lift station to the City of Teague.
12. Discussion, consideration, and possible action on nominating and voting EDC Officers.
13. Discussion, consideration, and possible action on appointing a Budget/Finance/Audit Committee.
14. Discussion, consideration, and possible action on appointing a Business Retention/Expansion Committee.
15. Discussion, consideration, and possible action on appointing a New Business and Formation Committee
16. Discussion, consideration, and possible action on appointing EDC Investment Officers.
17. Discussion, consideration, and possible action on approving a Corporate Resolution for the EDC Investment Officers.
18. Discussion, consideration, and possible action on updating signatory information on all EDC bank accounts.

H. EXECUTIVE SESSION:

In accordance with Texas Government Code, Section 551.001, *et seq.*, the Teague EDC Board will recess into Executive Session (closed meeting) to discuss the following:

- a. §551.074: *Deliberation regarding the appointment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: Executive Director/Secretary.*
- b. §551.072: *Deliberation regarding the economic development of real property at the Teague Business park on Highway 84: Brookshire Brothers.*
- c. §551.072: *Deliberation regarding the economic development of real property at the Teague Business park on Highway 84: Project 09.01.2024.*

I. RECONVENE INTO OPEN SESSION:

In accordance with Texas Government Code, Chapter 551, the Teague EDC Board will reconvene into Regular Session to consider action, if any, on matters discussed in Executive Session.

J. PRESIDENT/EXECUTIVE DIRECTOR/BOARD MEMBER REPORT:

K. ADJOURNMENT:

CERTIFICATION

I, Jerry Ballew, Secretary/Treasurer of the Economic Development Corporation of Teague, Inc., Teague, Texas, do **HEREBY CERTIFY** that the meeting of the governing body of the Economic Development Corporation of Teague, Inc. is a true and correct copy of said notice. Notice is posted at 411 Main Street, Teague, Texas. Witness my hand and Seal of the Economic Development Corporation of Teague, Inc. and posted on this 5th day of October, 2024 at 1:00 pm and will remain posted continuously for at least 72 hours preceding scheduled time of the meeting.





 Jerry Ballew – Secretary/Treasurer

Persons interested in attend the meeting with a special communication or accommodation needs are asked to contact the EDC Office 48 yours prior to the meeting at 254-739-5544 to make arrangements.