NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, August 30, 2021
5:30 PM

AGENDA

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that the Van Economic Development Board will meet in a Regular Meeting on Monday August 30, 2021 at 5:30 PM at Old Movie House, 255 West Main, Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

Notice is hereby given as required by Title 5, Chapter 551.041 of the Government Code that a possible quorum of the Van City Council may be present at this meeting. No official business of the City of Van will be conducted by the City Council at this meeting.

I. **CALL MEETING TO ORDER**

A. Roll Call and Establish a Quorum

II. **INVOCATION**

III. **PLEDGE OF ALLEGIANCE**

A. US Flag

IV. **OPEN FORUM**

The opportunity for citizens to address the Board on any non-agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the Board from discussing issues which the public has not been given seventy- two (72) hour notice. Issues raised may be referred to City Staff for research and potential future action.

A. Public Hearing on FY 2022 EDC Budget

V. **DIRECTOR'S REPORT**

A. Report and update from Director Charles West

VI. **INFORMATION AND DISCUSSION**

A. Discussion concerning economic incentives request from Victron Stores, LP.

VII. **CONSENT AGENDA**

(All consent agenda items are considered routine by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member request an item be removed and considered separately.)

A. Meeting minutes for the June 28, 2021 meeting

B. EDC Financial Report

C. Meeting minutes for the August 2, 2021 meeting

VIII. **ACTION ITEMS**

A. FY 2022 Budget

IX. **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated here in.

X. **RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY**

RECEIVE REQUESTS FROM BOARD MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this item must be limited to whether the Board wishes to include a potential agenda item on a future agenda.

XI. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted in the bulletin board at Van City Hall, 310 Chestnut St, Van, Texas 75790 by 5:00 pm on Friday August 27, 2021

____

Charles West, Van EDC Executive Director

NOTE: If, during the meeting, any discussion of any item on the agenda should be held in a closed meeting, the Council will conduct a closed meeting in accordance with the Texas Open Meetings Act, Texas Government Code, Chapter 551, Subchapters D and E

Persons with disabilities who plan to attend this public meeting and who may need auxiliary aid or services are requested to contact the Van City Hall 48 hours in advance, at (903)963-7216, and reasonable accommodations will be made for assistance.

Victron STORES, L.P.

August 19, 2021

City of Van
Attn: Charles West
113 W. Main St.
Van, TX 75790
Via email (cwest@vantx.gov)

Re: Request for Economic Incentives for Victron Stores, L.P. related to 10.474 acres owned by Victron Stores, L.P. located at the southeast corner of I-20 and FM 314, Van, Texas

Dear Mr. West:

Victron Stores, L.P. ("Victron") has recently purchased the above-described approximate 10.474 acres located at the southeast corner of I-20 and FM 314, Van, Texas (the "Property"). Victron is requesting the City of Van provide the following economic incentives to support its development of this Property:

1. 10 year tax abatement for 90% of ad valorem taxes; and
2. 5 year abatement on 50% of sales tax.

These incentives will support Victron in developing the Property under the following terms:

a. Victron will provide a net investment of more than $10,000,000 for the land purchase, building, and site improvements;
b. Victron will commit to more than $3,000,000 in annual taxable sales, which will include merchandise sales, deli, Wendy's, and other sales;
c. Victron will hire more than 25 FTE employees, with as many as possible being from the City of Van; and
d. Victron will design a custom mural on the building to be prominently displayed showcasing the history of the City.

If you have any questions concerning this letter or this matter, please feel free to contact me.

Very truly yours,

DocuSigned by:
Walid Alameddine
A51C240FE0A44EA...
Walid Alameddine
Vice President

l:\document\re\01v\victron.stores.van.city.letter 8-18-21

NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, June 28, 2021
5:30 PM

MINUTES

I. **CALL MEETING TO ORDER**

A. Roll Call and Establish a Quorum

Meeting called to order by Barbara McMillan

Present: Sheran HIllard, Allison Young, Kathy Brunson, Mark Thompson, Barbara McMillan
Absent: Christian Cole, Sherrie Easley

II. **INVOCATION**

Invocation was led by Allison Young

III. **PLEDGE OF ALLEGIANCE**

A. US Flag

Led by Barabra McMillan

IV. **OPEN FORUM**

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V. **DIRECTOR'S REPORT**

A. Report and update from Director Charles West

VI. **INFORMATION AND DISCUSSION**

A. Discussion concerning upcoming FISCAL Year 2022 Budget

Discussed upcoming budget for FY 2022

- Cost of parking lot renovations
- Budget full time Executive Director, as Charles West will be focusing more attention to the city with the expected and continued growth
- Sales Tax revenue is expected to continue to increase

VII. **CONSENT AGENDA**

(All consent agenda items are considered routine by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member request an item be removed and considered separately.)

RESULT:	Approved
MOVER:	Allison Young
SECONDER:	Kathy Brunson
AYES:	Kathy Brunson, Allison Young, Sheran Hillard, Mark Thompson
NAYS:	None
ABSTAINED:	None

A. Meeting Minutes

B. Financial Report

VIII. **ACTION ITEMS**

IX. **EXECUTIVE SESSION**

Pursuant to the Open Meetings Act, Chapter 551, Texas Government Code, Sec. 551.072, 551.073, 551.074, 551.076, 551.087, and Section 418.183(f) of the Texas Government Code (Texas Disaster Act). Refer to posted list attached hereto and incorporated here in.

X. **RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY**

RECEIVE REQUESTS FROM BOARD MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this item must be limited to whether the Board wishes to include a potential agenda item on a future agenda.

XI. **ADJOURN**

Allison Young made motion, Meeting ended at 5:40 PM

NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, August 2, 2021
5:30 PM

Kathy Brunson
Christian Cole
Sherrie Easley
Sherran Hillard
Barbara McMillan
Mark Thompson
Allison Young

MINUTES

I. **CALL MEETING TO ORDER**

A. Roll Call and Establish a Quorum

Meeting called to order by Barbara McMillan

Present: Allison Young, Kathy Brunson, Mark Thompson, Barbara McMillan, Christian Cole
Absent: Sherrie Easley, Sheran HIllard

II. **INVOCATION**

Invocation was led by Charles West

III. **PLEDGE OF ALLEGIANCE**

A. US Flag

Led by Barbara McMillan

IV. **OPEN FORUM**

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V. **DIRECTOR'S REPORT**

A. Report and update from Director Charles West

VI. **INFORMATION AND DISCUSSION**

A. Workshop to discuss and plan for the FY 2022 Budget

VII. **CONSENT AGENDA**

(All consent agenda items are considered routine by the Board and will be enacted by one motion. There will be no separate discussion of these items unless a Board member request an item be removed and considered separately.)

A. Meeting minutes for the June 28, 2021 meeting

Not available for this meeting

B. EDC Financial Report

RESULT:	Approved
MOVER:	Allison Young
SECONDER:	Mark Thompson
AYES:	Christian Cole, Kathy Bronson, Barbara McMillan, Mark Thompson, Allison Young
NAYS:	None
ABSTAINED:	None

VIII. **ACTION ITEMS**

RECEIVE REQUESTS FROM BOARD MEMBERS/STAFF FOR ITEMS TO BE PLACED ON NEXT MEETING AGENDA

Discussion under this item must be limited to whether the Board wishes to include a potential agenda item on a future agenda.

IX. **ADJOURN**

		EDC FY2018 Adopted	EDC FY2019 Adopted	EDC FY2020 Adopted	EDC FY2021 Adopted	EDC FY2021 Activity 07/31/2021	EDC FY2022 Proposed
Fund: 110 - Economic Development Fund							
Revenue							
110-41810	Sales Tax Revenue	195,000.00	195,000.00	200,000.00	215,000.00	203,682.58	236,500.00
110-44060	Sale of Surplus Equipment or Material	0.00	0.00	0.00	0.00	0.00	0.00
110-44380	Refund / Reimbursement	0.00	0.00	0.00	0.00	165.04	0.00
110-44500	Rental Property Income	3,500.00	3,500.00	3,500.00	0.00	300.00	2,500.00
110-44800	Interest from Checking & Investments	2,000.00	2,000.00	1,500.00	1,500.00	649.51	1,000.00
110-49510	Deposit Correction	0.00	0.00	0.00	0.00	0.00	0.00
	Total Revenue	**200,500.00**	**200,500.00**	**205,000.00**	**216,500.00**	**204,797.13**	**240,000.00**
Expense							
110-11-51350	Payroll Taxes	1,000.00	1,000.00	1,000.00	1,625.00	918.45	3,825.00
110-11-51500	Benefits-Health, Dental,Vision, Life,& ADD	0.00	0.00	0.00	0.00	870.94	7,837.00
110-11-51700	Retirement	0.00	0.00	0.00	1,146.00	753.79	3,485.00
110-11-51750	Workers Comp Insurance	0.00	0.00	0.00	0.00	0.00	100.00
110-11-51900	Salaries / Wages	28,000.00	28,000.00	28,000.00	21,240.00	11,926.20	50,000.00
110-11-52250	Office Supplies	100.00	0.00	200.00	200.00	0.00	200.00
110-11-52500	Supplies	200.00	300.00	200.00	200.00	26.07	200.00
110-11-53200	Computer Software & Equipment	1,000.00	2,501.00	2,500.00	2,425.00	3,348.00	5,000.00
110-11-53250	Advertising/Publications	1,500.00	1,500.00	1,000.00	1,000.00	0.00	1,000.00
110-11-53610	Professional Services or Fees	1,500.00	25,000.00	15,000.00	15,000.00	2,848.38	15,000.00
110-11-53615	Promotional Events & Trade	2,000.00	2,000.00	2,500.00	2,500.00	0.00	2,500.00
110-11-53690	Insurance - Property	0.00	0.00	0.00	0.00	0.00	2,500.00
110-11-53700	Debt Service	92,000.00	92,000.00	87,000.00	87,000.00	65,148.84	87,000.00
110-11-53810	Janitorial Service	600.00	1,000.00	1,200.00	1,200.00	0.00	1,200.00
110-11-54200	Building & Grounds Maintenance	1,000.00	1,000.00	1,000.00	1,500.00	0.00	1,500.00
110-11-54252	Web Site Maintenance	600.00	600.00	600.00	300.00	0.00	300.00
110-11-56000	Dues and Subscriptions	1,000.00	1,000.00	1,000.00	1,000.00	525.00	1,000.00
110-11-56050	Utilities	1,000.00	1,000.00	600.00	600.00	606.26	1,000.00
110-11-56100	Training/Education	500.00	500.00	1,500.00	1,000.00	0.00	1,000.00
110-11-56550	Postage	100.00	100.00	100.00	150.00	64.00	150.00
110-11-56650	Copier Lease	1,750.00	1,750.00	2,500.00	2,500.00	0.00	0.00
110-11-56700	Telephone / Cellular Service	1,000.00	1,000.00	400.00	517.00	435.15	500.00
110-11-56705	Internet Service	0.00	0.00	708.00	577.00	475.61	600.00
110-11-56800	Travel/Lodging/Meals	500.00	500.00	1,000.00	500.00	0.00	500.00
110-11-57120	Capital Project/Equipment Expense	0.00	0.00	0.00	0.00	0.00	20,000.00
110-11-60650	Property Tax Fees	250.00	250.00	0.00	0.00	0.00	0.00
110-11-60695	Refund / Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00
110-11-60801	Business Incentive	15,000.00	25,000.00	25,000.00	25,000.00	0.00	25,000.00
110-11-60810	Deposit Correction	0.00	0.00	0.00	0.00	0.00	0.00
110-11-60880	Meeting Expenses	500.00	500.00	500.00	500.00	0.00	500.00
110-11-60900	Misc Expense	0.00	0.00	0.00	0.00	70.07	0.00

Charles West: Adding Full-Time Executive Director

Charles West: Estimated Cost, will get exact quote once engineering and design is done

			EDC FY2018 Adopted	EDC FY2019 Adopted	EDC FY2020 Adopted	EDC FY2021 Adopted	EDC FY2021 Activity 07/31/2021	EDC FY2022 Proposed
110-99-60830	Transfer Out		0.00	0.00	0.00	0.00	0.00	0.00
	Total Expenditures		**151,100.00**	**186,501.00**	**173,508.00**	**167,680.00**	**88,016.76**	**231,897.00**
		Revenue	200,500.00	200,500.00	205,000.00	216,500.00	204,797.13	240,000.00
		Expenditures	151,100.00	186,501.00	173,508.00	167,680.00	88,016.76	231,897.00
		Over(Under)	**49,400.00**	**13,999.00**	**31,492.00**	**48,820.00**	**116,780.37**	**8,103.00**