



**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, August 28, 2023
5:30 PM**

Danny Morrow
Candice Myers
Sherran Hilliard
Chase Penny
Dwayne Wheeler
Ernie Burns
Ivy Lopez

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 Monday, August 28, 2023 at 5:30 PM at City Hall 310 Chestnut St., 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.

V. 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

B. Financial Report

VI. DIRECTOR'S REPORT

A. Report and update from Director Tammy Weidman

VII. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on EDC Budget FY23-24.

VIII. 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.

IX. 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.

X. **ADJOURN**

CERTIFICATION

I hereby certify that the above notice was posted on the bulletin board at Van City Hall, 310
Chestnut St., Van, Texas 75790 by 5:00 pm on
Friday, August 25, 2023

Tammy Weidman, 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.*



**NOTICE OF A WORKSHOP OF THE ECONOMIC
DEVELOPMENT CORPORATION
Monday, August 14, 2023
5:30 PM**

Danny Morrow
Candice Myers
Chase Penny
Sherran Hilliard
Dwayne Wheeler
Ivy Lopez
Ernie Burns

MINUTES

I. CALL MEETING TO ORDER

Present: Danny Morrow, Chase Penny, Sherran Hilliard, Candice Myers, Ernie Burns, Dwayne Wheeler, Ivy Lopez

Absent:

A. Roll Call and Establish a Quorum

II. INVOCATION

Invocation was led by Dwayne Wheeler.

III. PLEDGE OF ALLEGIANCE

Led by Danny Morrow.

IV. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on EDC Budget for FY2023-2024

The FY2023-2024 Budget was discussed and will be brought back at the regular scheduled EDC Meeting, August 28, 2023 for further discussion and possible action.

V. 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.

VI. RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY

VII. ADJOURN

Attest:

EDC President

EDC Executive Director



**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, July 24, 2023
5:30 PM**

Danny Morrow
Candice Myers
Chase Penny
Sherran Hilliard
Ernie Burns
Dwayne Wheeler
Ivy Lopez

MINUTES

I. CALL MEETING TO ORDER

- A. Roll Call and Establish a Quorum
Meeting called to order by Danny.
Present: Chase Penny, Candice Myers, Sherran Hilliard, Ernie Burns, Ivy Lopez
Exused Absence: Dwayne Wheeler

II. INVOCATION

Invocation was led by Candice.

III. PLEDGE OF ALLEGIANCE

Led by Danny.

- 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.

Trish Dwyer spoke regarding the lack of EDC Directors email correspondence.

V. 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

RESULT:	
MOVER:	Candice
SECONDER:	Sherran
AYES:	Ernie, Sherran, Ivy, Chase, Candice
NAYS:	None
ABSTAINED:	None

A motion was made to approve June 26, 2023 minutes.

- B. Financial Report

RESULT:	
MOVER:	Candice
SECONDER:	Ernie
AYES:	Ivy, Chase, Sherran, Ernie, Candice
NAYS:	None

ABSTAINED:	None
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A motion was made to table financials until the next meeting.

VI. **DIRECTOR'S REPORT**

- A. Report and update from Director Tammy Weidman

VII. **INFORMATION AND DISCUSSION**

- A. Update on Park Row Project - originated with Texas Leverage Fund Program (TLF)- date of origin August 16, 2013. Will discuss our current status.
Kevin, Public Works Director, shared information with the Board about the previous Park Row Project. No action was taken.
- B. Discussion concerning preparation for upcoming budget and projects. The City Council and EDC will have a joint workshop and each EDC Director should come prepared with a minimum of 3 ideas about what they want to see Van become, change, or update.
- C. Update on Downtown Light Project.
No action was taken.
- D. Discussion on McMillan Park Phase 2 and park projects.
Matt, Parks and Recreation Director, was available to answer any questions. No action was taken.

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**

RESULT:	
MOVER:	Chase
SECONDER:	Ivy
AYES:	Chase, Candice, Ernie, Ivy, Sherran
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

EDC Executive Director

Type "B" Sales Tax Revenue

Van EDC

DEP.	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	Actual
OCT			14,855.41	17,924.55	16,238.07	18,532.24	21,838.57	19,246.87	19,768.28	20,104.08	26,368.09	August
NOV	11,734.48	12,471.89	19,222.15	18,515.51	20,448.81	16,239.35	19,684.12	20,508.40	20,817.72	16,074.66	25,715.10	Sept.
DEC	7,001.16	9,389.99	19,470.60	24,630.12	11,082.76	16,866.90	18,482.83	20,883.87	20,251.11	20,116.88	23,097.50	Oct.
JAN	8,157.25	7,263.18	16,264.84	19,080.58	15,382.61	16,877.91	19,430.95	17,223.47	18,202.07	22,942.68	22,992.91	Nov.
FEB	10,397.01	12,231.32	19,204.78	26,141.64	18,272.06	18,437.25	19,392.53	22,386.18	22,774.56	24,077.10	23,870.38	Dec.
MAR	6,754.14	8,902.17	13,606.73	7,284.26	17,797.11	18,010.10	19,352.43	18,376.41	18,064.58	20,239.32	24,285.83	Jan.
APR	7,227.35	7,358.47	8,951.50	13,141.06	15,966.36	16,501.16	17,881.80	15,876.37	17,132.74	18,765.42	19,211.96	Feb.
MAY	12,678.29	11,073.28	12,959.51	19,624.21	19,405.74	20,224.74	19,530.43	20,137.62	24,156.93	24,661.09	25,628.99	Mar.
JUNE	8,703.56	8,278.03	12,714.19	12,970.56	18,401.33	17,538.78	18,642.48	17,128.77	21,898.89	22,009.15	25,506.39	April
JULY	7,700.18	9,035.51	13,596.45	14,334.39	17,587.32	17,065.16	19,660.85	20,661.01	20,615.74	22,265.67	21,821.87	May
AUG	11,824.61	10,976.03	21,699.03	20,260.75	17,458.85	22,383.48	18,662.07	22,807.01	24,751.37	27,266.47	26,331.57	June
SEPT	7,519.75	7,228.99	19,041.89	14,700.01	18,054.11	19,528.46	18,973.64	18,791.20	20,402.91	21,964.13		July
TOTAL	99,697.78	104,208.86	191,587.08	208,607.64	206,095.13	218,205.53	231,532.70	234,027.18	248,836.90	260,486.65	264,830.59	TOTAL

Proj.

\$220,000.00

EDC sales tax collected

\$264,830.59

(+ or -)

month

-\$934.90 less comparing this month with same month last year

year

\$44,830.59 more than our projected amount

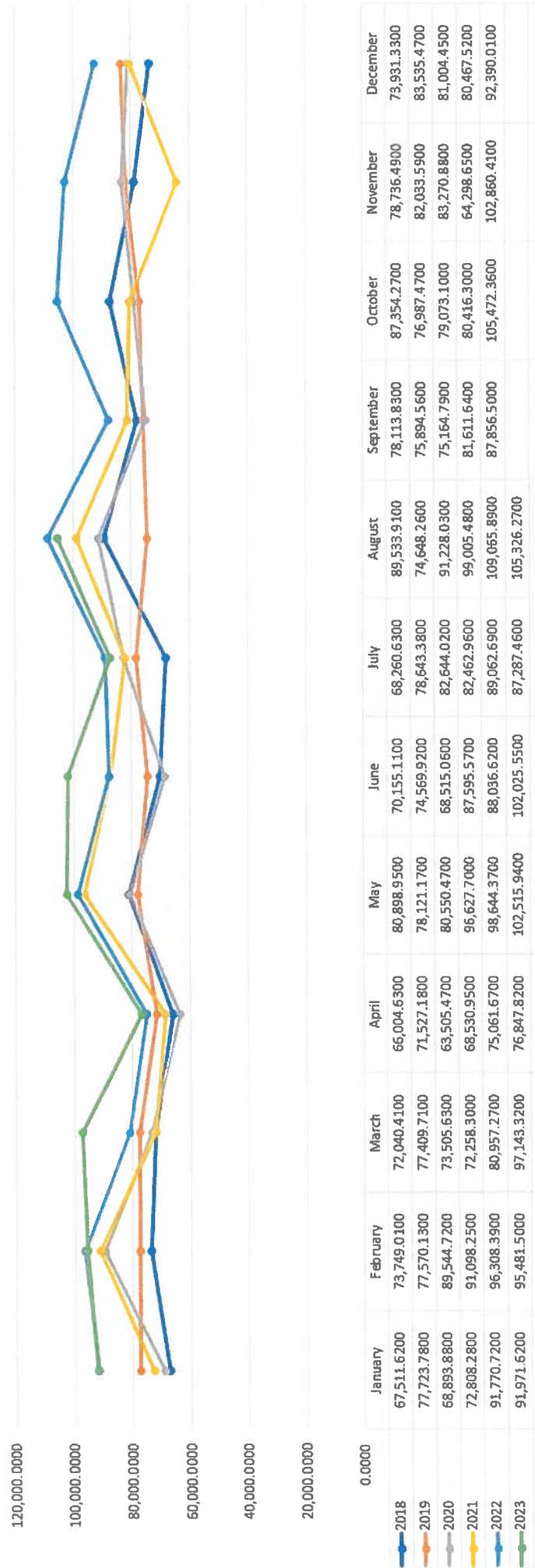
of \$220,000.00

Last year comparison - the total for same months was

\$238,522.52

\$26,308.07 more collected for this year.

Monthly Sales Tax Collections



9:43 AM

08/25/23

Accrual Basis

Van Economic Development Corporation

Balance Sheet

As of June 30, 2023

	Jun 30, 23
ASSETS	
Current Assets	
Checking/Savings	
TB&T Certificate of Deposit	252,419.33
Texas Bank And Trust	38,324.51
TexPool	444,045.67
Total Checking/Savings	734,789.51
Total Current Assets	734,789.51
Fixed Assets	
Furniture and Equipment	699.00
Total Fixed Assets	699.00
TOTAL ASSETS	735,488.51
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	7,238.76
Total Accounts Payable	7,238.76
Total Current Liabilities	7,238.76
Total Liabilities	7,238.76
Equity	
Opening Balance Equity	307,904.96
Retained Earnings	323,775.24
Net Income	96,569.55
Total Equity	728,249.75
TOTAL LIABILITIES & EQUITY	735,488.51

10:28 AM

08/25/23

Accrual Basis

Van Economic Development Corporation

Trial Balance

As of June 30, 2023

	Jun 30, 23	
	Debit	Credit
TB&T Certificate of Deposit	252,419.33	
Texas Bank And Trust	38,324.51	
TexPool	444,045.67	
Furniture and Equipment	699.00	
Marketable Securities	0.00	
Accounts Payable		7,238.76
Opening Balance Equity		307,904.96
Retained Earnings		323,775.24
Income:City Sales & Tax Allocation		216,632.27
Income:Movie House Rentals		2,500.00
Facilities:Movie House Cleaning	1,280.00	
Facilities:Movie House Electricity/Water	2,191.78	
Facilities:Movie House Internet	1,376.76	
Facilities:Movie House Maintenance	1,363.58	
Facilities:Movie House Rental Refund	250.00	
Facilities:Movie House Supplies	12.99	
Facilities and Equipment:Rent, Parking, Utilities	736.05	
Loan - Government Capital	65,148.84	
Meeting expenses	119.08	
Membership Dues	880.00	
Operations:Computer:Computer Software	3,000.00	
Operations:Computer Repair	1,451.34	
Operations:Postage, Mailing Service	76.00	
Operations:Supplies	892.70	
Payroll Expenses Administrative	1,655.41	
Professional Services	4,573.91	
Promotions:Advertising	991.53	
Salaries EDC Director	46,462.17	
Travel and Meetings:Events/Trade Shows	325.00	
Travel and Meetings:Training	695.00	
Travel and Meetings:Travel	1,760.92	
voided check	0.00	
CHECKING INTEREST		117.67
Interest-Savings CD		2,419.33
Tex Pool Interest		10,215.44
Acct Reconciliation Difference	72.10	
TOTAL	870,803.67	870,803.67

9:55 AM

08/25/23

Accrual Basis

Van Economic Development Corporation

Profit & Loss

October 2022 through June 2023

	Oct '22 - Jun 23
Ordinary Income/Expense	
Income	
Income	
City Sales & Tax Allocation	216,632.27
Movie House Rentals	2,500.00
Total Income	219,132.27
Total Income	219,132.27
Expense	
Facilities	
Movie House Cleaning	1,280.00
Movie House Electricity/Water	2,191.78
Movie House Internet	1,376.76
Movie House Maintenance	1,363.58
Movie House Rental Refund	250.00
Movie House Supplies	12.99
Total Facilities	6,475.11
Facilities and Equipment	
Rent, Parking, Utilities	736.05
Total Facilities and Equipment	736.05
Loan - Government Capital	65,148.84
Meeting expenses	119.08
Membership Dues	880.00
Operations	
Computer	
Computer Software	3,000.00
Total Computer	3,000.00
Computer Repair	1,451.34
Postage, Mailing Service	76.00
Supplies	892.70
Total Operations	5,420.04
Payroll Expenses Administrative	1,655.41
Professional Services	4,573.91
Promotions	
Advertising	991.53
Total Promotions	991.53
Salaries EDC Director	46,462.17
Travel and Meetings	
Conference, Convention, Meeting	462.90
Events/Trade Shows	325.00
Training	695.00
Travel	1,298.02
Total Travel and Meetings	2,780.92
voided check	0.00
Total Expense	135,243.06
Net Ordinary Income	83,889.21
Other Income/Expense	
Other Income	
CHECKING INTEREST	117.67
Interest-Savings CD	2,419.33
Tex Pool Interest	10,215.44
Total Other Income	12,752.44

Van Economic Development Corporation

Profit & Loss

October 2022 through June 2023

	Oct '22 - Jun 23
Other Expense	
Acct Reconciliation Difference	72.10
Total Other Expense	72.10
Net Other Income	12,680.34
Net Income	96,569.55



EDC Directors Report for August 28, 2023

- Meetings attended: ETCOG Broadband Meeting
NETDR (Northeast Texas Economic Development Roundtable)
- I confirmed that Sales Tax Revenue in Texas-
is collected where the product is delivered. (It varies per state)
- I resolved the problem I was having receiving email from Twisted Infinity Boutique and contacted her to let her know. She asked that I help promote her small business on social media. I made a flyer and shared it on Facebook and Instagram.
- The Salty Cactus Boutique (a boutique store from Grand Saline) told me they wanted to locate in Van. I believe they have decided to go into Mr. Gabriel's warehouse/office – as of August 24th, that was the information she gave me.
- I revised our original rough draft budget.
- I have emailed and left messages for updates on a couple of businesses that we were expecting to come to town. Neither have returned my correspondence at this time, but I will keep trying.
- I created a list of available properties and buildings in Van.
- I created a flyer to showcase the master list that the EDC Board members created. It entails what the Board would like for Van to become, change, or improve. It is not in any particular order.
- I have received a few members' Open Meetings Act Certificates. Please complete the video and email me yours if you have not done so. Thank you.
- August 23rd my mom passed. The memorial service will be Sept.15th.

Van EDC	BUDGET	Preliminary	Proposed
REVENUES	FY2023-2024	FY2023-2024	
Sales Tax Revenue	\$281,250.00	\$281,250.00	
Interest Income	\$500.00	\$500.00	
Rental Income - Movie House; 255 W Main St.	\$2,500.00	\$2,500.00	
Total Revenues	\$284,250.00	\$284,250.00	
VEDC OPERATING EXPENSES			
Payroll Taxes	\$3,998.00	\$3,998.00	
Benefits	\$10,679.00	\$10,679.00	
Retirement	\$3,725.00	\$3,725.00	
Workers Comp Ins	\$300.00	\$300.00	
Salaries	\$52,250.00	\$52,250.00	
Administrative	\$5,225.00	\$5,225.00	
Total Personnel	\$76,177.00	\$76,177.00	
OPERATIONS			
Website (Shared expense)	\$1,587.00	\$1,587.00	
Computer Software	\$5,000.00	\$5,000.00	
Office Supplies	\$1,000.00	\$1,000.00	
City (shared office expenses)	\$6,000.00	\$6,000.00	
IT Services	\$1,884.00	\$1,884.00	
Professional Services	\$15,000.00	\$15,000.00	
Meeting Expenses	\$500.00	\$500.00	
Association Dues	\$1,580.00	\$1,580.00	
Conference/Training	\$2,000.00	\$2,000.00	
Travel/Lodging/Meals	\$4,000.00	\$4,000.00	
Movie House Expenses (elec- internet-supplies)	\$4,482.00	\$4,482.00	
Movie House Liability Insurance	\$2,550.00	\$2,550.00	
Janitorial Service	\$1,200.00	\$1,200.00	
Movie House Building & Grounds (Generator)	\$3,000.00	\$3,000.00	
Water Well	\$50,000.00	\$50,000.00	
Debt Service Park Row	\$87,000.00	\$14,478.00	Oct-Nov Pmts.
Total Operations	\$186,783.00	\$114,261.00	
PROMOTIONS			
Advertising	\$2,000.00	\$2,000.00	
Marketing	\$0.00	\$8,312.00	
Promotional Events/Trade Shows	\$2,500.00	\$2,500.00	
Total Promotions	\$4,500.00	\$12,812.00	
TOTAL VEDC OPERATING EXPENSES:	\$267,460.00	\$203,250.00	
Budget Excess (Deficiency)	\$16,790.00	\$81,000.00	
PROJECT FUND FY23-24			
Projects to be defined	\$50,000.00	\$50,000.00	
Oil Festival Prize Money	\$1,000.00	\$1,000.00	
Parks & Recreation	\$10,000.00	\$10,000.00	
Business Incentive	\$20,000.00	\$20,000.00	
Total Restricted Project Expenditures	\$81,000.00	\$81,000.00	
Committed Fund Balance-	-\$64,210.00	\$0.00	
*****Reserved Funds Early Payoff Park Row Debt	12/04/23	\$378,163.65	