



**NOTICE OF A WORKSHOP OF THE ECONOMIC
DEVELOPMENT CORPORATION
Monday, August 28, 2023
6:00 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 EDC and City Council will meet in a Joint Workshop on Monday, August 28, 2023 at 6 pm at Van City Hall, 310 Chestnut St., Van, TX 75790. The items listed below are placed on the agenda for discussion and/or action.

The Van EDC Board reserves the right to adjourn into executive session at anytime during the course of this meeting to discuss any of the matter listed below, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations 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).


- I. **CALL MEETING TO ORDER**
 - A. Roll Call and Establish a Quorum
- II. **PUBLIC COMMENTS**
- III. **WORKSHOP**
 - A. Discussion concerning projects.
- IV. **ADJOURN**

CERTIFICATION

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

Tammy Weidman, 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.*

List of Available Property - Updated 8/24/23

- 391 W Main - Vacant Dollar General Bldg. Listed with Town & Country Properties
Was listed at \$480K / NOW **\$399K** Contact Anita Mouton 903-570-7491
8000 Sq ft built in 2000 sits on .60 acre Has 9x11 office area, 5x8 restroom, 12x12 breakroom
12x72 storage and is a corner lot with ample parking.

- 427 W Main For Lease Contact Bill Hullum
1284 Sq ft on .28 acre 903-963-1120
Was a restaurant with outdoor patio dining area , great corner lot for visibility

- **40'x198'** Property For Sale Contact Bill Hullum
Between Bill Hullum CPA's office & Family Dollar 903-963-1120

- 159 Park Row - For Sale or Lease Listed with Warehouse Properties
Sale Price: **\$449,000** Contact Will Melton 214-558-3558
Lease Rate: \$2850 month
4400 Sq ft on 1 acre Has 500 sq ft office space, 1 restroom w/shower
2 OH Grade Level Doors w/Dock & Ramp 14' Clear in Warehouse (approx.)

- 299 Park Row - For Lease Contact Ron Gabriel for pricing information
6000 sq ft warehouse 903-245-9562
with 3 designated offices, reception area, 2 restrooms, 2 front doors, 3 Overhead Doors,
Upstairs Storage and Parking

- 2822 E I-20 Vacant Railhead next to Van Inn
Lease - Build to Suit Listed with Frizab Realty LLC
2040 Sq ft .487 acre Contact Masoud Khayyat 214-207-8886

- 2900 E I-20 Vacant Between DQ & Soulman's BBQ
Lease - Build to Suit Listed with Frizab Realty LLC
1015 Sq ft .95 acre w/carport Contact Masoud Khayyat 214-207-8886

- 50 + Acres for sale Next to Gateway Travel Plaza I-20 & FM 314
Contact Greg Cagle with Coldwell Banker Commercial Realty 817-308-2592

- **1.24 Acres** for sale Next to Taco Bell FM 314 & I-20
Contact Chris Wiesinger with One Rock Realty 214-683-0567
\$850K all utilities present, 3 existing curb cuts on property, fenced on 3 sides

- **8.26 Acres** for sale Development Land Near I-20
Contact Matthew Marshall with Drake Real Estate 903-581-3737
\$800K located directly behind the Love's Truck Stop & Fairfield Inn on I-20
with some access on FM 314

- **32.59 Acres** for sale I 20 frontage road access 3402 I-20 N
Contact Matthew Marshall with Drake Real Estate 903-581-3737
\$1,300,000 Utilities available, 1.6 acre pond, .25 acre pond, cross fencing

- For Sale **48 acres** Next to Van Inn & Motel I-20 Frontage Access Road
Contact Greg Cagle with Coldwell Banker Commercial Realty 817-308-2592



NOT LISTED IN ANY PARTICULAR ORDER



INFRASTRUCTURE

- Water Wells
- Sewer Plant
- Power Lines
- Streets/Roads
- Parking & Parking Lots
- Sidewalks



DOWNTOWN REVITALIZATION

- *Designated Parking*
- *Facade & Sign Grants*
- *Lighting*
- *Pocket Park*
- *Farmer's Market*
- *Patio Dining*
- *Live Music*



PARKS & RECREATION

- Pickle Ball
- Basketball
- Soccer Fields
- Side Walks
- Bicycle Lanes



PROMOTING VAN

- Historical Marker Bicycle Tour
- TX Dot Ramp Signs Promoting Businesses
- Rack cards at Texas Visitors Centers
- History Events
- Grants for employees at Van Oil Museum



BUSINESS RECRUITMENT

- Park Row
- Drive In Movie / Movie Theatre
- Ax Throwing / Miniature Golf
- Food Truck Park
- Bakery / Dry Cleaners/ Ice Cream Parlor
- Senior Living