



**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, September 25, 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 September 25, 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
- B. Texas Flag -
"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

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. INFORMATION AND DISCUSSION

- A. Discussion concerning general operating procedures.
- B. Discussion concerning new business concessions.

VIII. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on project request from Parks and Rec Director, Matt Malone.

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 on the bulletin board at Van City Hall, 310 Chestnut St., Van, Texas 75790 by 5:00 pm on September 22, 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.*

August 28, 2024

Joint workshop meeting notes:

Update from Kevin, Public Works Director=

Sept. 4th will start drilling water well #4 be done by Xmas. (Just the well)

Borrowed \$2.4 million for the water well project and it costs \$1.6million just to drill the well.

Then they will take bids for pump in and roads.

They are already working on the new budget to plan for well #3. They have secured land for the well.

Kevin feels this well will be cheaper than well #4 because it's shallower.

Bureau Veritas is working on updating zoning maps of Van and creating a Master plan. The map is almost completed and this will help us with planning.

In order for property to be rezoned it requires 2 public hearings on zoning changes.

Update from Matt, Parks and Recreation Director=

Soccer being moved to Old City Park is being considered. Soil sample to make sure environmentally safe is to be sent to SFA.

This is potentially a low-cost project that can be accomplished fairly quickly.

Mention of concession truck until a permanent concession stand can be built.

Port -A-Potty could be used until additional restrooms are built.

*Currently the Soccer Association is over soccer, not the City. They pay the City \$3 a child to help with City expenses.



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Ivy Lopez

MINUTES

I. CALL MEETING TO ORDER

A. Roll Call and Establish a Quorum

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

II. INVOCATION

Invocation was led by Danny Morrow.

III. PLEDGE OF ALLEGIANCE

Led by Danny Morrow.

A. US Flag

IV. OPEN FORUM

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No one signed up.

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.)

RESULT:	Passed
MOVER:	Chase Penny
SECONDER:	Ivy Lopez
AYES:	Sherran Hilliard, Ernie Burns, Candice Myers, Ivy Lopez, Chase Penny, Dwayne Wheeler
NAYS:	None
ABSTAINED:	None

A motion was made to approve last month's financial reports and the current financial reports, and the minutes as presented.

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.

RESULT:

MOVER: Chase Penny

SECONDER: Dwayne Wheeler

AYES: Sherran Hilliard, Ernie Burns, Candice Myers, Ivy Lopez, Chase Penny, Dwayne Wheeler

NAYS: None

ABSTAINED: None

A motion was made to approve the proposed EDC Budget FY2023-2024. Now it will be presented to the City Council for approval.

VIII. **EXECUTIVE SESSION**

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X. **ADJOURN**

Attest:

EDC President

EDC Executive Director



Participant Statement

VAN ECONOMIC DEVELOPMENT CORP
VAN ECONOMIC DEVELOPMENT CORP
ATTN TAMMY WEIDMAN
PO BOX 1046
VAN TX 75790-1046

Statement Period 08/01/2023 - 08/31/2023

Page 1 of 2

Customer Service 1-866-TEX-POOL
Location ID 000079844
Investor ID 000029822

TexPool Update

Keep up to date with the latest market talk from our portfolio managers and strategists by visiting the Insights page of TexPool.com.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$447,830.67	\$0.00	\$20,000.00	\$1,936.25	\$429,766.92	\$429,183.45
Total Dollar Value	\$447,830.67	\$0.00	\$20,000.00	\$1,936.25	\$429,766.92	

Portfolio Value

Pool Name	Pool/Account	Market Value (08/01/2023)	Share Price (08/31/2023)	Shares Owned (08/31/2023)	Market Value (08/31/2023)
Texas Local Government Investment Pool	449/7984400001	\$447,830.67	\$1.00	429,766.920	\$429,766.92
Total Dollar Value		\$447,830.67			\$429,766.92

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$1,936.25	\$13,594.69
Total		\$1,936.25	\$13,594.69



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	17,066.16	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	23,794.53	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	288,625.12	TOTAL

Proj. \$220,000.00

EDC sales tax collected

\$288,625.12

(+ or -)

month

\$1,830.40 more comparing this month with same month last year

year

\$68,625.12 more than our projected amount
of \$220,000.00

Last year comparison - the total for same months was

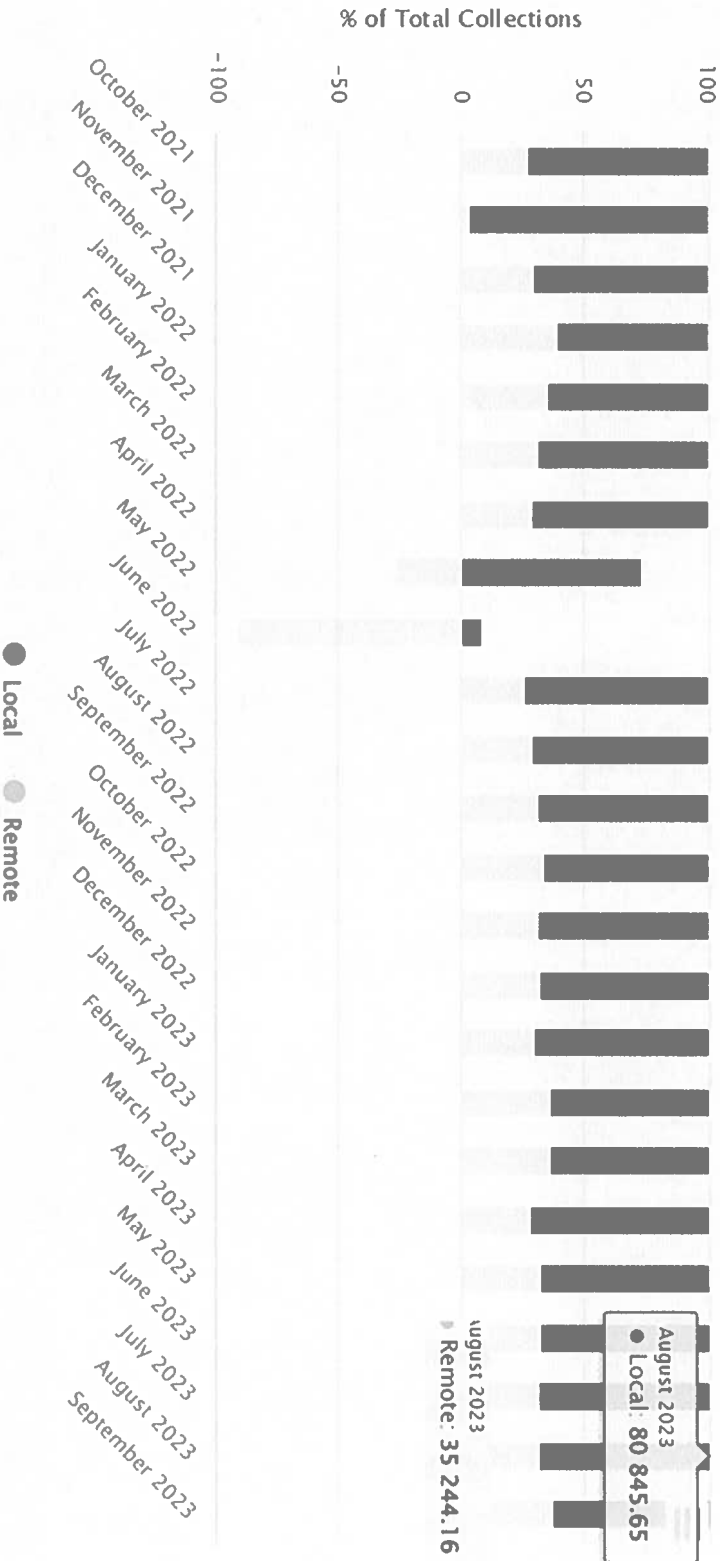
\$260,486.65

\$28,138.47 more collected for this year.

August 2023 Sales Tax Revenue Report

Industry	Amount	Variance	% Change	% of Total	% Local	% Remote	YTD	% Change	FYTD	% Change	12m avg	12m Collections
Retail	\$67,231.75	\$6,818.16	11.29%	62.00%	82.00%	18.00%	\$468,202.06	9.18%	\$635,621.52	10.52%	\$57,382.45	\$688,589.40
Food	\$15,762.74	\$475.80	3.11%	15.00%	99.00%	1.00%	\$119,129.20	4.12%	\$165,002.67	6.84%	\$14,937.16	\$179,245.92
General Services	\$12,928.16	\$976.39	8.17%	12.00%	15.00%	85.00%	\$100,988.10	42.32%	\$141,341.72	50.66%	\$12,549.88	\$150,598.56
Professional Services	\$10,588.28	-\$7,658.44	-42.00%	10.00%	43.00%	57.00%	\$79,381.00	25.51%	\$107,500.68	27.43%	\$9,284.44	\$111,413.28
Miscellaneous	\$3,475.60	\$2,260.96	186.14%	3.00%	22.00%	78.00%	\$23,321.76	164.38%	\$28,996.40	139.77%	\$2,521.61	\$30,259.32
Manufacturing	\$2,652.51	\$817.75	44.57%	2.00%	2.00%	98.00%	\$19,225.77	-9.77%	\$24,224.65	-9.97%	\$2,181.66	\$26,179.92
Agricultural	\$2,468.20	\$8,210.18	142.99%	2.00%	100.00%	0.00%	\$12,661.50	101.60%	\$14,760.31	101.86%	\$1,298.26	\$15,579.12
Wholesale	\$778.52	-\$3,763.24	-82.86%	1.00%	0.00%	100.00%	\$16,371.94	-36.56%	\$23,821.13	120.11%	\$2,217.23	\$26,606.76
Accommodation	\$204.05	\$79.63	64.00%	0.00%	100.00%	0.00%	\$995.79	56.78%	\$1,187.99	21.35%	\$112.80	\$1,353.60

How dependent are we on out-of-town sales tax?





EDC Directors Report for September 25, 2023

- This past month I attended the quarterly Chamber of Commerce Luncheon and met with the following:
Casey Foster of One Rock Realty re: space next to Taco Bell
Jeanette Germany with the High School printing class re: pamphlet project
Susan Gill- Executive Director at Lindale's EDC re: new business concessions
Spoke with Stewart McGregor Executive Director at Kaufman EDC
- I created and added a Business Directory to the City Website – the High School students will create a QR code to add to the pamphlet that will take people to the businesses in Van.
- I logged owners of property on a map of Park Row, Industrial, and FM314.
- Business Visits: met with O'Reilly's GM and got contact information.
There will be a business coming to Van in the Peden Building.
All Star Roofing about rescheduling BNR until April next year.
Print & Design re: hosting BNR in Oct/Nov/or Dec this year.
- I am still in contact with TSC, and they still want to locate in Van.
- Job Fairs for O'Reilly's, Starbucks, and Wendy's have been held at the Movie House. I created flyers for two and helped promote them all on social media.
- MacDaddy's Food truck has set up at the Movie House.
- Assist with promoting the City and events on social media.
- CTX got another bid from a different electrician. Stryker bid \$6945.00.