



**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, October 23, 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 October 23, 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 Business Recognition.
- B. Movie House parking lot maintenance.
- C. Discussion concerning new business concessions.

VIII. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on the Downtown Light Project.

- B. Discussion, Consideration, and Possible Action on EDC pamphlets and VISD pamphlet project.
- C. Discussion, Consideration, and Possible Action on Food Trucks using EDC property, The Movie House parking lot.
- D. Discussion, Consideration, and Possible Action on EDC general operating procedures.
- E. Discussion, Consideration, and Possible Action on Movie House Rental Procedures.

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 October 20, 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 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

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Danny Morrow.

A. Roll Call and Establish a Quorum

Present :Ernie Burns, Chase Penny, Sherran Hilliard, Ivy Lopez, Dwayne Wheeler, and Danny Morrow.

Arrived during Directors Report: Candice Myers.

II. INVOCATION

Invocation was led by Dwayne Wheeler.

III. PLEDGE OF ALLEGIANCE

Led by Danny Morrow.

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.

Jane Burns spoke about Van as a Destination.

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:	Dwayne Wheeler
SECONDER:	Chase Penny
AYES:	Sherran Hilliard, Ernie Burns, Ivy Lopez, Chase Penny, Dwayne Wheeler
NAYS:	None
ABSTAINED:	None

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.
The item was discussed and will be placed on next month's agenda.
- B. Discussion concerning new business concessions.
The item was discussed and will be placed on next month's agenda.

VIII. ACTION ITEMS

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

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

Motion was made to approve Parks and Recreations request for assistance from the EDC for "McMillan Park Play Project", which was presented by Parks Director, Matt Malone; as well as an additional \$500 to cover the cost of adding 2 infant swings, totaling \$9205.55 for this project.

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.

Downtown light project, EDC operating procedures, and EDC business concessions and applications.

XI. ADJOURN

Attest:

EDC President

EDC Executive Director

Statement Period 09/01/2023 - 09/30/2023

Page 2 of 2

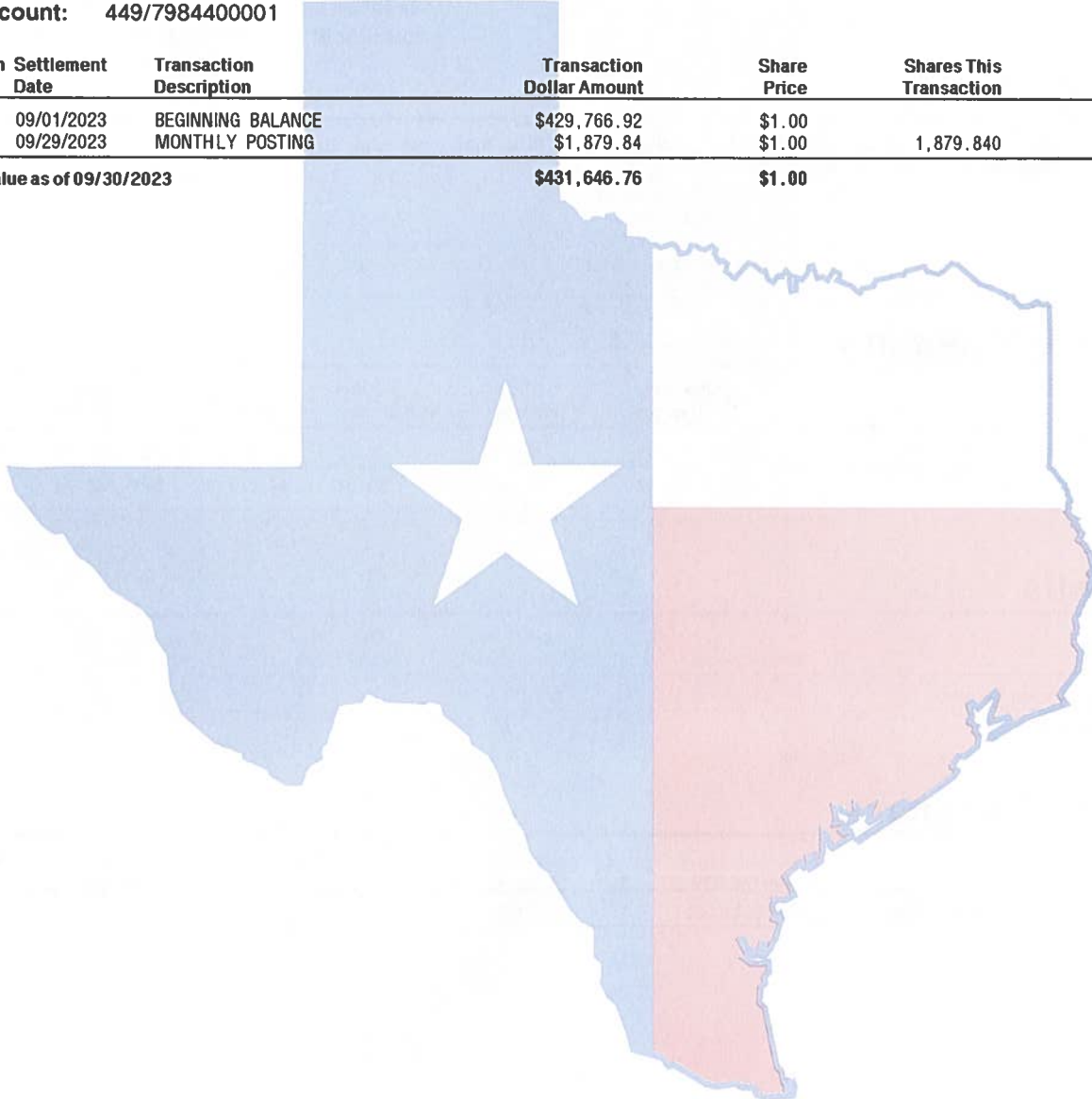
Transaction Detail

Texas Local Government Investment Pool

Participant: VAN ECONOMIC DEVELOPMENT CORP

Pool/Account: 449/7984400001

Transaction Date	Settlement Date	Transaction Description	Transaction Dollar Amount	Share Price	Shares This Transaction	Shares Owned
09/01/2023	09/01/2023	BEGINNING BALANCE	\$429,766.92	\$1.00		429,766.920
09/29/2023	09/29/2023	MONTHLY POSTING	\$1,879.84	\$1.00	1,879.840	431,646.760
Account Value as of 09/30/2023			\$431,646.76	\$1.00		431,646.760



DEP.	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-2024	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	26,337.85	August
NOV	11,734.48	12,471.99	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	19,680.85	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	18,682.07	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	21,984.13	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	26,337.85	TOTAL

Proj.

\$284,250.00

EDC sales tax collected

\$26,337.85

(+ or -)

month

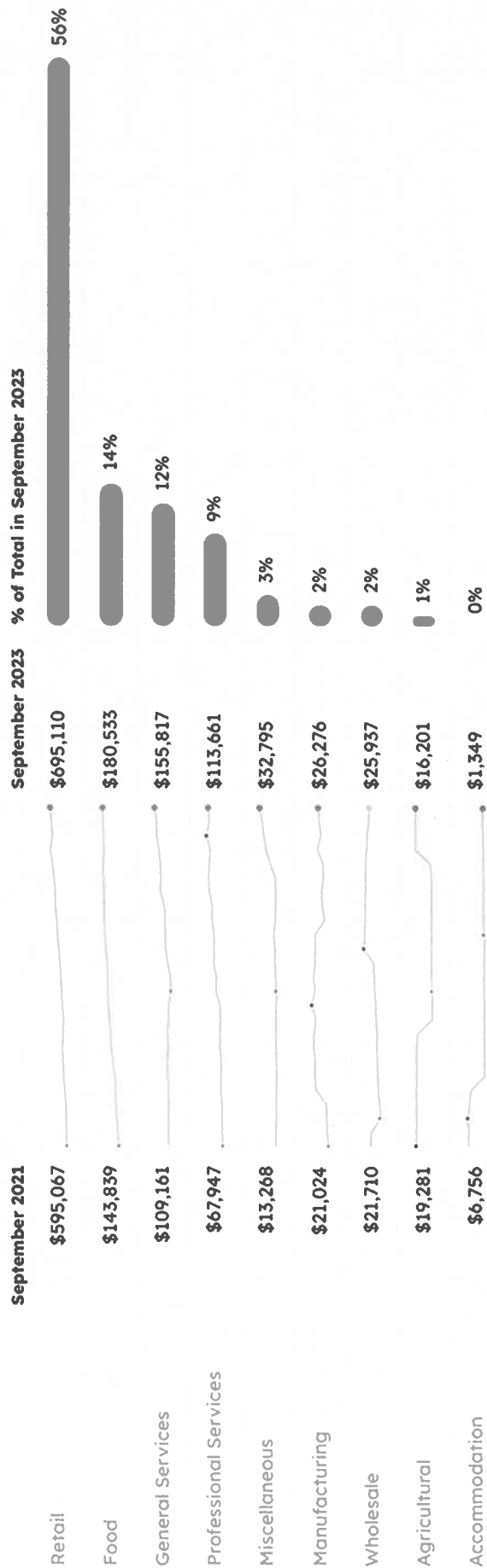
\$30.24 less comparing this month with same month last year

year

\$257,912.15 less than our projected amount
of \$284,250.00Last year comparison - the total for same months was less
\$30.24

-\$30.24 less collected for this year.

How have the annual collections of our industries changed over the past two years?



October 2023

CITIES BY COUNTY SALES AND USE TAX COMPARISON SUMMARY

Total Payments YTD: **\$7,079,056,997.90**; Total Prior Year Payment YTD: **\$6,723,131,207.33**; Percent Change: **5.29%**

Van Zandt

X

Reset

County	City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Van Zandt	Canton	2.000%	\$412,313.75	\$408,456.50	0.94%	\$4,315,154.05	\$4,217,844.63	2.30%
Van Zandt	Edgewood	2.000%	\$39,025.25	\$37,181.09	4.95%	\$394,329.95	\$405,750.54	-2.81%
Van Zandt	Edom	1.000%	\$1,295.00	\$1,205.05	7.46%	\$23,274.99	\$24,988.37	-6.85%
Van Zandt	Fruitvale	2.000%	\$8,178.31	\$7,565.38	8.10%	\$78,630.56	\$65,774.02	19.54%
Van Zandt	Grand Saline	2.000%	\$57,212.05	\$55,525.91	3.03%	\$639,613.97	\$654,801.84	-2.31%
Van Zandt	Van	2.000%	\$105,351.40	\$105,472.36	-0.11%	\$959,128.99	\$922,236.48	4.00%
Van Zandt	Willis Point	2.000%	\$204,960.78	\$170,124.83	20.47%	\$1,865,412.99	\$1,579,888.43	18.07%

View All Rows



EDC Directors Report for October 23, 2023

- Meetings & Community Events Attended:
Van's First Responder Recognition (Oct. 10th 6-8pm)
Kiwanis Meeting (Oct. 12th 12-1pm)
City Council Meeting (Oct. 12th 7pm-8pm)
Business Networking Reception (Oct. 19th 5-6:30pm)
Van Oil Festival Parade (9am-10am) I'm Minnie
Van Oil Festival 10:30-3:00pm
 - I met with Candice about 2 pamphlets ready from VISD printing class for input.
 - I created an invitation and started promoting on social media for October 19th, BNR at Dead Wood Resurrection, Print & Design, and Local Theory Salon.
 - I visited with business owners and updated their contact information to include what year they opened for business. I also gave everyone an invite to the BNR and after updating the information on the computer I emailed businesses re: all October activities.
 - Wendy's extended their Job Fair – they need 70 employees and only had 2 applicants during their 3-day job fair. They had 3 employees participate in the First Responder's Recognition Event by setting up a table with free goodies and one of them wore a Frosty costume for the event.
 - EDC purchased a new HP laptop and Cynergy installed Microsoft Office 365, and Quick Books online.
-
- There is a table company going in on Park Row. He makes designer rustic series tables and designer rustic custom metal counter tops for Big Green Eggs.



BUSINESSES IN VAN HAVE STAYING POWER!



5 Plus

5 yrs Home Grown Farm & Garden

Jenny Lynn's Rolling Pin

Legacy Preschool

Van Inn & Motel

6 yrs Fairfield Inn & Suites

Penny's Kwik Lube

Van Mini Warehouses

7 yrs Clean Brew

Love's #651

Willow Branch Auctions

8 yrs Flower Connection

Grab n Go Exxon

JDS Surveying Inc.

9 yrs Coupe's Cafe & Game Room

Leslie's Little luxuries

Salon Mae

Subway

10-20 years

10 yrs East Texas Seals

Tele's Mexican Restaurant

Top Notch Garage

Ultimate Fitness

11 yrs Styling Time Salon

12 yrs FR Girls of Texas

Vandal Nation Station

13 yrs C&C Storage

Mitchell's Car Wash

Van Nail's

VZ Farm & Ranch

14 yrs Bill Hullum CPA

Dairy Queen #10

Nelly's Unisex Salon

15 yrs Candles by Victoria

Overstock Express

Sonic

Soulman's BBQ

16 yrs Donut Palace

Texas Cellnet

17 yrs Ricky G's Auto Repair

18 yrs Bouquets and Bows

Donut Palace & Equipment

Van Snow Cone shop

First State Insurance

20 yrs The Farmhouse

Less than 5

2023 -3 Knocks Speak Easy

All Star Roofing

At your Service AC & Appliance

Dead Wood Resurrection

Dirt To Diamonds Car Wash

Gateway Travel Plaza

G&G Insurance Group

Local Theory Salon

Los Jefe's Kitchen

O'Reilly's Auto Parts

Print & Design

Ralph Carroll Ice Machine

Salty Cactus Clothing Co.

Van Auto Detail

Van Fitness & Nutrition

Wendy's - November

Starbuck's - November

1 yr CR Custom Homes

Linda Costner Realtor

Posh Wash Laundromat

Twisted Infinity Boutique

Vape N Smoke Planet

VF Print & Copy

State Farm Zach Pruitt

2 yrs Family Dollar

New Way Convenient Store

Taco Bell

Taqueria Queretana Food Truck

Van Family Medical

3 yrs Aspire Roofing

Creative Cakes by April

Ellery Ruth & Co.

Hella High Co.

Rebirth Performance

4 yrs A-Reliable Locksmith

Duke's Boxing Gym

Hometown Storage II

Texas Treasures

Unending PossAbilities

21-30 Something

22 yrs H & R Block

Milano's Pizza

Rozanna's Accounting Svc.

23 yrs Brookshire's

Cornerstone Dentistry

Van Automotive

Dollar General

25 yrs Burns Used Appliances

Love's #287

26 yrs Austin Bank

27 yrs ROCCO Interests

29 yrs Bumper To Bumper

Auto Parts

30 yrs Dwayne Wheeler

Insurance

31 yrs ARS Equipment

Van Veterinary Clinic

34 yrs Goodes Texaco Station

36 yrs Country Car Care

38 yrs Quality Tires

40 + years

40 yrs The Dinner Bell

41 yrs Jenny's Barber Shop

Tankersley Real Estate

42 yrs JDR Contracting

Sherrie's Tax Service

43 yrs Alexander Wrecker Svc

44 yrs Texas Bank & Trust

48 yrs Tunnell Real Estate

49 yrs Sky Ranch

50 and Over

60 yrs Van Healthcare

63 yrs Hilliard Funeral Home

71 yrs Hilliard Hardware

74 yrs Texas Bank & Trust

and

129 yrs City of Van

Stewart McGregor – Kaufman EDC

EDC does not have a purchasing policy that he knows of. He operates off the budget.

He does not get EDC approval on operational expenses, example ink, laptop etc. He stays within the budget already approved by the EDC and City Council.

Expenditures over \$50K the city has to get bids/ EDC doesn't have to, but it is a good idea to do anyway.

Kaufman has approximately \$600K budget to work with and \$1.2 million in fund balance.

Downtown Destination Matching Grant \$100K a year and it's mainly for local places.

This matching grant provides up to \$25,000 for fixed site improvements to businesses locating on/near the Downtown Square in the following sectors: specialty retail, unique dining concepts, entertainment and breweries/wineries/distilleries. Businesses must remit sales tax to the City of Kaufman to qualify and emphasize their ability to bring dollars from visitors outside of Kaufman to their business.

The purpose of the Kaufman Grant Matching program is:

- Promote Economic Development
- Retention of Existing Businesses
- Improve Town Square and Central Business District
- Revitalize existing commercial areas
- Increase values of property
- Support unique architectural style
- Promote and develop new or expanded business enterprises

Façade: Removal of awnings 50% match up to \$1,000 max
Windows and painting 50% match up to \$2,000 max
Addition of brick/stone 50% match up to \$4,000 max
Removal of Burglar Bars 50% match up to \$1,000 max

Sidewalks - 50% match up to \$3,000 max

Parking and Drives - 50% match up to \$4,000 max

Landscaping - 25% Match up to \$2,000 max

Signage - 25% Match up to \$1,500 max

New restaurants opening in an older building that requires work or for expansion projects of existing businesses, or façade improvements for a current business. – These do not have to be approved again, the funds are approved during budget time- the \$100K covers the approval.

Type A Sales Tax Incentive Grant

The Kaufman Economic Development Corporation will consider a grant for infrastructure and site improvements; plus gifted land, below market cost for land, grants for buildings, equipment, facilities, expenditures, plus job training for development, expansion and retention of manufacturing and industrial facilities, research and development facilities, transportation facilities, distribution centers,

small warehouse facilities, and call centers as authorized by the State Economic Development laws. Low interest loans and forgivable loans are also considered.

The KEDC owns Prairie Creek Crossing Business and Industry Park. It is located on the northeast corner of U.S. 175 and the new Highway 34 By-pass. Uses include light manufacturing, distribution, office and other commercial with about 10 of the lots allowing retail, restaurant and service uses.

Lots can be re-platted to meet your needs. **Your lot includes concrete streets, city water, city sewer, storm sewer, 3 phase electrical to your property and natural gas if needed.** Prairie Creek Business and Industry Park is a planned development with building standards in place to ensure your investment appreciates over time.

Tracts up to 20 acres are available.

Pad sites from 35,000 sf to two acres are available.

Strip Shopping Center spaces available from 1,500 to 7,000 sf.

****In the middle of the year if a project arises, they could amend the existing budget if funds are available or pull from the fund balance.**

\$1.2 million Fund Balance is for one time project specific deals.

Plan for project specific deals and they still need to complete the incentive application to help the EDC determine the quantifiable gaps for infrastructure or if it's a competitive project.

His budget is running at a deficit this year and next year due to projects.

Examples of upcoming fund balance projects that he knows of include:

Hotel pkg \$75K infrastructure and \$25K recruit restaurant = \$100K total incentive.

Business coming in ETJ are help with sewer infrastructure = quarter million.

MFG project – free or discount land price.

TX Dot property – clean up remediation 10K or less.

Purchasing land will need to put in infrastructure to make it shovel ready - \$100K.

Susan Gill – Lindale EDC

Lindale EDC does not have a written purchasing policy. When she was hired with Lindale EDC, they made a verbal agreement that she would get the approval of the EDC Board if she spent \$5000 or above.

The LEDC does not have a policy on incentives. Each project is considered individually.

Lindale EDC is type A and they focus on primary jobs.

Primary jobs generate goods and services that are exported outside of the community to bring new money into the community. Thus, expanding community wealth and prosperity by stimulating other local businesses.

They do not focus on Retail. If the City asks them to aid with projects, they work with the City.

Susan said their saying is, “nerdy not dirty”, so they focus on attracting distribution centers over manufacturing.

She has an Economic Impact Study done on larger projects; that helps determine the return of investment on a project. She gets the study done on 5- and 10-year span. This helps the Board determine the appropriate incentive for the proposed project.

Their incentives include land and/or building at their **Lindale Industrial Park** – it’s located directly on I-20 and offers 120 acres of shovel ready sites zoned for Light Industry, which includes manufacturing, distribution, assembly, and similar uses.

Parcels are available within the park from 2.5 to 26 acres. An additional 60-acre site is also available immediately to the south of the park.

The Industrial Park completed construction in early 2012 after a three-year construction period.

It’s complete with:

Street: 40-foot concrete road serves all parcels

Water: 12-inch and 8-inch water lines serve all parcels in the park with water from City of Lindale utilities

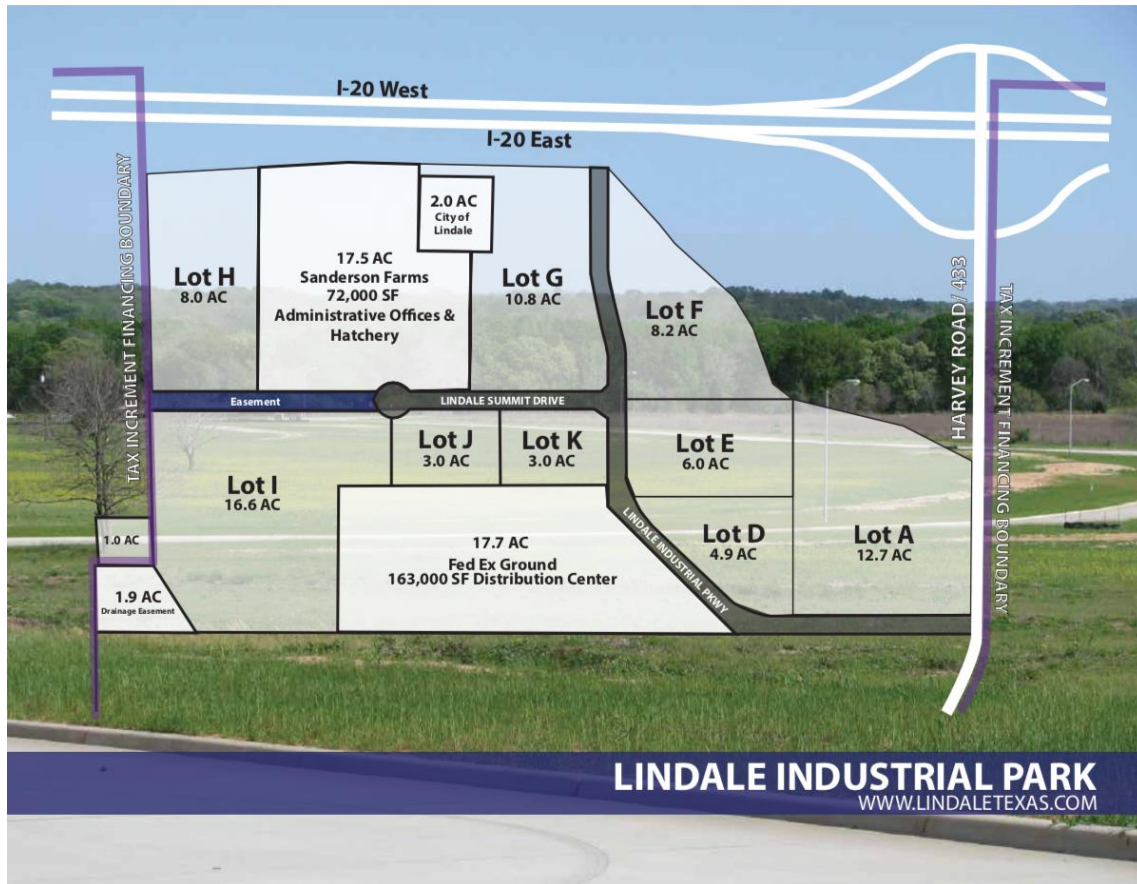
Wastewater: 8-inch wastewater line serves all parcels in the park with City of Lindale utilities

Electric: 3-Phase electric service to most sites (Oncor Distribution)

Natural Gas: a 4-inch natural gas line serves the park - Centerpoint Energy

Additional services: storm drain, streetlights, entry monument sign

The Lindale Business Park, 137 acres, is located across the Interstate from the Industrial Park, on the NW corner of the intersection of Interstate 20 and Harvey Road (County Road 433) and features approximately 740 feet of Interstate 20 frontage. This visible location is located inside the City Limits and zoned for commercial development which makes it suitable for businesses such as hotels, restaurants, retail, and commercial establishments. With superb accessibility and visibility, a travel center would do well at this site - the interstate overpass at this intersection was designed for the 18-wheelers that work in and out of the Target Distribution Center, FedEx Ground, and Sanderson Farms facilities. The Business Park is not yet developed with infrastructure; however, a Master Plan and engineering plans are underway.



The Lindale Economic Development Corporation (Lindale EDC) and the City of Lindale are committed to enhancing and expanding the local economy. Together we strive to be a catalyst for high-quality commercial and industrial development in all parts of the community.

The primary purpose of the Lindale EDC is to assist in the creation of new primary jobs and the attraction of new capital investment. A secondary purpose is to provide infrastructure assistance to commercial developers planning large-scale projects in Lindale. The Lindale EDC provides complete and confidential site location services free of charge to its clients.

Economic development incentives help firms make investment decisions based on reduced cost and increased profitability. Incentive programs can generate long-term benefit to communities by lowering unemployment and increasing annual earnings.

Development incentives are negotiated on a case-by-case basis to assist eligible companies to expand or locate to the Lindale area.

The Economic Development Office of the **City of Canton** has two Primary Objectives:

The retention and expansion of existing Canton businesses

The relocation of new businesses to Canton

These two objectives are focused on commercial and industrial businesses with the ultimate goal being an increased tax base and high wage jobs within a diversified local economy for an overall increased quality of life for our citizens and community.

Tax Abatements / Refunds

Land Grant: Reduced price / Low Cost / No Cost Land

Infrastructure / Building Construction / Renovation Grants

Job Creation Grant Incentives through CEDC

Downtown Retail Rent Subsidy

Vacant Building Renovation Grants

Local Business Expansion Grants



VAN ECONOMIC DEVELOPMENT CORPORATION

Assistance Request Application



SUBMIT TO
VAN EDC
310 Chestnut



VAN ECONOMIC DEVELOPMENT CORPORATION

EDC Application Checklist:

1. A written summary of the proposed project.
2. A projection of new and/or additional revenue to be generated during the first three years, along with projected expenses.
3. The number of new, full-time employees resulting from the project. If part-time employees are used, estimate the full-time equivalent based on thirty-two (32) hours per week for a full-time employee.
4. State the amount the owner will invest in the project(s).
5. A Completed application form which includes:
 - a) Detailed list of improvements, including equipment, estimated itemized costs. (Recommend 3 bids)
 - b) Business plan
 - c) Current and previous financial reports
 - d) Tax Certificate



VAN ECONOMIC DEVELOPMENT CORPORATION

Economic Development Assistance Requested

Financial Assistance Requested (Amount)
Explanation/Justification
Other Assistance Requested
Explanation/Justification

Required Attachments

The following items must be attached to this application in order for the application to be complete. Please submit each item listed as a separate item.

1. Letter Addressing the Project and Assistance Requested
2. Detailed List of Improvements, including Equipment, estimated itemized costs
3. Business Plan
4. Current and previous Financial Report
5. Tax Certificate
6. Letter/note from Building/Property owner stating it is ok to make improvements.

Application Submission

Submit the completed application by mail to Van EDC, P.O. Box 1046 or in person to 310 Chestnut.

Call if you have questions – Tammy Weidman, EDC Executive Director 903-963-1059.



VAN ECONOMIC DEVELOPMENT CORPORATION

New Business – General Requirements and Guidelines

General Requirements for Participation-

1. A written summary of the proposed project.
2. A projection of new and/or additional revenue to be generated during the first three years, along with projected expenditures.
3. The number of new, full-time employees resulting from the project. If part-time employees are used, estimate the full-time equivalent based on thirty-two (32) hours per week for a full-time employee.
4. State the amount the owner will invest in the project.
5. A completed application form.

Guidelines-

Emphasis is placed on the fact that the EDC will try to assist in the startup of new business and the expansion of existing businesses, the purpose being to increase sales tax revenue and employment in Van. The EDC usually will not provide funds for operating expenses, inventory purchases or aesthetic improvements. It may include assistance with costs outlined in an agreement signed by both parties. Such assistance may include rental or mortgage payments for a given period of time, startup costs of employees, and other startup expenses, coverage of which is specified for a certain period of time in the agreement. The EDC may assist in the purchase of land, planning and development costs, the purchase, construction, or modification of buildings, and the purchase of major equipment needed for operations. Such agreements may include payback requirements, such as a loan agreement.

It must be understood that the EDC Board of Directors has the final say as to whether an application will be approved or denied, and that the Van City Council must approve any projects \$10,000.00 and above.

No one will be turned down on the bases of race, color, national origin, sex, religion, age, disability, political beliefs, and marital or familial status.

Application Process-

An application, which is available at the EDC office, must be completed by the applicant and returned to the EDC Executive Director. The completed application form, along with the summary description of the project and a three-year projection of revenue and expenses, will be reviewed by the EDC Board of Directors. The Board may need additional information or clarification. It will then be approved or denied by the Board. If approved, additional paperwork may be needed. If so, such additional contracts or agreements will be drawn up and signed by both parties before the project funding is approved. All parties should be kept informed of the progress throughout the process in an attempt to avoid any misunderstandings.



VAN ECONOMIC DEVELOPMENT CORPORATION
Guidelines for Business Assistance Program

VEDC recognizes that businesses often face certain difficulties and uncertainties. To minimize the financial risk of both the applicant and VEDC, the following guidelines have been established. Assistance will be in the form of a loan, forgivable subject to meeting terms of the contract.

Providing assistance through a loan process ensures:

- a) Those involved in the application process can make an informed decision.
- b) The applicant has a thorough understanding of the expectations of the City of Van and VEDC.
- c) There is a means of recourse should the applicant not meet the requirements specified in the signed contract.

All loans will be forgiven if the business receiving VEDC assistance remains in operation for two years and fulfills the requirements specified in the signed contract. If the business is not successful in fulfilling the requirements specified in the signed contract, the payback required by the applicant will be prorated by month, based on the time the business was in actual operation.

A. Application Process and Requirements

1. The Application for Assistance must be completed in its entirety by the date specified.
2. All answers must be legible, accurate, and complete.
3. All requested information, such as business and personal references, credit references, licensing information, and previous experience must be provided.
4. **Business owner will invest an amount equal to or more than the assistance provided by VEDC.**

B. Application Review and Approval Process

1. Completed applications will be reviewed by members of the Van Economic Development Committee at the first regularly scheduled meeting after the application is completed and submitted. Each application is considered on an individual case by case basis.
2. VEDC may request additional information.
3. VEDC reserves the right to perform a background check.
4. Final approval of all applications will be by vote of VEDC Board of Directors at a public meeting of the board (regular monthly meeting or called meeting).
5. If the application is approved and all requirements are met, all invoices must be submitted to VEDC Executive Director.
6. Funds will be distributed to the applicant or to the designated vendor contractor, or builder at the discretion of VEDC.



VAN ECONOMIC DEVELOPMENT CORPORATION

Application for Economic Development Business Assistance Program

The following information is required for all projects requesting economic development assistance from the Van Economic Development Corporation (VEDC). Any application submitted after construction has begun will not be considered for economic development assistance.

Fill all spaces on the application form. If the information requested is not applicable, enter "N/A" in the space. Incomplete applications will not be considered for assistance. After receipt of the application, VEDC may require additional information to be submitted to indicate the financial abilities or other factors of the company. Please direct all questions to VEDC at (903) 963-1059.

Applicant/Business Name:		
Mailing Address:		
City:	State:	Zip Code:
Phone Number:		
Applicant's Representative:		Title:
Mailing Address (if different from above) :		
City:	State:	Zip Code:
Phone Number:		



VAN ECONOMIC DEVELOPMENT CORPORATION

Company Information

Description of the Company:			
Year Est. in Van:			
SIC Code:		SIC Code Description:	
Annual Sales:		Current Annual Sales in Van:	
		Percent Subject to Sales Tax:	
Projected Increase:		Increase in Van Sales:	
		Percent Subject to Sales Tax:	
Current Annual Facility Purchases:			
Percent is Purchased in Van:			
Current # of Employees:		Annual Payroll:	
New Employees Resulting from Expansion:			
# of Hourly:		Average Wage/Hour:	
# of Salaried:		Average Annual Salary:	
Benefits Offered: (circle yes or no answer).			
Health Plan:	Cost to Employee/Mo	Family Coverage Available	Cost to Employee/Mo
Yes / No	\$	Yes / No	\$

Notes

- **SIC Code:** Standard Industrial Classification code.
- **Annual Sales in Van:** Estimated sales to Van customers. If the company has no Van customers, enter "none".
- **Annual Facility Purchases:** Annual purchases of operating items such as office supplies, cleaning supplies, etc. that are subject to sales tax.



VAN ECONOMIC DEVELOPMENT CORPORATION

Project/Facility Information

Description of the Project:		
Property Address:		
Legal Description (attach if necessary):		
Current Property Values:		
Building:	Equipment:	
Value of Improvements from Project:		
Building:	Equipment:	
Fees:		
Building Permit Fee:	Water Tap Fee:	Sewer Tap Fee:
Construction Time Frame (month/year)		
Start:	Complete:	
Construction Materials to Be Purchased (\$)		
Percent Purchased in Van:		
Equipment & Furniture to Be Purchased (\$)		
Percent Purchased in Van:		
Construction Workers Payroll:		
Percent Spent in Van:		
List the Building/Property Owner:		
Contact Information:		

Notes

- **Construction Workers Payroll:** Payroll should include all construction workers. You may need to require bids from subcontractors to be detailed to show payroll.
- **Capital Investment Needed:** cost of installing new water or sewer lines.
- **If you do not own the building or property:** You will need to get a letter or note from the owner stating, they are aware and ok with improvements made to their property. Include this letter/note in with your application packet.



VAN ECONOMIC DEVELOPMENT CORPORATION

Texas Government Code Section 2264.01 Certification

Company certifies that Company, or a branch, division, or department of Company, does not and will not knowingly employ an undocumented worker. If, after receiving a public subsidy, Company or a branch, division, or department of company is convicted of a violation under 8 U.S. C. Section 1324a (f), Company shall repay the amount of the public subsidy paid by VEDC to Company with interest at the rate of 5% per annum, not later than 120 days after the date that Company receives a notification of such a violation.

The company's representative that is authorized to enter into a binding agreement with VEDC is:

Name: _____

Title: _____

Contact person for yearly documentation will be:

Name: _____

Title: _____ Phone: _____

Mail yearly reminders to:

Address: _____

Signature of Company Representative

Date

Title

I certify that the information submitted in this application, including attachments, is true and correct and complete. Omissions or submission of incorrect information will render this application invalid. I also give VEDC my consent to perform a background check.

Applicant's Signature

Date

Dear EDC Board,

If you would like to reconsider the Downtown Light Project, here is the information including the original bids. Please let me if you have any questions.

Dwntwn Light Project	STR Construction	CTX Light Co	A&H Electric	Stryker
add outlet & and photosensitive timer	\$5,600.00	\$8,400.00 \$450.00	\$39,600.00	\$6,945.00
install lights on building	\$6,344.00		CTX \$8,400.00	CTX \$8,400.00
Qrtrly maintenance			CTX \$450.00	CTX \$450.00
Totals	\$11,944.00		\$48,450.00	\$15,795.00

INVOICE

Bill To

Tammy Wiedman/ Van EDC
(214) 882-9480
(903) 963-1059

STR Construction

11977 CR 3111
Kilgore, Tx 75662
Phone: (214) 734-3689
Email: tyler@strconstruct.com

Payment terms Due upon receipt
Invoice # 9
Date 06/07/2023

Description

Add outlet and photosensitive timer

Add power supply and timer to each individual building so each business is only paying for lights on their building.

Power supply to 25 buildings.

Subtotal	\$5,600.00
Total	\$5,600.00

Notes:

Invoice includes all labor and materials to install power on the building for LED lights.
50% deposit to order materials.

Tyler Rogers

Tammy Wiedman/ Van EDC

ESTIMATE

Prepared For

Tammy Wiedman, Van Main Street
(214) 882-9480

STR Construction

11977 CR 3111
Kilgore, Tx 75662
Phone: (214) 734-3689
Email: tyler@strconstruct.com

Estimate # 1
Date 02/19/2023

Description

Warm White C9 LED
Install Commercial Grade Warm White LED Lights

Magnetic Clips
Commercial magnetic clips for metal roofing.

Subtotal	\$6,344.00
Total	\$6,344.00

ESTIMATE



Prepared For

City Of Van EDC
310 Chestnut St
Van , TX 75790
(214) 882-9480
(903) 963-1059

CTX Light Co.

1744 Lazy U Dr
Canton, Texas 75103
Phone: (903) 312-9940
Email: info@ctxlightcompany.com

Estimate # 191
Date 07/06/2023

Description	Quantity	Total
Christmas Light Material- Clips C9 LED 12" SPT-1 Wire	1,400	\$2,520.00
Christmas Light- Labor Labor to Install	1,400	\$5,880.00
Subtotal		\$8,400.00
Total		\$8,400.00
Deposit Due		\$2,500.00

Notes:

Permanent install of 1400' of warm white C9 LEDs to 25 separate buildings on Main Street. Lights will be glued with adhesive to attach to tops of buildings.

Stryker Electric, LLC

P.O. Box 10
Van, Texas 75790
T 903 852 2060
M 903 515 1080
kevinstrykerelectric@gmail.com

Date 8/30/2023

To: CTX Lighting

Project: Van Main Street Lights

Includes the following:

- 1) All, conduit, wire, GFCI receptacles, breakers, photo eyes
- 2) Labor and miscellaneous materials to complete electrical installation as discussed.

General Exclusions:

- 1) State and Local sales tax.
- 2) Performance and payment bond
- 3) Power Company Expense/Service charge from power company for new electrical service for this project.
- 4) Telephone Company Expense/ Service charge from phone company for new phone service for this project.
- 5) Printed submittals and O&M's are excluded; they will be provided in electronic format, only.
- 6) Additional Insurance
- 7) Flow Meters
- 8) Transducer and sensing system equipment.
- 9) SCADA system
- 10) SCADA system tower
- 11) Specialty SCADA or telemetry, SCADA, will not supply coaxial, Antenna or installation
- 12) Pumps or motors
- 13) Pipe taps or saddle taps
- 14) Air or water piping for level controller
- 15) Soil Lab Testing or Density Testing
- 16) Any other Material other than Native Soil
- 17) Formed or sawed concrete
- 18) Any Concrete Testing
- 19) Specialty lift systems
- 20) Security equipment and installation
- 21) Irrigation and controller
- 22) Tabs for conduit by ladder if necessary
- 23) Chlorine equipment of any kind
- 24) MOV Operator and controller
- 25) Pressure taps for electrical sensing equipment
- 26) Specialty motor testing

Stryker Electric, LLC

P.O. Box 10
Van, Texas 75790
T 903 852 2060
M 903 515 1080

kevinstrykerelectric@gmail.com

- 27) Cathodic protection
- 28) ARC Flash time study and labels
- 29) Welded tabs, brackets, or plates for electrical
- 30) Specialty U.L. grounding or U.L lightning protection
- 31) Electrical valves
- 32) Factory start-up on unfurnished equipment
- 33) Pumps or motors
- 34) Pump control valves
- 35) Any electrical or control work outside of this quote, specs, or plans

Quote: **\$6,945.00**

Quote valid for 30 days

If quote is accepted, please sign, date, and return via email or mail.

Signed: _____

Date: _____

ESTIMATE



Prepared For

City Of Van EDC
310 Chestnut St
Van , TX 75790
(214) 882-9480
(903) 963-1059

CTX Light Co.

1744 Lazy U Dr
Canton, Texas 75103
Phone: (903) 312-9940
Email: info@ctxlightcompany.com

Estimate # 196

Date 07/24/2023

Description	Quantity	Total
Christmas Light- Labor	1	\$450.00
Service for downtown lights.		
Subtotal		\$450.00
Total		\$450.00

Notes:

Estimate for quarterly service for Christmas lights in downtown. Materials needed for repairs will be billed separately.

Additional service calls beyond 4 annually will be billed separately at same rate.

Randon Sumner

City Of Van EDC

ESTIMATE



Prepared For

City Of Van EDC
310 Chestnut St
Van , TX 75790
(214) 882-9480
(903) 963-1059

CTX Light Co.

1744 Lazy U Dr
Canton, Texas 75103
Phone: (903) 312-9940
Email: info@ctxlightcompany.com

Estimate # 197
Date 07/24/2023

Description	Quantity	Total
Electric Services	1	\$39,600.00
Subtotal		\$39,600.00
Total		\$39,600.00
Deposit Due		\$19,800.00

Notes:

Materials and labor to install 21 photocell timers to power 24 buildings for Christmas Lights by A&H Electric. Photocell timers will be placed at the front of each building.

Randon Sumner

City Of Van EDC



City of Van

P.O. Box 487 Van, TX 75790; Walk-in Location: 310 Chestnut St. (7am-4pm Mon. thru Fri)

Phone 903-963-7216 Fax 903-963-5643

www.vantx.gov

Application for MOBILE FOOD UNIT Permit

NOTE: This application must be filled out completely and turned in with copy of proof of Texas sales and use tax permit and copy of current and valid identification card for owner and any applicable responsible parties.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. The application fee is non-refundable. No refunds for any reason after 180 days from receipt of payment. **PERMITS ARE NON-REFUNDABLE AND ONLY VALID FOR ONLY OPERATING WITHIN THE CITY OF VAN.**

Type of Mobile Vending Permit (✓ 1 box only):

☐ Unrestricted (open foods) ☐ Restricted (pre-packaged foods) ☐ Limited Service (frozen foods, popsicles)

Mobile Food Unit Name: _____

Mobile Food Unit Owner's Name: _____ Phone #: _____

Additional Responsible Party (if applicable): _____ Phone #: _____

Owner's: _____
Address City State Zip Code

Date of Birth: _____ Personal Identification Number/State: _____

E-mail Address: _____ Number of Employees: _____

Mobile Food Unit Type: ☐ Motor Vehicle ☐ Trailer ☐ Pushcart

Vehicle Make: _____ Model: _____ Year: _____

Color: _____ License Plate#: _____ State: _____ Vin# _____

Phone #: _____ Owner/Responsible Party's Name: _____

Types of Food to be Offered: _____

City of Van:

Permit Fee.....\$50 a month

EACH LOCATION REQUIRES A NEW PERMIT

All of the information contained in this application is true and correct to the best of the applicant's knowledge and belief. Applicant acknowledges that the permit applied for shall be subject to all provisions of the orders and ordinances of the City of Van and shall be subject to all provisions of the statutes and ruled adopted under the statutes of the State of Texas governing food service establishments, retail food stores, mobile food units and roadside food vendors.

Owner/Responsible Party Signature

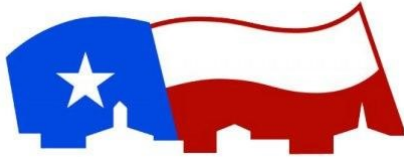
Printed Name

Date

Office Use Only

Date Received: _____ Amt. \$ _____ Check #: _____ Received By: _____ Receipt #: _____

City permit fees may be made w/cash, check, money order or credit card. Please make fees payable to the City of Van in person at the above address location.



Van Economic Development Corporation

PO Box 1046—Van TX 75790

903-963-1059

“The Movie House” Permit Reservation Form & Policies

Reservations costs—Minimum 4 hour rental at \$200 with additional \$25 per hour thereafter.

Deposit - \$250 refundable upon compliance with clean up and no damages to facility. (**Make payable to Van EDC**)

Cancellation required one (1) week prior to planned event. \$50 fee for less than one week notice.

Please contact the Van EDC (903-963-1059) to check on dates of usage to make sure it is open for the hours needed. A ‘calendar of usage’ is kept at the Van EDC office at 310 Chestnut St. and is available for viewing and reservations during working hours.

Confirmation of rental will be made once the rental paperwork, fee and deposit are completed. Make out **two checks** please, one for the amount of the rental and the second for the deposit that will be returned if there are no damages and the clean up is completed by the renters.

Clean up: Floors swept and cleaned—trash emptied into 2 poly carts out back -tables and chairs cleaned and stored—counters, sink and refrigerator cleaned—restrooms swept, cleaned, trash emptied and liners put back in container—parking lot cleaned of any trash—A/C/Heat unit left on 76 degrees —*Movie House* secured with all doors closed and locked and lights off.

Event Information

Date of Event _____

Name of Event _____

Description of Event

Event Start Time _____ Event End Time _____

Hours Needed _____ Total Paid _____

Responsible Party (Must be 21 years or older)

Last Name _____ First Name _____ Middle Initial _____

Home Phone _____ Cell Phone _____ City _____ State _____ Zip _____

Mailing Address _____ Physical Address _____

Signature of Responsible Party _____ Date _____

(Over)

- 1—Permitted shall be liable for any and all damages to the *Movie House*. If damages do occur and the cleaning and damage deposits are forfeited, additional charges will be charged, if needed, for the total cost of repairs by the Economic Development Corporation (EDC). Permitted agrees to pay any additional charges for repairs to the EDC within ten (10) days from the date such a notice is mailed to the permitted.
- 2—**The cost for commercial rental for profit is \$300.00.** The cost for official school groups, churches and non-profit organizations will be one-half (1/2) of the total cost. A “non-profit organization” shall be defined as an organization, which have been approved by the Internal Revenue Service as meeting the requirements of Internal Revenue Code subsection 501. The EDC reserves the right to waive the permit fee for use of the *Movie House* Either in whole or in part for non-profit sponsored events. A waiver of the fee in whole or in part shall not in any way affect the obligation of the Permitted to abide by ALL other terms and conditions provided herein.
- 3—Permitted may cancel a permit request without penalty seven (7) working days in advance of the reservation date. (\$50 fee if cancellation is less than one week.)
- 4—Permitted’s need of a day prior to or after an event must make arrangements at the time of the rental.
A minimum amount of \$150 for each additional day used will be required.
- 5—There will be NO SMOKING permitted inside or on the outside of the *Movie House*.
- 6—Attendees for the events are encouraged to remain inside the premises. Individuals should not be allowed to gather with one another on the outside grounds of the *Movie House*. If **hired security** is needed, it will be at the Permitted’s expense.
- 7—Electronic equipment, including speakers, must be kept at a volume which will not emit beyond the *Movie House*. Permitted shall NOT create a disturbance by causing excessive noise, by any means.
- 8—NO staples, tacks or nails can be used anywhere in the building. Get permission from EDC regarding placing ANY items on or against the walls. NO tape on walls either—it peels off paint!
- 9—All firearms and air guns are PROHIBITED.
- 10—Permitted agrees to indemnify and holds the EDC harmless against any and all claims, demands, damages, cost, and expenses, including attorney fees for the defense of such claims, arising from the Permitted’s use of the premises, or from any breach on the part of the Permitted of any condition of this application, or from any act of negligence of the Permitted. Permitted’s agents, contractors, employees, or licensees in or about the premises. In the event of any action or proceeding brought against the EDC by reason of any such claim, the Permitted, upon notice from the EDC, agrees to defend the action or proceeding by counsel acceptable to the EDC.
- 11—Permitted shall NOT assign or sublease the *Movie House*.
- 12—Alcoholic beverages shall be PROHIBITED anywhere on the premises, either inside the *Movie House* or in adjoining parking areas.
- 13—Permit use of the *Movie House* capacity—100 or less - main deposit;
100 or more an extra \$50/day plus security furnished by Permitted
- 14—The EDC reserves the right to rescind or cancel any application at any time, for any reason, by giving notice to Permitted and by reimbursing any deposit or application use fee paid by Permitted.

Permitted Signature _____

Printed Signature _____
(Signature evidences agreement to abide by the terms and conditions provided herein.)

Address _____

Phone # _____ Driver’s License # _____

Key Pick up Time _____ Key Return Time _____

Reservation Approved by _____ Date _____