



**NOTICE OF A REGULAR MEETING
OF THE ECONOMIC DEVELOPMENT CORPORATION
Monday, May 20, 2024
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 MAY 20, 2024, 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 EDC Executive Director

B. Report and update from EDC President

VII. INFORMATION AND DISCUSSION

A. Discussion concerning Facade Grant Applications submitted.

VIII. ACTION ITEMS

A. Election of four EDC Board nominees to be presented to the City Council in June for approval.

B. Finalization of June Jamboree plans and a decision on the funding amounts for the summer

"shop local" event.

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
MAY 17, 2024

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, April 22, 2024
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: Danny Morrow, Ernie Burns, Chase Penny, Candice Myers, Sherran Hilliard, Ivy Lopez, Dwayne Wheeler

II. INVOCATION

Invocation was led by Candice Myers.

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

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

A. Meeting Minutes

B. Financial Report

VI. DIRECTOR'S REPORT

- A. Report and update from EDC Executive Director
Tammy Weidman reported that the EDC has achieved several goals this year. The EDC is now registered with the Governor's Office to receive leads on businesses wanting to locate in Texas; the Pamphlet Project is completed and ready for disbursement; a matching Facade Grant Program is now in place for businesses in Van and an outstanding debt has been paid off 4 years early.
- B. Report and update from EDC President
President, Danny Morrow let City Manager, John DeSha speak during this time. Mr. Desha spoke on behalf of the City Park Project - Shade Structures. The item was discussed and may be brought back at a future date.

VII. **INFORMATION AND DISCUSSION**

- A. Discussion concerning a summer "Shop Local" event.
The Board is interested in pursuing a Shop Local event in June with the drawing to be held during the annual Freedom Boom event. This item will be placed on the agenda for May 20th.
- B. Discussion concerning EDC Board member applications submitted.
Board applicants had the opportunity to introduce themselves and explain why they are interested in serving on the board.
- C. Discussion concerning the downtown light project.
The downtown light project timeline was presented in the packet and after some discussion the Board decided to table the project due to the amount of interest being shown in the new Facade Grant Program.

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on changing the date of May's regular meeting to Tuesday, May 28th, due to Monday being a holiday.

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

A motion was made to change the EDC meeting date to May 20, 2024, due to the regular scheduled meeting date being a holiday.

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.

The Shop Local event, election of EDC Board members, and information on noise reduction at the Movie House will be brought back at the next meeting.

XI.

ADJOURN

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

Attest:

EDC President

EDC Executive Director



Van Economic Development Corporation
Budget vs. Actuals: Budget FY23-24 - FY24 P&L
Monthly Report May

INCOME	BUDGET	Revised Budget	April	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$281,250.00		\$26,545.22	\$128,810.53	\$152,439.47	46%
Interest - Checking	\$500.00		\$0.87	\$6.60	\$493.40	1%
Movie House Rentals	\$2,500.00			\$800.00	\$1,700.00	32%
Total Income	\$284,250.00		\$26,546.09	\$129,617.13	\$154,632.87	46%
EXPENSES				YTD Expense	Funds Remaining	% Available
Association Dues	\$1,580.00		\$0.00	\$976.25	\$603.75	38%
City of Van Water Well	\$50,000.00			\$0.00	\$50,000.00	100%
Loan- Govt. Capital	\$14,478.00			\$14,477.52	\$0.48	0%
Meeting Expenses	\$500.00			\$0.00	\$500.00	100%
Professional Services	\$15,000.00		\$587.50	\$1,659.79	\$13,340.21	89%
Special Projects - Parks & Rec	\$10,000.00			\$0.00	\$10,000.00	100%
Movie House Cleaning	\$1,200.00		\$100.00	\$500.00	\$700.00	58%
Movie House Electric/Internet	\$4,482.00		\$120.52	\$1,471.74	\$3,010.26	67%
Movie House Insurance	\$2,550.00			\$2,091.73	\$458.27	18%
Movie House Maint. Bldg & Grounds	\$3,000.00			\$11.55	\$2,988.45	100%
Facilities/City Hall Expenses	\$6,000.00		\$38.27	\$136.22	\$5,863.78	98%
Supplies	\$1,000.00		\$80.00	\$15.76	\$984.24	98%
Computer Software	\$5,000.00			\$364.73	\$4,635.27	93%
IT Services	\$1,884.00			\$0.00	\$1,884.00	100%
Website	\$1,587.00			\$0.00	\$1,587.00	100%
Salaries	\$76,177.00		\$5,821.90	\$31,674.26	\$44,502.74	58%
Advertising	\$2,000.00		\$500.00	\$0.00	\$2,000.00	100%
Chamber Prize Money	\$1,000.00			\$0.00	\$1,000.00	100%
Marketing	\$8,312.00			\$100.00	\$8,212.00	99%
Promotional Events/Trade Shows	\$2,500.00			\$500.00	\$2,000.00	80%
Conferences/Training	\$2,000.00		\$600.00	\$695.00	\$1,305.00	65%
Travel/Lodging/Meals	\$4,000.00		\$545.64	\$1,090.18	\$2,909.82	73%
Business Incentive	\$20,000.00			\$0.00	\$20,000.00	100%
Projects to be defined	\$50,000.00			\$0.00	\$50,000.00	100%
Total Expenses	\$284,250.00		\$8,393.83	\$55,764.73	\$228,485.27	80%
NET OPERATING INCOME			\$18,152.26			

TexPool Participant Services
1001 Texas Avenue, Suite 1150
Houston, TX 77002



Participant Statement

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

Statement Period 04/01/2024 - 04/30/2024

Page 1 of 2

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

TexPool Update

Based on participant feedback, effective December 1, 2023, TexPool now offers direct check purchases into TexPool and TexPool Prime. Please contact TexPool Participant Services to learn more.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$143,069.31	\$0.00	\$0.00	\$624.93	\$143,694.24	\$143,090.14
Total Dollar Value	\$143,069.31	\$0.00	\$0.00	\$624.93	\$143,694.24	

Portfolio Value

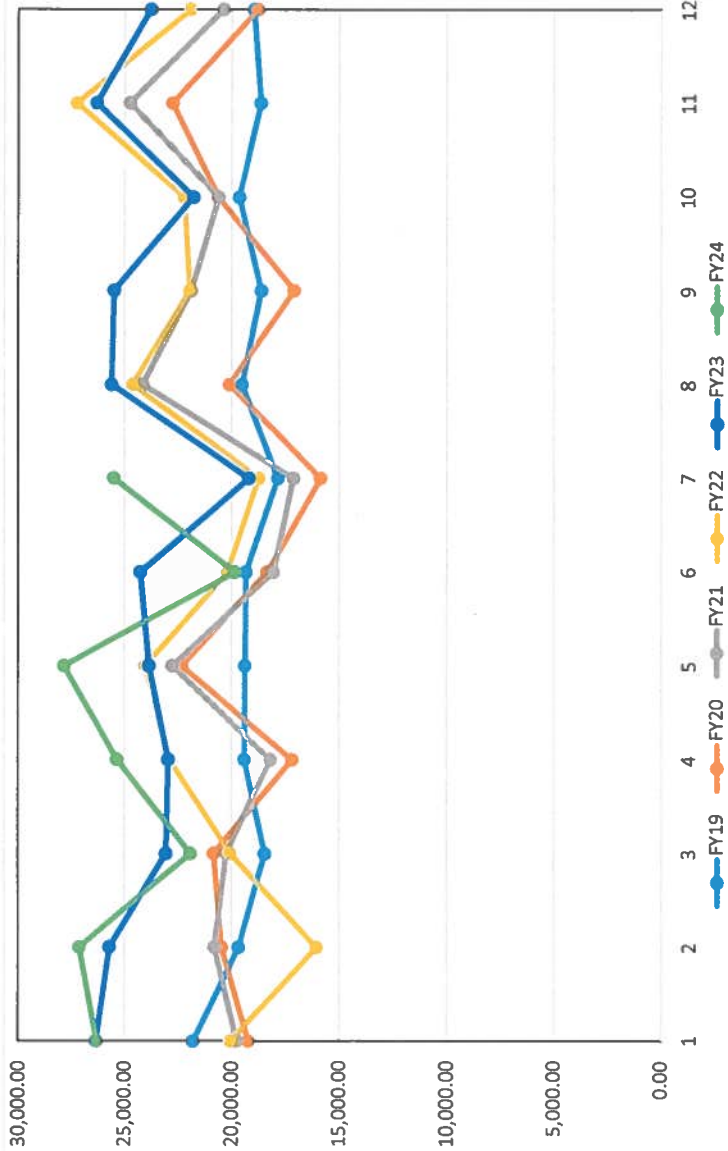
Pool Name	Pool/Account	Market Value (04/01/2024)	Share Price (04/30/2024)	Shares Owned (04/30/2024)	Market Value (04/30/2024)
Texas Local Government Investment Pool	449/7984400001	\$143,069.31	\$1.00	143,694.240	\$143,694.24
Total Dollar Value		\$143,069.31			\$143,694.24

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$624.93	\$1,849.65
Total		\$624.93	\$1,849.65



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	Monthly Compared to FY23
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	(\$30,24)
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	27,144.64	\$1,429.54
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	21,959.82	(\$1,137.68)
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	25,374.55	\$2,381.64
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	27,870.01	\$3,999.63
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	19,878.26	(\$4,407.57)
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	25,525.00	\$6,313.04
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		(\$25,628.99)
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		(\$25,506.39)
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		(\$21,821.87)
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		(\$26,331.57)
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		(\$23,794.53)
TOTAL	99,697.78	104,208.86	191,567.08	208,607.64	206,095.13	218,205.53	231,532.70	234,027.18	248,836.90	260,486.65	288,625.12	174,090.13	(\$114,534.99)



FY23
Monthly
Avg
\$ 24,052.09

FY24 YTD
Monthly
Avg
\$ 24,870.02

FY24
Projected
Total Based
on Avg
\$ 298,440.22

Projected
Growth
over FY23

3%

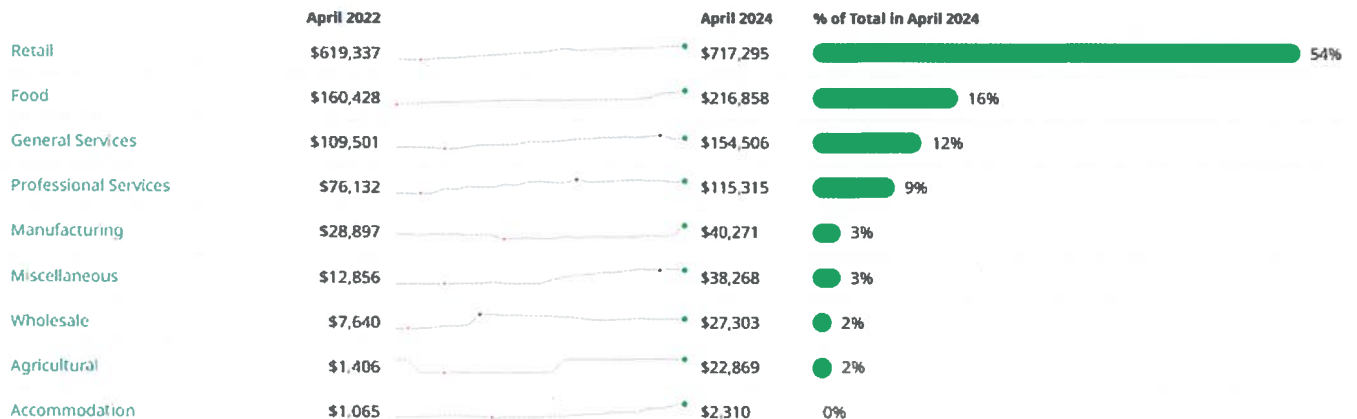
\$8548.36
more this year

April 2024

Top Industries

Gasoline Stations (Retail)	\$151,260	
Full-Service Restaurants (Food)	\$78,708	
Other Nonstore Retailers (Retail)	\$68,031	
Limited Service Eating Places (Food)	\$56,944	
Specialty Trade Contractors (General Services)	\$48,652	
Grocery Stores (Retail)	\$39,170	
Department Stores (Retail)	\$37,438	
Mapping and GIS Services (Professional Services)	\$34,035	

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



County Sales Tax Revenue

Entity	January 2024	YoY Change	YTD
Canton, Texas	\$416,467	-0.96%	\$416,467
Grand Saline, Texas	\$59,421	11.08%	\$59,421
Van, Texas	\$101,498	10.36%	\$101,498
Wills Point, Texas	\$191,746	18.10%	\$191,746

Comparing February 2024 

Entity	February 2024	YoY Change	YTD
Canton, Texas	\$514,614	-2.97%	\$931,082
Grand Saline, Texas	\$68,705	-13.36%	\$128,126
Van, Texas	\$122,860	28.67%	\$224,358
Wills Point, Texas	\$202,332	20.08%	\$394,078

Comparing March 2024 

Entity	March 2024	YoY Change	YTD
Grand Saline, Texas	\$52,880	-8.53%	\$181,006
Canton, Texas	\$348,108	-0.55%	\$1,279,189
Van, Texas	\$86,812	-10.64%	\$311,170
Wills Point, Texas	\$189,976	6.49%	\$584,054

Comparing April 2024 

Entity	April 2024	YoY Change	YTD
Canton, Texas	\$412,143	13.31%	\$1,691,332
Grand Saline, Texas	\$67,767	19.69%	\$248,773
Van, Texas	\$109,382	42.34%	\$420,552
Wills Point, Texas	\$180,099	3.60%	\$764,153

VAN ECONOMIC DEVELOPMENT CORPORATION

Exterior Façade Improvement Grant Application Review Checklist for EDC's Board of Directors

Exterior Façade Improvement Grant

Board of Directors Review Checklist

☐

Completed application

☐

Proof of ownership of the business. If you are the owner of a business operating within a leased facility attach to your application copies of a lease agreement and a letter of approval for facade improvements from the building owner

☐

Proof that the business will be in operation full time or seasonal full time

☐

Proof that the business' location is in full compliance with all applicable zoning, land use, and other relevant ordinances

☐

Proof that all relevant licenses and permits are current

☐

Received detailed description of the façade improvements to be made

☐

Received quotes for work to be performed or services to be provided

☐

Received description the applicant's business and services provided

If approved, the business intends to use the funds as follows:

- ☐ Complete façade rehabilitation
- ☐ Exterior painting that incorporates a major visual change
- ☐ Significant masonry cleaning and/or restoration
- ☐ Exterior treatments such as brick, tile, stucco, stone, wood, or siding
- ☐ New or enhanced exterior building lighting that creates a noticeably enhanced appearance
- ☐ Door removal/storefront system/trim replacement or repair if a part of an overall rehabilitation project
- ☐ Window/storefront system/trim replacement or repair if a part of an overall rehabilitation project
- ☐ Attached gutters or down spouts
- ☐ Awnings, canopies, sunshades
- ☐ Signage attached to the façade
- ☐ Installation, expansion, or rehabilitation of outdoor patios designed for public use
- ☐ Side and rear improvements that are visible to the public from right-of-way

June Jamboree

SHOP VAN

DURING THE MONTH OF JUNE

CASH PRIZES

to be awarded during

FREEDOM BOOM

June 29th

 **AUSTIN BANK**
With you for good.



 **TEXAS BANK
AND TRUST**

sponsored by Van EDC



June Jamboree



SHOP VAN

Contest Rules & Details

Bring your original receipts (dated between June 1st-June 28,2024), from any business in Van to an official entry location listed below during their lobby hours. Present original receipts to bank employee to obtain entry tickets. Once completed place into designated box for the drawing. The drawing will take place during FREEDOM BOOM June 29th 6-10pm. Need not be present to win.

Rules

- Must be 18yrs or older to participate.
- Only receipts dated June 1-28, 2024 will be accepted.
- Each receipt will be stamped for each entry.
- An individual is eligible for only one prize.
- Individuals entering contest agree to allow Van EDC to utilize winner's name and photos in various media outlets.
- All personal information collected will be securely destroyed and not provided to any third party.

Contest Entry Locations



766 W Main St.



660 W Main St.

Contact for more information Van EDC 903-963-1059

*Bank employees, Van EDC staff, and Van EDC board members are excluded from participation.

*Need not be present to win.