



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, October 28, 2024
5:30 PM

Danny Morrow
Candice Myers
Chase Penny
Dwayne Wheeler
Ernie Burns
Ivy Lopez
Candace Gore

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 on October 28, 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. Jeff Hudgens, Interim City Manager, will discuss partnering with the EDC to complete the "Welcome to Van" sign project

- B. Discussion concerning the Facade Grant application submitted for property 391 W Main.

- C. Discussion concerning the Movie House parking lot and upstairs restroom

D. Discussion concerning online Sales Tax Training for the Board in December

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**

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 25, 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 REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, September 23, 2024
5:30 PM

Danny Morrow
Candice Myers
Chase Penny
Dwayne Wheeler
Ernie Burns
Ivy Lopez
Candace Gore

MINUTES

I. CALL MEETING TO ORDER

A. Roll Call and Establish a Quorum

Meeting called to order by Danny Morrow

Present: Ernie Burns, Candice Myers, Ivy Lopez, Candace Gore

Absent: Chase Penny, Dwayne Wheeler

II. INVOCATION

Invocation was led by Danny Morrow

III. PLEDGE OF ALLEGIANCE

Led by Danny Morrow

A. US Flag

B. Texas Flag

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RESULT:	Passed
MOVER:	Candice Myers
SECONDER:	Ivy Lopez
AYES:	Ernie Burns, Candice Myers, Ivy Lopez, Candace Gore
NAYS:	None
ABSTAINED:	None

A. Meeting Minutes

B. Financial Report

VI. DIRECTOR'S REPORT

- A. Report and update from EDC Executive Director
Mr. Hullum retracted his application for business assistance, City Council approved EDC FY24-25 Budget, 3rd Qtr BNR was well attended.
- B. Report and update from EDC President
The East Texas I-20 Corridor group did not accept us into the group this year. They will reassess next year.

VII. **INFORMATION AND DISCUSSION**

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on VEDC Investment Policy.

RESULT:	Passed
MOVER:	Ivy Lopez
SECONDER:	Candice Myers
AYES:	Ernie Burns, Candice Myers, Ivy Lopez, Candace Gore
NAYS:	None
ABSTAINED:	None

A motion was made to keep the Investment Policy and the Investment Strategy of the VEDC the same with updated Resolution Policy

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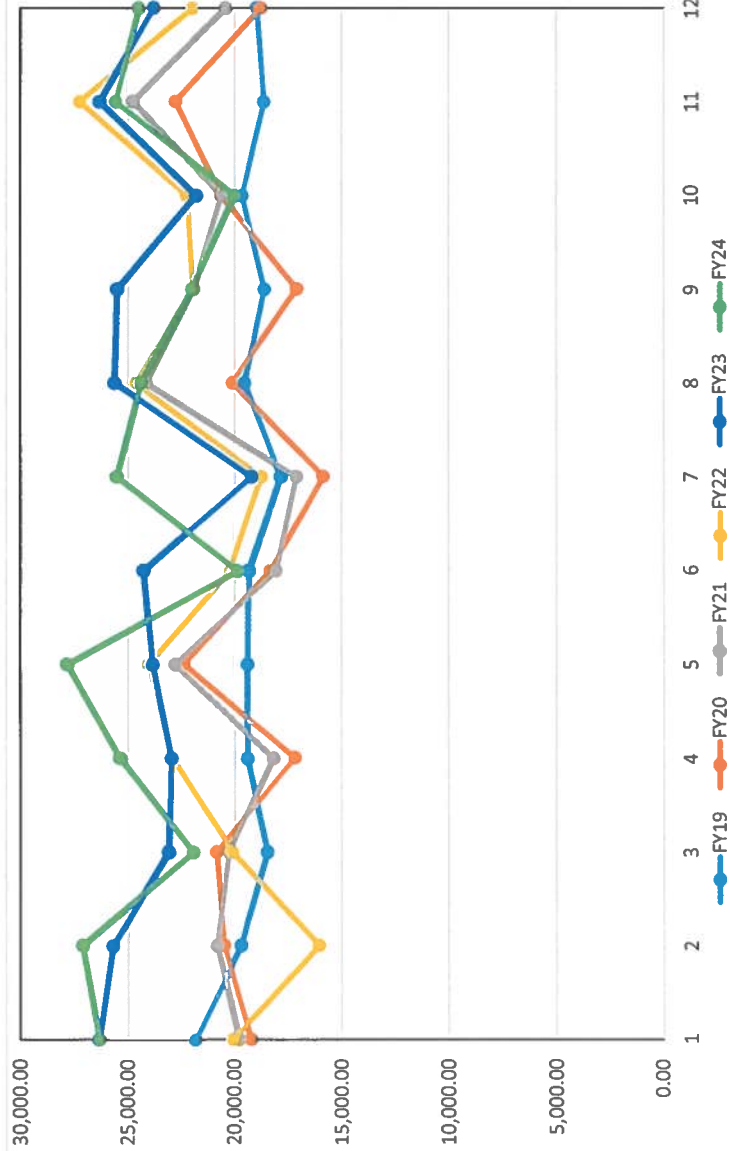
XI. **ADJOURN**

RESULT:	Passed
MOVER:	Candice Myers
SECONDER:	Ernie Burns
AYES:	Ernie Burns, Candice Myers, Ivy Lopez, Candace Gore
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

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	24,398.03	(\$1,230.96)
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	22,031.26	(\$3,475.13)
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	20,035.76	(\$1,786.11)
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	25,587.69	(\$743.88)
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	24,504.51	\$709.98
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	290,647.38	\$2,022.26



FY23
Monthly
Avg
\$ 24,052.09

FY24 YTD
Monthly
Avg
\$ 24,220.62

FY24 Projected Total Based on Avg	\$ 290,647.38	Projected Growth over FY23	1%
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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	12,471.89	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	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	21,959.82	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	25,374.55	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	27,870.01	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	19,878.26	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	25,525.00	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	24,398.03	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	22,031.26	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	20,035.76	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	25,587.69	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	24,504.51	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	260,485.65	288,625.12	290,647.38	TOTAL

Projected

\$284,250.00

EDC sales tax collected

\$290,647.38

month

\$709.98 more comparing this month with same month last year

year

\$6,397.38 more than our projected amount
of \$284,250.00

Last year comparison - the total for same months
\$288,625.12

\$2,022.26 MORE collected for this year.



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

INCOME	BUDGET	Revised Budget	September	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$281,250.00		\$24,504.51	\$290,771.04	-\$9,521.04	103%
Interest - Checking	\$500.00		\$18.61	\$52.65	\$447.35	11%
Movie House Rentals	\$2,500.00		\$500.00	\$2,000.00	\$500.00	80%
Total Income	\$284,250.00		\$25,023.12	\$292,823.69	-\$8,573.69	103%
EXPENSES				YTD Expense	Funds Remaining	% Used
Association Dues	\$1,580.00		\$0.00	\$1,526.25	\$53.75	97%
City of Van Water Well	\$50,000.00		\$0.00	\$50,000.00	\$0.00	100%
Loan- Govt. Capital	\$14,478.00		\$0.00	\$14,477.52	\$0.48	100%
Meeting Expenses	\$500.00		\$117.51	\$500.00	\$0.00	100%
Professional Services	\$15,000.00		\$905.15	\$4,064.74	\$10,935.26	27%
Special Projects - Parks & Rec	\$10,000.00		\$4,917.75	\$10,000.00	\$0.00	100%
Movie House Cleaning	\$1,200.00		\$100.00	\$1,175.00	\$25.00	98%
Movie House Electric/Internet	\$4,482.00		\$422.61	\$3,324.31	\$1,157.69	74%
Movie House Insurance	\$2,550.00		\$0.00	\$2,091.73	\$458.27	82%
Movie House Maint. Bldg & Grounds	\$3,000.00		\$160.00	\$559.55	\$2,440.45	19%
Facilities/City Hall Expenses	\$6,000.00		\$724.66	\$5,083.80	\$916.20	85%
Supplies	\$1,000.00		\$34.71	\$548.95	\$451.05	55%
Computer Software	\$5,000.00		\$0.00	\$4,947.22	\$52.78	99%
IT Services	\$1,884.00		\$0.00	\$0.00	\$1,884.00	0%
Website	\$1,587.00		\$0.00	\$1,587.00	\$0.00	100%
Salaries	\$76,177.00		\$5,821.90	\$74,912.14	\$1,264.86	98%
Advertising	\$2,000.00		\$0.00	\$643.90	\$1,356.10	32%
Chamber Prize Money	\$1,000.00		\$0.00	\$1,000.00	\$0.00	100%
Marketing	\$8,312.00		\$344.64	\$1,529.63	\$6,782.37	18%
Promotional Events/Trade Shows	\$2,500.00		\$481.91	\$2,395.31	\$104.69	96%
Conferences/Training	\$2,000.00		\$150.00	\$1,645.00	\$355.00	82%
Travel/Lodging/Meals	\$4,000.00		\$317.00	\$3,078.28	\$921.72	77%
Business Incentive	\$20,000.00		\$0.00	\$9,779.96	\$10,220.04	49%
Projects to be defined	\$50,000.00		\$0.00	\$0.00	\$50,000.00	0%
Total Expenses	\$284,250.00		\$14,497.84	\$194,870.29	\$89,379.71	69%
NET OPERATING INCOME			\$10,525.28			



Van Economic Development Corporation

Profit and Loss

October 2023 - September 2024

	TOTAL
Income	
Income	
City Sales & Tax Allocation	290,771.04
Interest-Checking	37.86
Movie House Rentals	2,000.00
Total Income	292,808.90
Total Income	\$292,808.90
GROSS PROFIT	\$292,808.90
Expenses	
-Association Dues	1,526.25
-City of Van Water Well Project	50,000.00
-Meeting expenses	147.58
-Professional Services	4,004.74
-Special Projects - Parks & Recreation	10,000.00
Facilities	
-Movie House Cleaning	1,175.00
-Movie House Electricity/Internet	3,324.31
-Movie House Insurance	2,091.73
-Movie House Maintenance Bldg and Grounds	619.55
Total Facilities	7,210.59
Facilities and City Hall Office Expenses	
-Rent, Parking, Utilities	5,226.60
Total Facilities and City Hall Office Expenses	5,226.60
Operations	
-Supplies	332.15
Computer	
-Computer Software	4,947.22
-Website	1,587.00
Total Computer	6,534.22
Total Operations	6,866.37
Payroll Expenses	
-Salaries	74,912.14
Total Payroll Expenses	74,912.14
Promotions	
-Advertising	643.90
-Chamber - Prize Money	1,000.00
-Marketing	1,603.63



Van Economic Development Corporation

Profit and Loss

October 2023 - September 2024

	TOTAL
-Promotional Events/Trade Shows	2,395.31
Total Promotions	5,642.84
Special Projects	9,779.96
Travel and Meetings	
-Conferences/Training	1,645.00
-Travel/Lodging/Meals	3,430.70
Total Travel and Meetings	5,075.70
Total Expenses	\$180,392.77
NET OPERATING INCOME	\$112,416.13
Other Income	
-Unrestricted Project Fund Balance-beginning of year	0.00
Interest-Savings CD	11,734.76
Tex Pool Interest	9,886.23
Total Other Income	\$21,620.99
NET OTHER INCOME	\$21,620.99
NET INCOME	\$134,037.12



EDC Directors Report for October 28, 2024

Updates:

I visited two businesses this month: Southern Tire Mart and 3 Knocks Speak Easy. Both want to host a BNR and are looking to expand their businesses. 3 Knocks Speak Easy will be December 19th. They will be relocating and would like to host one before they move. They plan to stay in Van. Southern Tire Mart wants to host a BNR March 20th before they expand their business hours.

Meetings & Training:

October 2- Innovative Strategies for Business Retention and Expansion
October 3-4 Advanced Real Estate Development and Reuse
October 10 – Kiwanis Meeting
October 10 – City Council Meeting
October 15- Meet with TxDot
October 17 – Meet with Republic Waste Services



PROJECT BUDGET

CLIENT	WELCOME TO VAN SIGNAGE
ADDRESS	I-20 @ Hwy 16 Intersection Van, TX 75790
DATE	6/25/2024

Item Description		Quantity	Unit Cost	Sub-Total	Item Total
Permitting					
Concrete					
demo and clean up		1	\$2,100.00	\$2,100.00	\$2,100.00
foundation		1	\$3,622.00	\$3,622.00	\$3,622.00
Masonry					
materials		1	\$2,434.00	\$2,434.00	\$2,434.00
labor		1	\$2,600.00	\$2,600.00	\$2,600.00
final trash clean up		1	\$200.00	\$200.00	\$200.00
				Sub-Total	\$10,956.00
				Contingency	\$1,095.60
				Project Management	\$1,446.19
				Total	\$13,497.79





Registration Opens:Tuesday, January 9th, 2024
Registration Close: Friday, November 29th, 2024
Workshop Dates: Dec 2nd, 2024 – Dec 13th, 2024

Venue: Online

Location: TX US, , TX
Registration Fees:

Registration Fee:	\$200.00
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The Economic Development Sales Tax Workshop are designed specifically for EDC Board Members and local elected officials and include information about economic and community development in general, and changes to the Economic Development Sales Tax Law. The workshops will include a discussion of changes to the Economic Development Sales Tax law that occurred during the 88th session of the Texas Legislature. Workshop attendees will receive Open Meetings Act and Public Information Act certification as a part of this course. Beginning on **December 2, 2024**, you will have access to a Dropbox file that will contain the workshop materials that you would have been provided at the live event. That file will contain reference materials and copies of the presentations. You will receive an email from the TEDC with a link to access that Dropbox file on December 2, 2024. We ask that you download the materials and watch all presentations in full by December 12, 2024. On **December 13, 2024**, we will have a live Q&A session at 10:30 AM via Zoom with the workshop presenters. You will receive an invitation via email to participate in the Q&A session. If you would like to submit any questions for the presenters in advance, please submit them to jessica@texasedc.org by December 12th. You will also have the opportunity to ask questions during the live Q&A with the workshop presenters on December 13th. After the workshop you will receive the certificates in the mail for the ED Sales Tax Workshop if you have paid your registration fee. The live Q&A session is not mandatory, but highly recommended.

REGISTRATION & PAYMENT POLICY

All registrations are to be made online. Registrations will not be accepted by mail, email, telephone or fax. Payments in advance are encouraged less specified to be paid prior to the event. Invoices are required to be paid within 30 days following the event. Payments may be made in the check or online via credit card. Purchase orders will not be accepted as a form of payment.

CANCELLATION, REFUND AND NO-SHOW POLICY

All cancellations must be received in writing via email to TEDC staff. Cancellations received in writing on or before (10 business days), and when payment has been received, will be refunded via check following the event. All refunds will be charged a \$35.00 administrative fee. There will be no refunds for cancellations received after (10 business days). A registrant who does not submit a written cancellation or attend the event will be charged a \$35.00 administrative fee. Page 45 of 16

ED Sales Tax Virtual Workshop Dates: Dec 2nd, 2024 - Dec 13th, 2024

Registration Opens: Tuesday, January 9th, 2024

Registration Close: Friday, November 29th, 2024

Registration Fees: \$200 per person

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