



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, November 25, 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 November 25, 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 the EDC President on the annual review process of the EDC Executive Director

VII. INFORMATION AND DISCUSSION

VIII. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on the "Welcome to Van" sign

- B. Discussion, Consideration, and Possible Action on Facade Grant application submitted for

property located at 391 W Main

- C. Discussion, Consideration, and Possible Action on the Movie House parking lot
- D. Discussion, Consideration, and Possible Action on changing the date of the January EDC Board Meeting.

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 November 22, 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, October 28, 2024
5:30 PM

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

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, Dwayne Wheeler, Candace Gore

Absent: Ivy Lopez

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.

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:	Ernie Burns, Chase Penny, Candice Myers, Dwayne Wheeler, Candace Gore
NAYS:	None
ABSTAINED:	None

A. Meeting Minutes

B. Financial Report

VI. DIRECTOR'S REPORT

- A. Report and update from EDC Executive Director
Tammy gave an update on business networking receptions scheduled for the next two quarters and an update on businesses relocating to the downtown area
- B. Report and update from EDC President
Interim City Manager, Jeff Hudgens, gave an update on the progress of water well #3

VII. **INFORMATION AND DISCUSSION**

- A. Jeff Hudgens, Interim City Manager, will discuss partnering with the EDC to complete the "Welcome to Van" sign project
The item was discussed and will be brought back at the November 25th EDC Board Meeting
- B. Discussion concerning the Facade Grant application submitted for property 391 W Main.
The item was discussed and will be brought back at the November 25th EDC Board meeting
- C. Discussion concerning the Movie House parking lot and upstairs restroom
The items were discussed and will be brought back at the November 25th EDC Board Meeting
- D. Discussion concerning online Sales Tax Training for the Board in December
The item was discussed and all Board members agreed to take the online Sales Tax Training offered in December. There will not be an EDC Board Meeting in December on the 23rd

VIII. **ACTION ITEMS**

IX. **EXECUTIVE SESSION**

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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.

Items to be brought back at the next meeting include the City sign, Facade Grant application that was submitted for property located at 391 W Main, and EDC property upstairs restroom and parking lot

XI. **ADJOURN**

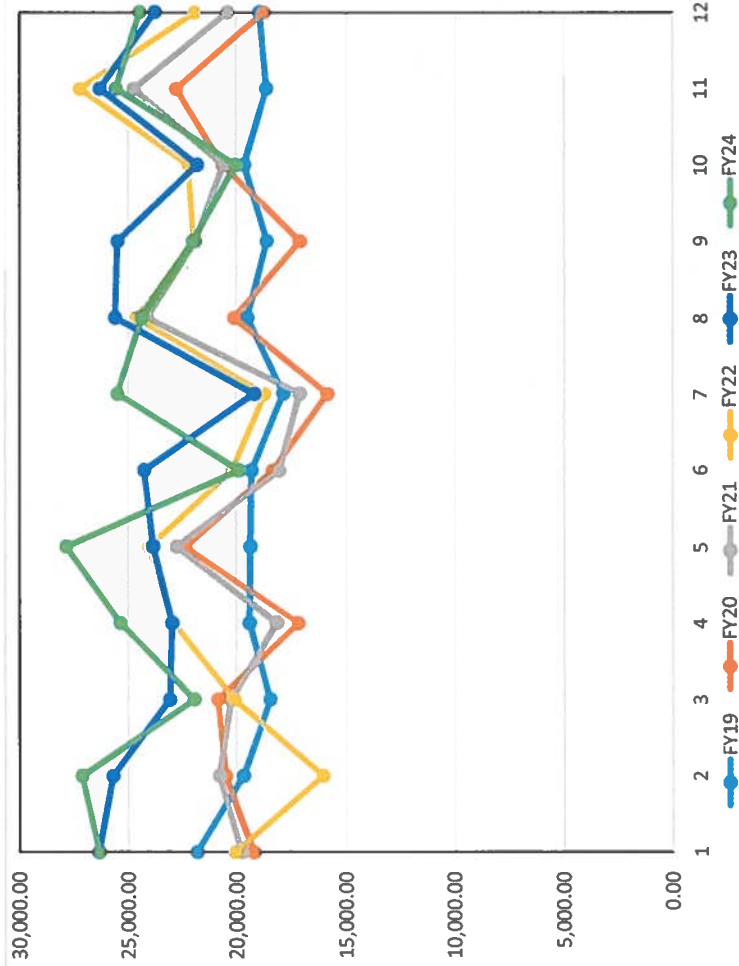
RESULT:	Passed
MOVER:	Candice Myers
SECONDER:	Chase Penny
AYES:	Ernie Burns, Chase Penny, Candice Myers, Dwayne Wheeler, Candace Gore
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

EDC Executive Director

DEP.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-2024	2024-2025	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	23,087.85	(\$3,250.00)
NOV	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		(\$27,144.64)
DEC	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		(\$21,959.82)
JAN	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		(\$25,374.55)
FEB	19,204.78	26,141.84	18,272.06	18,437.25	19,392.53	22,386.18	22,774.56	24,077.10	23,870.38	27,870.01		(\$27,870.01)
MAR	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		(\$19,878.26)
APR	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		(\$25,525.00)
MAY	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		(\$24,398.03)
JUNE	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		(\$22,031.26)
JULY	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	20,035.76		(\$20,035.76)
AUG	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		(\$25,587.69)
SEPT	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		(\$24,504.51)
TOTAL	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	23,087.85	\$2,022.26



FY24
Monthly
Avg

\$ 24,220.62

FY25 YTD
Monthly
Avg

\$ 23,087.85

FY25 Projected Total Based on Avg	\$ 277,054.20	Projected Growth over FY24	-5%
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DEP.	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-2024	2024-2025	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	23,087.85	August
NOV	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	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	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	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	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	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	12,959.51	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	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	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	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	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	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	23,087.85	TOTAL

Projected

\$294,026.00

EDC sales tax collected

\$23,087.85

month

-\$3,250.00 less comparing this month with same month last year

year

-\$270,938.15 less than our projected amount
of \$294,026.00

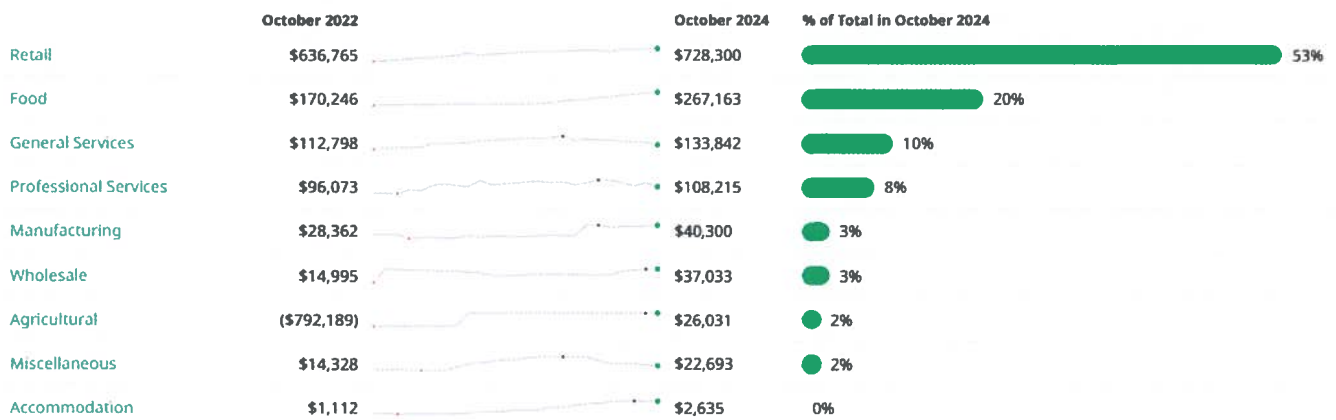
Last year comparison - the total for same months
\$26,337.85

-\$3,250.00 Less collected for this year.

October 2024 Sales Tax– Comparison by County

City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Canton	2.000%	\$416,338.64	\$412,313.75	0.97%	\$4,340,505.41	\$4,315,154.05	0.58%
Edgewood	2.000%	\$39,452.98	\$39,025.25	1.09%	\$418,283.75	\$394,329.95	6.07%
Edom	1.000%	\$1,537.74	\$1,295.00	18.74%	\$21,134.38	\$23,274.99	-9.19%
Fruitvale	2.000%	\$7,364.59	\$8,178.31	-9.94%	\$78,336.86	\$78,630.56	-0.37%
Grand Saline	2.000%	\$60,882.56	\$57,212.05	6.41%	\$645,195.61	\$639,613.97	0.87%
Van	2.000%	\$100,876.65	\$105,351.40	-4.24%	\$1,031,584.29	\$959,128.99	7.55%
Wills Point	2.000%	\$201,395.75	\$204,960.78	-1.73%	\$1,867,373.18	\$1,865,412.99	0.10%

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



What do our fiscal year to date collections look like?

Payment Component	Current	Prior Year	Variance (\$)	% Change
Total Collections	\$102,814	\$107,718	(\$4,904)	(4.5%)
Prior Collections	\$1,243	\$203	\$1,040	512.9%
Current Collections	\$105,619	\$109,527	(\$3,907)	(3.6%)
Future Collections	\$4,599	\$6,143	(\$1,544)	(25.1%)
Audit Collections	(\$9,693)	(\$9,312)	(\$381)	4.1%
Single Local Rate Collections	\$1,017	\$1,136	(\$119)	(10.5%)
Unidentified Collections	\$28	\$21	\$7	34.1%
Service Fee	\$2,056	(\$2,154)	\$4,211	(195.4%)
Current Retained	\$2,015	(\$2,111)	\$4,126	(195.4%)
Prior Retained	\$2,134	\$1,899	\$235	12.4%
Net Payment	\$100,877	\$105,351	(\$4,475)	(4.2%)



Participant Statement

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

Statement Period 10/01/2024 - 10/31/2024

Page 1 of 2

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

TexPool Update

Cut the Clutter with TexPool! Establish and update your preferences for receipt of monthly account and daily confirmation statements. Please visit TexPool.com to learn more.

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$204,322.98	\$12,000.00	\$0.00	\$881.49	\$217,204.47	\$212,480.45
Total Dollar Value	\$204,322.98	\$12,000.00	\$0.00	\$881.49	\$217,204.47	

Portfolio Value

Pool Name	Pool/Account	Market Value (10/01/2024)	Share Price (10/31/2024)	Shares Owned (10/31/2024)	Market Value (10/31/2024)
Texas Local Government Investment Pool	449/7984400001	\$204,322.98	\$1.00	217,204.470	\$217,204.47
Total Dollar Value		\$204,322.98			\$217,204.47

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$881.49	\$6,379.48
Total		\$881.49	\$6,379.48





Van Economic Development Corporation

Budget vs. Actuals: Budget FY24-25 - FY25 P&L

Monthly Report October

INCOME	BUDGET	October	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$294,026.00	\$ 23,087.85	\$23,087.85	\$270,938.15	8%
Interest - Checking	\$500.00	1.74	\$1.74	\$498.26	0%
Movie House Rentals	\$2,400.00	-	\$0.00	\$2,400.00	0%
Total Income	\$296,926.00	\$23,089.59	\$23,089.59	\$273,836.41	8%
EXPENSES			YTD Expense	Funds Remaining	% Used
Association Dues	\$1,720.00	\$160.00	\$160.00	\$1,560.00	9%
City of Van Water Well	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0%
Meeting Expenses	\$500.00	\$0.00	\$0.00	\$500.00	0%
Professional Services	\$15,000.00	\$0.00	\$0.00	\$15,000.00	0%
Special Projects - Parks & Rec	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
Movie House Cleaning	\$1,800.00	\$150.00	\$150.00	\$1,650.00	8%
Movie House Electric/Internet	\$4,482.00	\$0.00	\$0.00	\$4,482.00	0%
Movie House Insurance	\$2,550.00	\$2,550.00	\$2,550.00	\$0.00	100%
Movie House Maint. Bldg & Grounds	\$3,000.00	\$0.00	\$0.00	\$3,000.00	0%
Facilities/City Hall Expenses	\$6,000.00	\$1,182.23	\$1,182.23	\$4,817.77	20%
Supplies	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Computer Software	\$5,000.00	\$254.24	\$254.24	\$4,745.76	5%
IT Services	\$1,885.00	\$0.00	\$0.00	\$1,885.00	0%
Website	\$2,665.00	\$0.00	\$0.00	\$2,665.00	0%
Salaries	\$78,805.17	\$5,991.95	\$5,991.95	\$72,813.22	8%
Advertising	\$2,218.00	\$0.00	\$0.00	\$2,218.00	0%
Chamber Prize Money	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Marketing	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0%
Promotional Events/Trade Shows	\$4,000.00	\$0.00	\$0.00	\$4,000.00	0%
Conferences/Training	\$5,000.00	\$1,952.00	\$1,952.00	\$3,048.00	39%
Travel/Lodging/Meals	\$5,300.83	\$0.00	\$0.00	\$5,300.83	0%
Façade Grants	\$30,000.00	\$0.00	\$0.00	\$30,000.00	0%
Projects to be defined	\$60,000.00	\$0.00	\$0.00	\$60,000.00	0%
Total Expenses	\$296,926.00	\$12,240.42	\$12,240.42	\$284,685.58	4%
NET OPERATING INCOME		\$10,849.17			