



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Wednesday, February 26, 2025
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 Wednesday, February 26, 2025, 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 application submitted by Recupo

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.

- A. The EDC Board will convene in Executive Session pursuant to Texas Government Code Section 551.074 (personnel) to conduct an annual evaluation of the EDC Executive Director

X. **RECONVENE INTO REGULAR SESSION AND CONSIDER ACTION IF ANY**

- A. Discussion, Consideration, and Possible Action on IX. A. personnel to conduct an annual evaluation of the EDC Executive Director

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 Friday, February 21, 2025

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
Wednesday, January 29, 2025
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, Candice Myers, Chase Penny, Dwayne Wheeler, Ernie Burns, Ivy Lopez, Candace Gore

Absent:

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:	Ivy Lopez
AYES:	Ernie Burns, Chase Penny, Candice Myers, Ivy Lopez, 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
Review of FY2023-2024
- B. Report and update from EDC President - City Manager is introduced

VII. **INFORMATION AND DISCUSSION**

- A. Discussion concerning the Executive Director's upcoming annual review and the form to be completed
All completed evaluations are to be returned to Danny by February 19th
- B. Discussion concerning shop local event - June Jamboree
The item was discussed and the EDC will host the Shop Local event again this year

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.

TxDOT to come speak to the Board at a future meeting about I20 corridor expansion project progress and consideration on implementing additional BRE grants

XI. **ADJOURN**

Attest:

EDC President

EDC Executive Director



Van Economic Development Corporation
 Budget vs. Actuals: Budget FY24-25 - FY25 P&L
 Monthly Report January

INCOME		BUDGET	January	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation		\$294,026.00	\$22,312.62	\$97,631.98	\$196,394.02	33%
Interest - Checking		\$500.00	\$2.26	\$8.59	\$491.41	2%
Movie House Rentals		\$2,400.00	\$0.00	\$0.00	\$2,400.00	0%
Total Income		\$296,926.00	\$22,314.88	\$97,640.57	\$199,285.43	33%
EXPENSES				YTD Expense	Funds Remaining	% Used
Association Dues		\$1,720.00	\$0.00	\$545.00	\$296,381.00	32%
City of Van Water Well		\$50,000.00	\$0.00	\$0.00	\$0.00	0%
Meeting Expenses		\$500.00	\$0.00	\$0.00	\$1,720.00	0%
Professional Services		\$15,000.00	\$1,198.01	\$1,398.01	\$48,601.99	9%
Special Projects - Parks & Rec		\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
Movie House Cleaning		\$1,800.00	\$300.00	\$600.00	\$14,400.00	33%
Movie House Electric/Internet		\$4,482.00	\$452.13	\$1,173.70	\$8,826.30	26%
Movie House Insurance		\$2,550.00	\$0.00	\$2,550.00	-\$750.00	100%
Movie House Maint. Bldg & Grounds		\$3,000.00	\$1,870.91	\$1,870.91	\$2,611.09	62%
Facilities/City Hall Expenses		\$6,000.00	\$551.99	\$2,760.95	-\$210.95	46%
Supplies		\$1,000.00	\$0.00	\$0.00	\$3,000.00	0%
Computer Software		\$5,000.00	\$0.00	\$254.24	\$5,745.76	5%
IT Services		\$1,885.00	\$0.00	\$0.00	\$1,000.00	0%
Website		\$2,665.00	\$0.00	\$0.00	\$5,000.00	0%
Salaries		\$78,805.17	\$9,271.71	\$24,759.68	-\$22,874.68	31%
Advertising		\$2,218.00	\$0.00	\$0.00	\$2,665.00	0%
Chamber Prize Money		\$1,000.00	\$0.00	\$0.00	\$78,805.17	0%
Marketing		\$5,000.00	\$0.00	\$0.00	\$2,218.00	0%
Promotional Events/Trade Shows		\$4,000.00	\$0.00	\$0.00	\$1,000.00	0%
Conferences/Training		\$5,000.00	\$0.00	\$4,992.00	\$8.00	100%
Travel/Lodging/Meals		\$5,300.83	\$0.00	\$887.61	\$3,112.39	17%
Facade Grants		\$30,000.00	\$0.00	\$5,000.00	\$0.00	17%
Projects to be defined		\$60,000.00	\$0.00	\$0.00	\$5,300.83	0%
Total Expenses		\$296,926.00	\$13,644.75	\$46,792.10	\$113,207.90	78%
NET OPERATING INCOME				\$8,670.13		



Van Economic Development Corporation
Budget vs. Actuals: Budget FY24-25 - FY25 P&L
Monthly Report January

	MONTH	YTD
Other Income	\$ -	\$ -
TexPool Interest	\$ 923.59	\$ 3,589.94
CD Interest	\$ -	\$ 2,268.49
Total for Other Income	\$ 923.59	\$ 5,858.43
Other Expenses	\$ -	\$ -
Net Other Income	\$ 923.59	\$ 5,858.43
Net Income	\$ 9,593.72	\$ 56,706.90

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

Participant Statement

Statement Period 01/01/2025 - 01/31/2025

Page 1 of 2

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

TexPool Update

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

TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$242,164.33	\$33,844.17	\$0.00	\$923.59	\$276,932.09	\$250,928.10
Total Dollar Value	\$242,164.33	\$33,844.17	\$0.00	\$923.59	\$276,932.09	

Portfolio Value

Pool Name	Pool/Account	Market Value (01/01/2025)	Share Price (01/31/2025)	Shares Owned (01/31/2025)	Market Value (01/31/2025)
Texas Local Government Investment Pool	449/7984400001	\$242,164.33	\$1.00	276,932.090	\$276,932.09
Total Dollar Value		\$242,164.33			\$276,932.09

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$923.59	\$923.59
Total		\$923.59	\$923.59



Type "B" Sales Tax Revenue

Van EDC

DEF.	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	26,325.70	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	25,905.81	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	22,312.62	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	224,027.18	248,836.90	260,486.65	288,625.12	290,647.38	97,631.98	TOTAL

Projected \$294,026.00

EDC sales tax collected

\$97,631.98

month

\$3,945.99 less comparing this month with same month last year

year

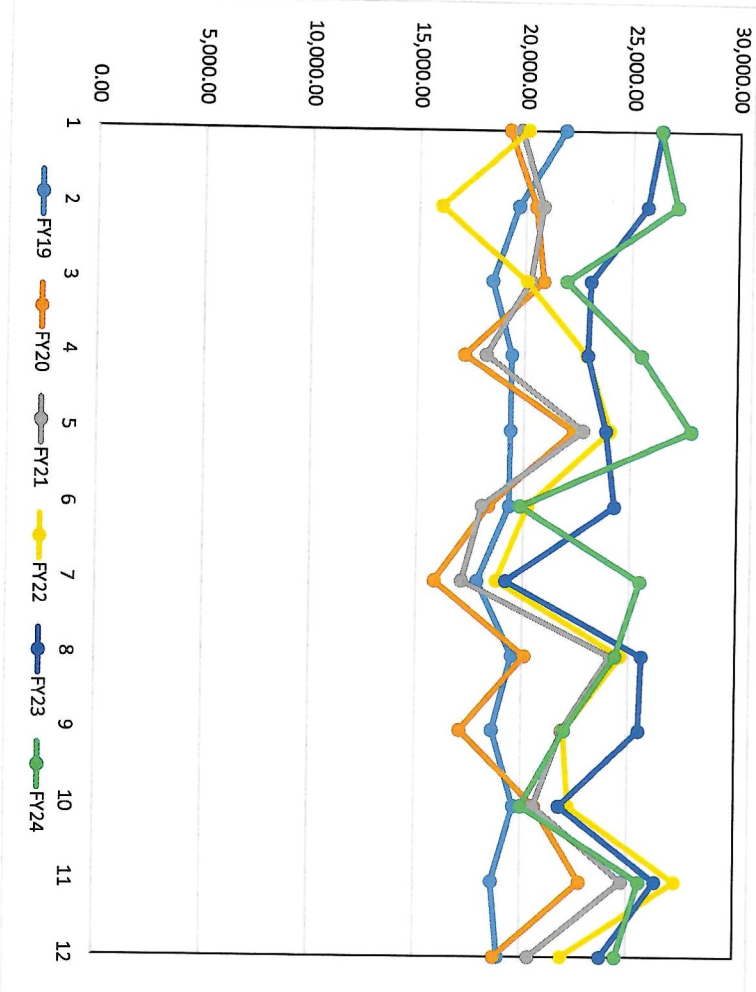
\$196,394.02 less than our projected amount
of \$294,026.00

Last year comparison - the total for same months

\$100,816.86

\$3,184.88 Less collected for this year.

DEF.	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	26,325.70	(\$818.94)
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	25,905.81	\$3,945.99
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	25,498.21	22,312.62	(\$3,185.59)
FEB	19,204.78	26,141.64	16,272.06	18,437.25	19,382.53	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	19,660.85	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	260,486.55	288,625.12	290,771.04	97,631.98	\$2,145.92



FY24	
Monthly Avg	\$ 24,230.92

FY25 YTD	
Monthly Avg	\$ 24,408.00

FY25		
Projected Total Based on Avg	\$ 292,895.94	Projected Growth over FY24
		1%

City ^	Rate ^	Net Payment This Period ^	Comparable Payment Prior Year ^	% Change ^	Payment YTD ^	Prior Year Payment YTD ^	% Change ^
Canton	2.000%	\$432,315.94	\$416,467.34	3.80%	\$432,315.94	\$416,467.34	3.80%
Edgewood	2.000%	\$41,639.11	\$40,497.94	2.81%	\$41,639.11	\$40,497.94	2.81%
Edom	1.000%	\$1,683.25	\$1,716.59	-1.94%	\$1,683.25	\$1,716.59	-1.94%
Fruitvale	2.000%	\$7,335.95	\$8,288.69	-11.49%	\$7,335.95	\$8,288.69	-11.49%
Grand Saline	2.000%	\$53,387.13	\$59,420.57	-10.15%	\$53,387.13	\$59,420.57	-10.15%
Van	2.000%	\$98,371.61	\$101,498.21	-3.08%	\$98,371.61	\$101,498.21	-3.08%
Wills Point	2.000%	\$197,346.29	\$191,745.86	2.92%	\$197,346.29	\$191,745.86	2.92%

*NOTE-Comptroller Total Net Payments This Period: **\$697,146,219.04**; Comparable Payment Prior Year: **\$699,371,041.50**; Percent Change: **-0.32%**

How did our collections shake out this month?

Component	Recent Januarys	Current	Prior Year	% Change
Total Collections		\$100,079.79	\$103,862.88	(3.64%)
Prior Collections		\$997.86	\$1,311.67	(23.92%)
Current Collections		\$107,633.73	\$107,344.60	0.27%
Future Collections		\$2.39	\$3,435.80	(99.93%)
Audit Collections		(\$9,839.29)	(\$9,635.03)	(2.12%)
Single Local Rate Collections		\$1,270.00	\$1,386.76	(8.42%)
Unidentified Collections		\$15.10	\$19.08	(20.86%)
Service Fee		\$2,001.60	(\$2,077.26)	196.36%
Current Retained		\$1,961.56	(\$2,035.71)	196.36%
Prior Retained		\$2,254.98	\$1,748.30	28.98%
Net Allocation		\$98,371.61	\$101,498.21	-3.08%

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

	January 2023	January 2025	% of Total in January 2025
Retail	\$654,774	\$737,595	53%
Food	\$176,562	\$285,934	21%
General Services	\$121,385	\$125,322	9%
Professional Services	\$102,537	\$103,177	7%
Wholesale	\$34,186	\$47,065	3%
Manufacturing	\$23,288	\$42,299	3%
Agricultural	(\$787,714)	\$28,719	2%
Miscellaneous	\$13,963	\$21,087	2%
Accommodation	\$1,013	\$2,310	0%



EDC Directors Report for February 26, 2025

Updates:

Lance Pomykal – TxDot Area Engineer will attend our March 24th meeting to give update on 1-20 corridor expansion project as well as Van Zandt County project updates.

I have been working on a BRE grant that assists with business expansion.

I met with the owner of Recupo and got the tour of his incoming business. Recupo is an Espresso/Arcade located in the Van Shopping Plaza next to Posh Wash.

Promote vacant building availability and the March BNR at Southern Tire Mart.

One paid rental in February for the Movie House.

BRE

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Meetings & Training:

February 13- Kiwanis Meeting

February 13 – City Council Meeting