



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, March 24, 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 March 24, 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. Lance Pomykal with TxDOT will be giving an update on county projects

- B. Discussion concerning Facade Grant application submitted by Downtown Events

VIII. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on Facade Grant application submitted by

Recupo

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 March 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, February 26, 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, Ernie Burns, Ivy Lopez, Dwayne Wheeler, Candace Gore

Absent: Candice Myers, Chase Penny

II. INVOCATION

Invocation was led by Danny Morrow

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:	Ernie Burns
SECONDER:	Candace Gore
AYES:	Ernie Burns, 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

B. Report and update from EDC President

VII. **INFORMATION AND DISCUSSION**

A. Discussion concerning Facade Grant application submitted by Recupo

The item was discussed and will be brought back at the next meeting. Mr. Carrigan Peterson was in attendance to speak about the new business ReCupa and to answer any questions. ReCupa is being opened to provide a place for kids and parents. It is going to be an arcade and coffee shop.

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
EDC Board convened into Executive Session at 5:51pm

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
EDC Board Reconvened into regular session at 6:28 pm

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**

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

Attest:

EDC President

EDC Executive Director

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

INCOME	BUDGET	February	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$294,026.00	\$29,278.04	\$126,910.02	\$167,115.98	43%
Interest - Checking	\$500.00	\$0.99	\$9.58	\$490.42	2%
Movie House Rentals	\$2,400.00	\$200.00	\$200.00	\$2,200.00	8%
Total Income	\$296,926.00	\$29,479.03	\$127,119.60	\$169,806.40	43%
EXPENSES			YTD Expense	Funds Remaining	% Used
Association Dues	\$1,720.00	\$0.00	\$545.00	\$1,175.00	32%
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	\$1,398.01	\$13,601.99	9%
Special Projects - Parks & Rec	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
Movie House Cleaning	\$1,800.00	\$150.00	\$750.00	\$1,050.00	42%
Movie House Electric/Internet	\$4,482.00	\$307.42	\$1,481.12	\$3,000.88	33%
Movie House Insurance	\$2,550.00	\$0.00	\$2,550.00	\$0.00	100%
Movie House Maint. Bldg & Grounds	\$3,000.00	\$0.00	\$1,870.91	\$1,129.09	62%
Facilities/City Hall Expenses	\$6,000.00	\$272.24	\$3,033.19	\$2,966.81	51%
Supplies	\$1,000.00	\$168.81	\$168.81	\$831.19	17%
Computer Software	\$5,000.00	\$0.00	\$254.24	\$4,745.76	5%
IT Services	\$1,885.00	\$930.64	\$930.64	\$954.36	49%
Website	\$2,665.00	\$0.00	\$0.00	\$2,665.00	0%
Salaries	\$78,805.17	\$5,533.61	\$30,293.29	\$48,511.88	38%
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	\$100.00	\$100.00	\$3,900.00	3%
Conferences/Training	\$5,000.00	\$0.00	\$4,992.00	\$8.00	100%
Travel/Lodging/Meals	\$5,300.83	\$521.72	\$1,409.33	\$3,891.50	27%
Business Incentive	\$30,000.00	\$0.00	\$5,000.00	\$25,000.00	17%
Projects to be defined	\$60,000.00	\$0.00	\$0.00	\$60,000.00	0%
Total Expenses	\$296,926.00	\$7,984.44	\$54,776.54	\$242,149.46	18%
NET OPERATING INCOME		\$21,494.59			



Van Economic Development Corporation

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

Monthly Report February

	MONTH	YTD
Other Income	\$ -	\$ -
TexPool Interest	\$ 925.28	\$ 4,515.22
CD Interest	\$ 2,294.23	\$ 4,562.72
Total for Other Income	\$ 3,219.51	\$ 9,077.94
Other Expenses	\$ -	\$ -
Net Other Income	\$ 3,219.51	\$ 9,077.94
Net Income	\$ 24,714.10	\$ 81,421.00



Participant Statement

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

Statement Period 02/01/2025 - 02/28/2025

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	\$276,932.09	\$0.00	\$0.00	\$925.28	\$277,857.37	\$277,622.85
Total Dollar Value	\$276,932.09	\$0.00	\$0.00	\$925.28	\$277,857.37	

Portfolio Value

Pool Name	Pool/Account	Market Value (02/01/2025)	Share Price (02/28/2025)	Shares Owned (02/28/2025)	Market Value (02/28/2025)
Texas Local Government Investment Pool	449/7984400001	\$276,932.09	\$1.00	277,857.370	\$277,857.37
Total Dollar Value		\$276,932.09			\$277,857.37

Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$925.28	\$1,848.87
Total		\$925.28	\$1,848.87



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	15,362.61	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	29,013.89	29,278.04	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	18,858.04		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	290,771.04	126,910.02	TOTAL

Projected

\$294,026.00

EDC sales tax collected

\$126,910.02

month

\$264.15 more comparing this month with same month last year

year

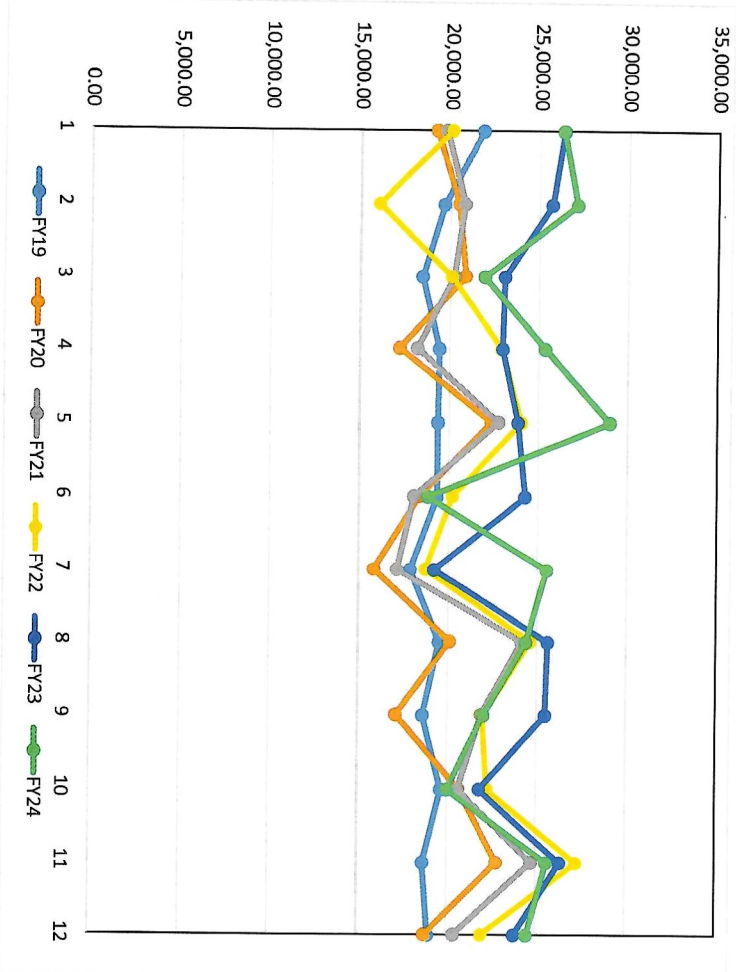
\$167,115.98 less than our projected amount
of \$294,026.00

Last year comparison - the total for same months

\$129,830.75

\$2,920.73 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	25,374.55	22,312.62	(\$3,061.93)
FEB	19,204.78	26,141.64	18,272.06	18,437.25	19,352.53	22,366.18	22,774.56	24,077.10	23,870.38	29,013.89	29,278.04	\$264.15
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	18,658.04		(\$18,858.04)
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	260,486.65	288,625.12	290,771.04	126,910.02	\$2,145.92



FY24	
Monthly Avg	\$ 24,230.92

FY25 YTD	
Monthly Avg	\$ 25,382.00

FY25		
Projected Total Based on Avg	\$ 304,584.05	Projected Growth over FY24
		5%

CITIES BY COUNTY SALES AND USE TAX COMPARISON SUMMARY

Report Due Date	Current Report Month/Quarter	Payment Distribution Date
November 20, 2024	October	December 13, 2024
December 20, 2024	November	January 10, 2025
January 21, 2025	December, 4th Quarter and Yearly	February 14, 2025

City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Canton	2.000%	\$576,617.68	\$514,614.17	12.04%	\$1,008,933.62	\$931,081.51	8.36%
Edgewood	2.000%	\$70,142.96	\$49,428.22	41.90%	\$111,782.07	\$89,926.16	24.30%
Edom	1.000%	\$3,770.62	\$4,259.88	-11.48%	\$5,453.87	\$5,976.47	-8.74%
Fruitvale	2.000%	\$170,694.48	\$8,836.80	1,831.63%	\$178,030.43	\$17,125.49	939.56%
Grand Saline	2.000%	\$75,410.26	\$68,705.38	9.75%	\$128,797.39	\$128,125.95	0.52%
Van	2.000%	\$126,348.38	\$122,859.57	2.83%	\$224,719.99	\$224,357.78	0.16%
Willis Point	2.000%	\$230,342.98	\$202,332.32	13.84%	\$427,689.27	\$394,078.18	8.52%

How did our collections shake out this month?

Component	Recent Februarys	Current	Prior Year	% Change	
Total Collections		\$129,515.64	\$125,805.77	2.95%	Inflation Rate 1.80%
Prior Collections		\$915.54	\$1,122.85	(18.46%)	
Current Collections		\$126,884.54	\$132,919.76	(4.54%)	
Future Collections		\$3,636.36	\$0.00	0.00%	Inflation Adjusted Net Collections ↑ 1.0%
Audit Collections		(\$3,993.86)	(\$9,538.09)	58.13%	\$124.11k
Single Local Rate Collections		\$2,032.55	\$1,286.68	57.97%	
Unidentified Collections		\$40.51	\$14.57	178.04%	
Service Fee		\$2,590.31	(\$2,516.12)	202.95%	Inflation Adjusted Gain/(Loss) \$1.25k
Current Retained		\$2,538.51	(\$2,465.79)	202.95%	
Prior Retained		\$1,961.56	\$2,035.71	(3.64%)	
Net Allocation		\$126,348.38	\$122,859.57	2.84%	

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

	February 2023	February 2025	% of Total in February 2025
Retail	\$661,311	\$747,935	54%
Food	\$177,385	\$279,515	20%
General Services	\$123,530	\$113,867	8%
Professional Services	\$101,034	\$110,796	8%
Wholesale	\$34,723	\$48,087	3%
Manufacturing	\$24,346	\$42,104	3%
Agricultural	(\$787,130)	\$30,441	2%
Miscellaneous	\$13,316	\$21,221	2%
Accommodation	\$1,003	\$2,307	0%



EDC Directors Report for March 24, 2025

Updates:

I have been working on gathering information and material regarding additional resources to assist small businesses.

I met with the loan officer at Austin Bank

I meet tomorrow with the Small Business Development Center in Athens

I plan to meet with the loan officer at Texas Bank & Trust

I am working with Workforce Solutions to help us host a job fair on April 15th at the Movie House.

I have been working on helping a business locate in the city limits, but it is challenging with the specific building requirements needed to operate their business.

For now, my Business & Property Owners Inventory list is updated.

Good news: Van Shopping Plaza will no longer have vacancies.

Its occupants include incoming Recupo, Posh Wash, incoming Mexican Restaurant, Texas Treasures, Van Family Medical, Milano's, Willow Branch Auctions, incoming Can You Bin It, Vape Smoke Planet, First State Insurance and Van Nails.

The BNR at Southern Tire Mart was well attended. I am grateful for Print & Design, Starbucks, Flower Connection, Southern Tire Mart and Texas Treasures for providing the door prizes.

BRE Visits

Nil

Meetings & Training:

February 25- P&Z Meeting

March 3-6 – Year 2 -PCED Classes

March 12 – Commissioners Court & Workshop

March 13 – Kiwanis & City Council Meeting

March 20 – Business Networking Reception