



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, August 25, 2025
5:30 PM

Danny Morrow
Candice Myers
Chase Penny
Dwayne Wheeler
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 August 25, 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 on seating and shade structures for the soccer fields at the Sports Complex

- B. Discuss and review Facade Grant application submitted by J&J Diesel /Automotive Repair

VIII. ACTION ITEMS

- A. Discussion, Consideration, and Possible Action on the nomination of a candidate to fill one

vacancy on the EDC Board, for recommendation to City Council for approval

B. Discussion, Consideration, and Possible Action on EDC Proposed Budget FY2025-2026

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 August 22, 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 A WORKSHOP OF THE ECONOMIC
DEVELOPMENT CORPORATION**
Monday, July 28, 2025
5:30 PM

Danny Morrow
Candice Meyers
Chase Penny
Dwayne Wheeler
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, Chase Penny, Dwayne Wheeler, Ivy Lopez, Candace Gore

Absent: Candice Myers

II. PUBLIC COMMENTS

Jeff Hudgens, City Manager, spoke about upcoming City projects and expenditures

III. BUDGET WORKSHOP

A. Discuss FY2025-2026 Budget

The Proposed Budget FY2025-FY2026 was discussed and will be brought back at the August meeting

IV. ADJOURN

Attest:

EDC President

EDC Executive Director



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, July 28, 2025
6:00 PM

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

Absent: Candice Myers

II. INVOCATION

Invocation was led by Dwayne Wheeler

III. PLEDGE OF ALLEGIANCE

Led by 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.

City Manager, Jeff Hudgens, praised the collaboration between the various boards and the City, noting that this teamwork is instrumental in creating pathways for growth in Van

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:	Ivy Lopez
SECONDER:	Dwayne Wheeler
AYES:	Chase Penny, 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 regarding applications submitted for the current vacancy on the Van Economic Development Corporation (EDC) Board
Applications were submitted by Mark Heatwole, Howard Patterson, and Kimberlee Martin. Two of the applicants were unable to attend the meeting. Mark Heatwole was present and shared his interest in serving on the EDC Board. The board will nominate one applicant at next month's meeting to present to the City Council for approval

VIII. ACTION ITEMS

- A. Motion to remove former Secretary, Chase Penny, from Van Economic Development Corporation (Van EDC) accounts at Texas Bank & Trust
Motion to add Ivy Lopez, Van EDC Secretary, to Texas Bank & Trust accounts
- B. Discussion, Consideration, and Possible Action to approve a Budget Amendment to align allocations and accurately reflect expenses in the correct budget lines as presented

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

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

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

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.

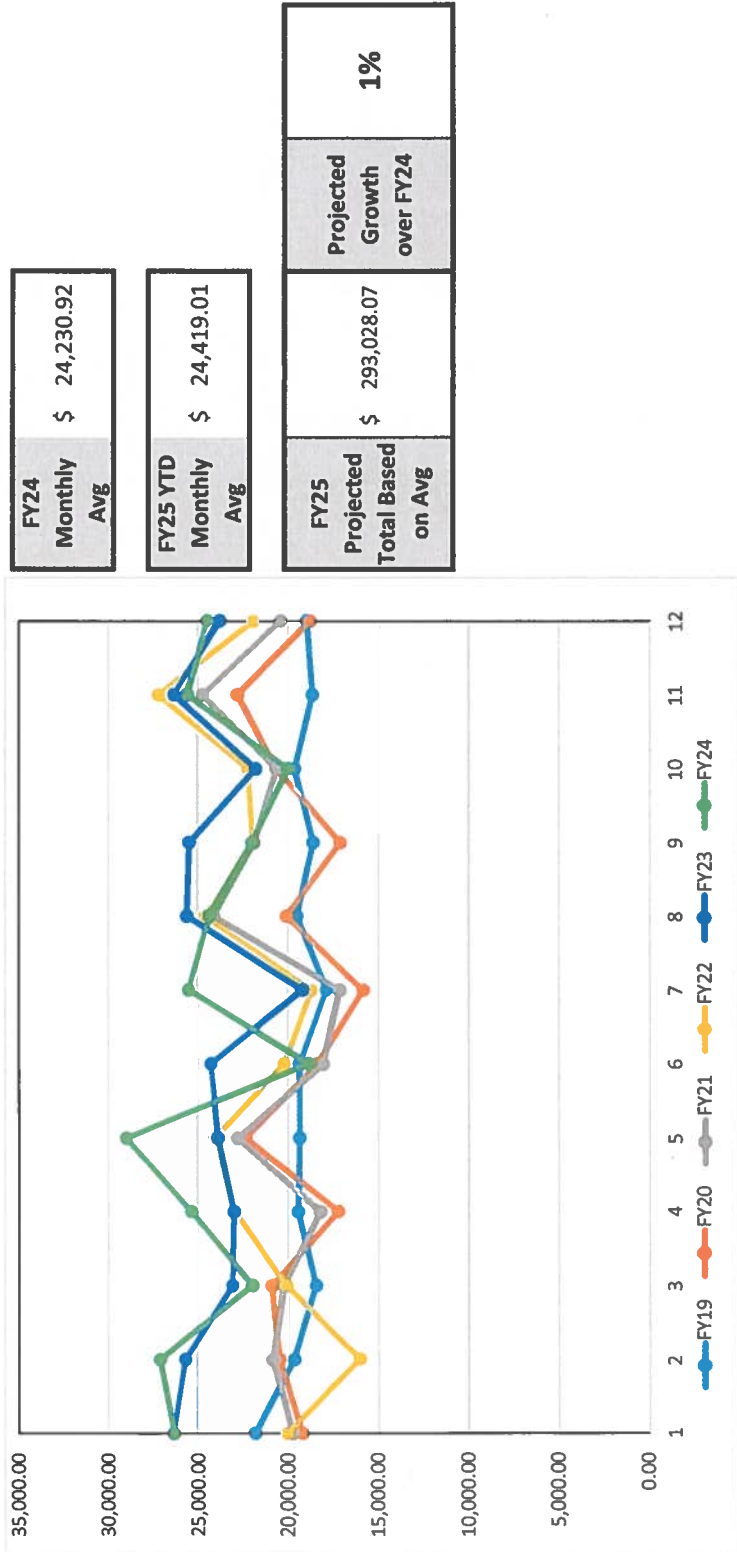
XI. ADJOURN

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	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	19,392.53	22,386.18	22,774.56	24,077.10	23,870.38	29,013.89	29,278.04	\$284.15
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	18,858.04	21,920.07	\$3,062.03
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	20,125.54	(\$5,399.46)
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	25,190.58	\$792.55
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	25,576.72	\$3,545.46
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	24,467.13	\$4,431.37
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	244,190.06	(\$46,580.98)



Month Deposited	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-2024	2024-2025	Month Earned
October	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	29,013.89	29,278.04	Dec.
March	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	21,920.07	Jan.
April	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	20,125.54	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	25,190.58	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	25,576.72	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	24,467.13	May
August	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	244,190.06	TOTAL

Projected \$294,026.00

EDC sales tax collected \$244,190.06

month \$4,431.37 more comparing this month with same month last year

year \$49,835.94 needed to be at our projected amount of \$294,026.00

Last year comparison - the total for same months

\$240,678.84

\$3,511.22 above what was collected this time last year

County Sales and Use Tax Comparison Summary

July 2025

City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Canton	2.000%	\$432,453.68	\$421,343.79	2.63%	\$3,043,464.03	\$3,015,832.06	0.91%
Edgewood	2.000%	\$44,699.52	\$38,032.18	17.53%	\$341,051.30	\$285,105.31	19.62%
Edom	1.000%	\$1,682.59	\$1,751.45	-3.93%	\$15,126.93	\$15,852.42	-4.57%
Fruitvale	2.000%	\$7,560.10	\$7,039.86	7.38%	\$217,951.34	\$55,203.82	294.81%
Grand Saline	2.000%	\$68,158.05	\$57,378.36	18.78%	\$459,860.57	\$443,838.45	3.60%
Van	2.000%	\$107,447.08	\$89,367.60	20.23%	\$737,002.85	\$712,617.85	3.42%
Wills Point	2.000%	\$163,711.26	\$185,543.61	-11.76%	\$1,294,169.97	\$1,331,466.20	-2.80%

How did our collections shake out this month?

Component	Recent Julys	Current	Prior Year	% Change
Total Collections		\$109,567.33	\$91,050.31	20.34%
Prior Collections		\$696.27	\$819.90	(15.08%)
Current Collections		\$111,037.90	\$113,576.06	(2.23%)
Future Collections		\$5,996.33	\$6,741.46	(11.05%)
Audit Collections		(\$9,339.45)	(\$31,063.54)	69.93%
Single Local Rate Collections		\$1,157.00	\$929.90	24.42%
Unidentified Collections		\$19.28	\$46.53	(58.56%)
Service Fee		\$2,191.35	\$1,821.01	20.34%
Current Retained		\$2,147.52	\$1,784.59	20.34%
Prior Retained		\$2,218.62	\$1,922.89	15.38%
Net Allocation		\$107,447.08	\$89,367.60	20.23%

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

	July 2023	July 2025	% of Total in July 2025
Retail	\$681,771	\$762,383	54%
Food	\$178,770	\$266,993	19%
General Services	\$149,622	\$116,203	8%
Professional Services	\$119,082	\$109,328	8%
Wholesale	\$30,370	\$50,428	4%
Agricultural	\$7,369	\$35,852	3%
Miscellaneous	\$27,998	\$30,646	2%
Manufacturing	\$25,362	\$29,603	2%
Accommodation	\$1,274	\$976	0%

EDC FY2024-2025**Budget****Amended Budget**

REVENUES	FY2024-2025	FY2024-2025
Sales Tax Revenue	\$294,026.00	\$294,026.00
Interest Income	\$500.00	\$500.00
Rental Income - Movie House; 255 W Main St.	\$2,400.00	\$2,400.00
Total Revenues	\$296,926.00	\$296,926.00
VEDC OPERATING EXPENSES		
FICA	\$4,436.32	\$4,436.32
Health Insurance	\$11,537.04	\$11,537.04
Longevity	\$300.00	\$300.00
TMRS	\$4,106.81	\$4,106.81
Workers Comp Ins	\$300.00	\$300.00
Salaries	\$55,125.00	\$55,125.00
Salaries Administrative	\$3,000.00	\$3,000.00
Total Compensation & Benefits	\$78,805.17	\$78,805.17
OPERATIONS		
Association Dues	\$1,720.00	\$1,970.00
Facilities/City Hall (shared office expenses)	\$6,000.00	\$10,160.00
Movie House Cleaning	\$1,800.00	\$1,800.00
Movie House Expenses (elec- internet-supplies)	\$4,482.00	\$4,482.00
Movie House Liability Insurance	\$2,550.00	\$2,550.00
Movie House Building & Grounds (Generator)	\$3,000.00	\$3,000.00
Meeting Expenses	\$500.00	\$500.00
Computer Software	\$5,000.00	\$7,325.50
Computer Software (Shared expense)	\$0.00	\$2,400.00
IT Services (Shared expense)	\$1,885.00	\$4,847.58
Website (Shared expense)	\$2,665.00	\$2,665.00
Office Supplies	\$1,000.00	\$1,000.00
Professional Services	\$15,000.00	\$2,901.92
Training/Conference	\$5,000.00	\$5,000.00
Travel/Lodging/Meals	\$5,300.83	\$5,300.83
Water Well Project (City)	\$50,000.00	\$50,000.00
Total Operations	\$105,902.83	\$105,902.83
PROMOTIONS		
Advertising	\$2,218.00	\$2,218.00
Marketing	\$5,000.00	\$5,000.00
Promotional Events/Trade Shows	\$4,000.00	\$4,000.00
Total Promotions	\$11,218.00	\$11,218.00
TOTAL VEDC OPERATING EXPENSES:	\$195,926.00	\$195,926.00
PROJECT FUND FY24-25		
Projects to be defined	\$60,000.00	\$60,000.00
Oil Festival Prize Money	\$1,000.00	\$1,000.00
Parks & Recreation	\$10,000.00	\$10,000.00
Facade Grants	\$30,000.00	\$30,000.00
Total Restricted Project Expenditures	\$101,000.00	\$101,000.00
Balance	\$0.00	\$0.00



Van Economic Development Corporation

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

Monthly Report July

INCOME	BUDGET	July	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$294,026.00	\$24,467.13	\$244,190.06	\$49,835.94	83%
Interest - Checking	\$500.00	\$1.66	\$15.66	\$484.34	3%
Movie House Rentals	\$2,400.00	\$400.00	\$1,600.00	\$800.00	67%
Total Income	\$296,926.00	\$24,868.79	\$245,805.72	\$51,120.28	83%
EXPENSES			YTD Expense	Funds Remaining	% Used
Association Dues	\$1,970.00	\$0.00	\$1,970.00	\$0.00	100%
Facilities/City Hall Expenses	\$10,160.00	\$197.28	\$9,816.89	\$343.11	97%
Movie House Cleaning	\$1,800.00	\$300.00	\$1,500.00	\$300.00	83%
Movie House Electric/Internet	\$4,482.00	\$374.44	\$3,116.79	\$1,365.21	70%
Movie House Insurance	\$2,550.00	\$0.00	\$2,550.00	\$0.00	100%
Movie House Maint. Bldg & Grounds	\$3,000.00	\$0.00	\$2,813.39	\$186.61	94%
Meeting Expenses	\$500.00	\$11.89	\$37.84	\$462.16	8%
Computer Software	\$7,325.50	\$369.99	\$6,825.50	\$500.00	93%
IT Services (Shared Expense)	\$4,847.58	\$458.12	\$3,931.34	\$916.24	81%
Software (Shared)	\$2,400.00	\$0.00	\$2,014.74	\$385.26	84%
Website (Shared)	\$2,665.00	\$0.00	\$698.29	\$1,966.71	26%
Office Supplies	\$1,000.00	\$467.61	\$970.26	\$29.74	97%
Payroll Expenses	\$78,805.17	\$7,772.74	\$59,981.50	\$18,823.67	76%
Professional Services	\$2,901.92	\$20.00	\$1,032.00	\$1,869.92	36%
Advertising	\$2,218.00	\$0.00	\$10.00	\$2,208.00	0%
Marketing	\$5,000.00	\$0.00	\$36.00	\$4,964.00	1%
Promotional Events/Trade Shows	\$4,000.00	\$950.00	\$1,146.60	\$2,853.40	29%
Prize Money-Chamber Derrick Hunt	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Training/Conferences	\$5,000.00	\$0.00	\$4,992.00	\$8.00	100%
Travel/Lodging/Meals	\$5,300.83	\$222.87	\$3,596.87	\$1,703.96	68%
Water Well (City)	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0%
Façade Grants	\$30,000.00	\$0.00	\$15,000.00	\$15,000.00	50%
Special Projects - Parks & Rec	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
Projects to be defined	\$60,000.00	\$0.00	\$0.00	\$60,000.00	0%
Total Expenses	\$296,926.00	\$11,144.94	\$122,040.01	\$174,885.99	41%



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

NET OPERATING INCOME				\$13,723.85
		MONTH	YTD	
Other Income	\$	(550.00)	\$	-
CD Interest	\$	-	\$	6,807.30
TexPool Interest	\$	1,234.24	\$	10,289.33
Total for Other Income	\$	684.24	\$	17,096.63
Other Expenses	\$	-	\$	-
Net Other Income	\$	684.24	\$	17,096.63
Net Income	\$	14,408.09	\$	140,862.34



EDC Directors Report for August 25, 2025

Updates:

Movie House
I20 Corridor
Incoming Business
Teacher Externships
VZC Leadership Class 6

BRE Visits

NIJ II

Meetings & Training:

June 29- East Texas Kickoff
August 5 – Assist Becky w/Flower Connection w/Van ISD Staff Appreciation
August 7 & 18– Meet with BTP Accounting Services
August 11-15 – Vacation
August 14 – City Council Meeting – Live Stream -Did not work
August 18- Show Bank Building Twice
East Texas Council of Government, ED Meeting 1:30-2:30pm
Betty Russo w/Governor's Office meeting 2:30pm



City of Van

Administration

Mailing Address: P.O. Box 487

Physical Address: 310 Chestnut

Van, Texas 75790

Phone: (903) 963-7216 Fax: (903) 963-5643

I am pleased to have this opportunity to re-introduce the City of Van to your organization in hopes that you will consider our application for membership. We would be honored to join in the collaborative efforts to bring economic growth to East Texas along the Interstate 20 corridor.

Van has seen significant changes over recent years in leadership, finances, and community engagement. We have new leadership in the position of Mayor, City Administrator, several council positions, along with a mostly new Economic Development Board and Chairman.

There has been a strong emphasis on transparency and communications not just to the community but between all members of our local government. We received the Transparency Star Award from the Texas State Comptroller in the categories of Financial Transparency and Open Government. Our department heads are a cohesive team that has changed the direction of Van and I'm proud of the cooperation between them as they acknowledge the challenges we must face to meet the needs of our citizens. We have seen positive reviews from our independent auditor and a steadily increasing net position.

Van has completed our projects to provide water service and wastewater collections to our I-20 corridor in sufficient capacity to support growth. We have restored three of our four water wells and thanks to voter support have passed a bond to replace the fourth, scheduled to come online in late 2026. This community support is a testament to the restored trust between the local government and our citizens.

The City Administration, Economic Development, and Planning and Zoning Board have become a cohesive system dedicated to the organized development of our town and providing opportunities for new businesses and citizens, working with property owners to secure right of way access to undeveloped properties and cost sharing of utility infrastructure.

Van stands ready to contribute to the success of our region and benefit from the guidance of our peers moving forward. I am available to you for any questions or concerns you may have and look forward to our combined success.

A handwritten signature in black ink, appearing to read "Jeff Hudgens", is written over a horizontal line.

Jeff Hudgens, City Manager

Tammy Weidman

From: Susan Gill <susan.gill@lindaletexas.com>
Sent: Friday, August 8, 2025 4:01 PM
To: Jeff Hudgens
Cc: Tammy Weidman; Lisa Denton
Subject: Re: City of Van EDC

Mr. Hudgens - Thank you for your letter and your support of economic growth along the Interstate 20 corridor.

The members of the East Texas I-20 Corridor Regional Economic Development Alliance met two weeks ago and, after careful consideration, made the difficult but necessary decision to conclude the group's marketing initiatives. While our collaborative efforts have been valuable, we found that with only eight active members, it is challenging to sustain large-scale, resource-intensive marketing programs. Expanding participation is essential for such initiatives to be effective and impactful.

We will continue to share relevant marketing opportunities with Tammy through the Northeast Texas Economic Developers Roundtable — a larger, well-established regional alliance of economic development professionals — to ensure that our communities remain informed and engaged in broader regional efforts.

I look forward to meeting you soon,

Susan



Susan Gill CECD, MEDP
President



903.882.5332
903.918.2900



Susan.Gill@LindaleTexas.com
www.LindaleTexas.com



105 Ballard Drive, PO Box 127
Lindale, TX 75771

Attention Public Officials (Appointed, Elected, and Employees): Please note that any correspondence, such as email or letters, may become a public record and made available for public/media review. Also, a "Reply to All" of this e-mail could lead to violations of the Texas Open Meetings Act under Government Code. Please reply only to the sender.

From: Jeff Hudgens <jhudgens@vantx.gov>
Sent: Friday, August 8, 2025 3:08 PM
To: Susan Gill <susan.gill@lindaletexas.com>; ldenton@kilgore-edc.com <ldenton@kilgore-edc.com>
Cc: Tammy Weidman <tweidman@vantx.gov>
Subject: City of Van EDC



SHADE THEIR GAME SHOW YOUR NAME

Sponsor a Bench Today!



Sponsorship Details

- \$980 per Bench
- Banner Hung on Back of Bench
- One Time Cost with Long Lasting Visibility

Van Soccer Association is growing, and we need your support!

This season, we're adding **benches with awnings** to every field to keep our athletes cool, comfortable, and game-ready. By sponsoring a bench, your business becomes part of our vision—building community, supporting youth, and growing the future of soccer in Van.

Join us today and leave your mark on the field!

**For sponsorship details or payment, please contact
Felicia Peek at 903-376-1269**

VAN ECONOMIC DEVELOPMENT CORPORATION

Exterior Façade Improvement Grant Application

Exterior Façade Improvement Grant

Application Checklist



Provide your Texas Business Taxpayer Number (**not** your social security number or EIN)



Provide your Federal Employer Identification Number (EIN), if applicable



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 façade improvements from the building owner



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

m-f 8A-5pm + most Sat. 8-5p



Business's facility must be in full compliance with all applicable zoning, land use, and other ordinances *working on it.*



All relevant licenses and permits must be current



Attach to your application a detailed description of the façade improvements to be made



Attach to your application a minimum of three (3) quotes for work to be performed or services to be provided



Attach to your application a description of your business and services provided

Exterior Façade Improvement Grant Application,

If approved, how will business use the funds:

Next Page

☐

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 part of an overall rehabilitation project

☐

Window/storefront system/trim replacement or repair if part of an overall rehabilitation project

☐

Attached gutters or down spouts

Exterior Façade Improvement Grant Application, continued

Applicant Information

If approved, how will business use the funds:

☐

Awnings, canopies, sunshades

☐

Signage attached to the facade

☐

Installation, expansion, or rehabilitation of outdoor patios designed for public usage

☒

Side and rear improvements that are visible to the public from right-of-way

privacy fence to provide screening
from right-of-way due to
the nature of our business.

Applicant Information

Name of Applicant: James OBrien
Name of Business Owner(s): James OBrien
Name of Business: J&J Diesel And Automotive Repair
Business' Doing Business As (DBA) Name: N/A
Business Address: 205 Old Historic Rd Van Tx
Email Address: jjdiesel Autofix@gmail.com
Business Phone: 903-504-9041
Mobile Phone: [REDACTED]
Federal Employer Identification Number (EIN), if applicable: [REDACTED]
Texas Business Taxpayer Number: [REDACTED]

Business has Disaster/Interruption Insurance: Yes ☐ No ☒ In the works.

I acknowledge that I have received, reviewed, and fully understand the requirements, guidelines, standards, rules, and procedures established by the Van Economic Development Corporation for the Exterior Façade Improvement Grant Program.

I certify that to the best of my knowledge the information provided on this application, its annexes, and its attachments is true and accurate.

I understand that, if I am approved for funding, any deviation from the project detail approved by the Van Economic Development Corporation Board of Directors will result in the withdrawal of the final approval for the grant and loss of grant funds for my proposed project.

I understand the Van Economic Development Corporation will not accept and/or evaluate incomplete applications.

I understand the Van Economic Development Corporation may grant or deny applications at its sole discretion. The Van Economic Development Corporation does not discriminate on the basis of race, color, religion, sex, age, national origin, veteran status, disability, or any other basis of discrimination prohibited by law.

I understand that my business is not automatically entitled to receive a grant.

James OBrien
Signature

8-20-25
Date

Tammy Weidman

From: James OBrien <jjdieselautofix@gmail.com>
Sent: Wednesday, August 20, 2025 11:31 AM
To: Tammy Weidman
Subject: J&J Diesel and Automotive Repair

Dear EDC Board,

We are seeking assistance with a privacy fence to be in compliance with the newly enforced screening ordinance. Our business is run without an overhead account as of right now, so our funds are very tight. We work on all types of motor vehicles, Monday through Friday and some Saturdays. Getting this help from the EDC Board would help in a major financial challenge for us. We would love to go with YWI Construction because they are also a small family-owned company and are willing to work with us on paying the remaining balance of the total that will be due after the deposit of \$4600.22, which will be \$1720.50. The total will be \$6320.72 for the entire project, so we are requesting that the EDC Board match half of this expense in the amount of \$3160.36. With the help of the EDC, we will be able to get the fence up and get into compliance with the newly enforced screening ordinance.

Thank you and God Bless.

James and Janette O'Brien

Brandon Rust



August 20, 2025

Re: The Shops on Old Historic Road

To whom it may concern,

As the owner of the building on 195 Old Historic Road, Van, Texas 75790, I have given my current tenants permission to build a privacy fence on this property. I have included my phone number if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'BR' with a stylized flourish.

Brandon Rust



CONSTRUCTION PROPOSAL

Yourway Infrastructure | 323 VZ CR 4121, Canton, TX 75103

P (430) 340-4776 Email: Yourwayinfra@yahoo.com

CUSTOMER

James & Janette O' Brien

ESTIMATE NO

252280002

DATE

8/18/2025

ADDRESS

205 Old Historic Rd

CITY/STATE/ZIP

Van, TX 75790

PHONE

(903) 504-0656

E-MAIL

JjDieselAutofix@gmail.com

SALESPERSON

Bobo & Adair

PROJECT

Fence Build

QUANTITY

DESCRIPTION

8 3X3 Metal Post

3 1.5X1.5 Pipe

34 Tex Ribbed Style Metal Sheeting (Charcoal Grey)

1 Self Tapping Screw Bucket

1 Weld Wire

1 Gas

33 3X1 Edging (Semi Gloss Black)

12 Concrete

1 Labor

SUBTOTAL \$5,839.00

TAX RATE 8.25%

SALES TAX \$481.72

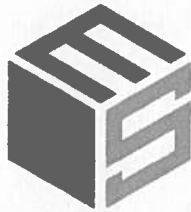
OTHER

TOTAL \$6,320.72

THIS PROPOSAL INCLUDES THE CONDITIONS NOTED:

Deposit of \$4600.22 is due before any work is to be started. The remaining balance of \$1720.50 is due upon the completion of job.

SIGN BELOW TO ACCEPT QUOTE:



EARTH&STEEL
CONSTRUCTION & FAB LLC

903-279-2018
earthnsteel.llc@gmail.com

Earth&Steel Construction & Fab LLC

QUOTATION

FOR: J&J Diesel and Automotive Repair

205 old historic rd. Van, Tx
903-504-0656
jjdieselautofix@gmail.com

NUMBER: EST0010
DATE: Aug 15, 2025

Description	Quantity	Unit price	Amount
6' Metal Privacy Fence Approximately 120 linear feet of 2x2 square tubing fence with top, middle, and bottom rails. With the two end post and one corner post being 3x3 square tubing with caps. Charcoal gray, Tex Rib style metal sheeting screwed to outside with color matched screws. All post in ground with concrete.	1	\$6,500.00	\$6,500.00
ETX Mobile Sandblasting and painting Blast, Prime, & Paint	1	\$2,500.00	\$2,500.00

SUBTOTAL: \$9,000.00
TOTAL: \$9,000.00
PAID: \$0.00

BALANCE DUE \$9,000.00

Comments

Upon acceptance of this Estimate we require a 50% deposit upfront in order to start your project and the remaining 50% upon completion.
Thank you for considering Earth&Steel for your project!



James OBrien <jjdieselautofix@gmail.com>

Fence bid

1 message

Stoney Robles <stoneyrobes6@gmail.com>

Fri, Aug 15, 2025 at 4:50 PM

To: "jjdieselautofix@gmail.com" <jjdieselautofix@gmail.com>

Materials, labor, delivery of materials
\$5578.50

VAN EDC BUDGET

	Current Budget	Actual YTD	Proposed Budget FY2025-2026		
REVENUES	FY2024-2025	FY2024-2025	FY2025-2026	FY2025-2026	FY2025-2026
Sales Tax Revenue	\$294,026.00	\$244,190.06	\$290,000.00	\$290,000.00	\$290,000.00
Interest Income	\$500.00	\$15,876.39	\$10,000.00	\$10,000.00	\$10,000.00
Rental Income - Movie House; 255 W Main St.	\$2,400.00	\$1,400.00	\$1,400.00	\$1,400.00	\$1,400.00
Total Revenues	\$296,926.00	\$261,466.45	\$301,400.00	\$301,400.00	\$301,400.00
SALARY			3.50%	4%	5%
FICA	\$4,436.32		\$4,399.08	\$4,420.17	\$4,462.34
Insurance	\$11,537.04		\$12,140.40	\$12,140.40	\$12,140.40
Longevity	\$300.00		\$300.00	\$300.00	\$300.00
TMRS	\$4,106.81		\$4,250.55	\$4,271.00	\$4,312.15
Workers Comp Ins	\$300.00		\$300.00	\$300.00	\$300.00
Salaries	\$55,125.00		\$57,054.38	\$57,780.00	\$58,331.25
Salaries Administrative	\$3,000.00		\$3,105.00	\$3,120.00	\$3,150.00
Total Compensation & Benefits	\$78,805.17	\$62,720.86	\$81,549.41	\$82,331.57	\$82,996.14
EXPENSES					
Association Dues	\$1,970.00	\$1,970.00	\$4,600.00	\$4,600.00	\$4,600.00
Facilities/City Hall (Shared Office Expenses)	\$10,160.00	\$9,939.68	\$3,000.00	\$3,000.00	\$3,000.00
Movie House Cleaning	\$1,800.00	\$1,650.00	\$2,000.00	\$2,000.00	\$2,000.00
Movie House Expenses (elec- internet-supplies)	\$4,482.00	\$3,529.96	\$4,500.00	\$4,500.00	\$4,500.00
Movie House Liability Insurance	\$2,550.00	\$2,550.00	\$2,805.00	\$2,805.00	\$2,805.00
Movie House Building & Grounds (Generator)	\$3,000.00	\$2,813.39	\$10,500.00	\$10,500.00	\$10,500.00
Meeting Expenses	\$500.00	\$43.02	\$500.00	\$500.00	\$500.00
Computer Software	\$7,325.50	\$7,075.50	\$9,300.00	\$9,300.00	\$9,300.00
IT Services (Shared Expense)	\$4,847.58	\$4,366.34	\$5,000.00	\$5,000.00	\$5,000.00
Software (Shared Expenses)	\$2,400.00	\$2,014.74	\$3,800.00	\$3,800.00	\$3,800.00
Website (Shared Expense)	\$2,665.00	\$698.29	\$1,000.00	\$1,000.00	\$1,000.00
Office Supplies	\$1,000.00	\$970.26	\$1,000.00	\$1,000.00	\$1,000.00
Professional Services	\$2,901.92	\$1,052.00	\$7,000.00	\$7,000.00	\$7,000.00
Training/Conference	\$5,000.00	\$4,992.00	\$6,000.00	\$6,000.00	\$6,000.00
Travel/Lodging/Meals	\$5,300.83	\$3,596.87	\$4,000.00	\$4,000.00	\$4,000.00
Water Well (City)	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00	\$50,000.00
Total Operations	\$105,902.83	\$97,262.05	\$115,005.00	\$115,005.00	\$115,005.00
PROMOTIONS					
Advertising	\$2,218.00	\$114.78	\$2,000.00	\$2,000.00	\$2,000.00
Marketing	\$5,000.00	\$4,953.75	\$4,000.00	\$4,000.00	\$4,000.00
Promotional Events/Trade Shows	\$4,000.00	\$1,146.60	\$4,000.00	\$4,000.00	\$4,000.00
Total Promotions	\$11,218.00	\$6,215.13	\$10,000.00	\$10,000.00	\$10,000.00
TOTAL VEDC OPERATING EXPENSES:	\$195,926.00	\$12,430.26	\$206,554.41	\$207,336.57	\$208,001.14
PROJECT FUND FY24-25					
Projects to be defined	\$60,000.00	\$0.00	\$53,845.59	\$53,063.43	\$52,398.86
Oil Festival Prize Money	\$1,000.00	Sept	\$1,000.00	\$1,000.00	\$1,000.00
Parks & Recreation	\$10,000.00	\$0.00	\$10,000.00	\$10,000.00	\$10,000.00
Facade Grants	\$30,000.00	\$15,000.00	\$30,000.00	\$30,000.00	\$30,000.00
Total Restricted Project Expenditures	\$101,000.00	\$15,000.00	\$94,845.59	\$94,063.43	\$93,398.86
Balance	\$0.00	\$74,053.28	\$0.00	\$0.00	\$0.00
		Remaining			