



**NOTICE OF REGULAR MEETING**  
**THE ECONOMIC DEVELOPMENT CORPORATION**  
**Monday, November 24, 2025**  
**5:30 PM**

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

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 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 agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the Board from discussing issues on which the public has not been given three business days 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 on the annual review process of the EDC Executive Director

**VII. INFORMATION AND DISCUSSION**

- A. A virtual Economic Development Sales Tax Workshop is available — December 1–15, 2025

Reminder — No EDC Board Meeting in December

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action regarding the lease or purchase of a new printer to replace the current unit located at the Chamber office.

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 November 18, 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**  
**Monday, October 27, 2025**  
**5:30 PM**

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

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, Candace Gore, Howard Patterson

**Absent:** Chase Penny, Ivy Lopez, Dwayne Wheeler

**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 agenda item (**limit 3 minutes per person**); however, the Texas Open Meetings Act prohibits the Board from discussing issues on which the public has not been given three business days 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.)

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Howard Patterson
<b>SECONDER:</b>	Candice Myers
<b>AYES:</b>	Danny Morrow, Candice Myers, Candace Gore, Howard Patterson
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

A. Meeting Minutes

B. Financial Report

The report reflected a 2% growth with a current fund balance of \$114,015.48.

**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 the Movie House roof leak and repairs  
The roof leak and odor issues were discussed, along with possible solutions to address both concerns

**VIII. ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on a budget transfer of \$3000.00 from the current budget line item "Projects to be defined" to the Facilities — "Movie House Building & Grounds" line item to cover the insurance deductible for the Movie House roof replacement.

<b>RESULT:</b>	Passed
<b>MOVER:</b>	Candice Myers
<b>SECONDER:</b>	Candace Gore
<b>AYES:</b>	Danny Morrow, Candice Myers, Candace Gore, Howard Patterson
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	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**

**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**

<b>RESULT:</b>	<b>Passed</b>
<b>MOVER:</b>	Candace Gore
<b>SECONDER:</b>	Howard Patterson
<b>AYES:</b>	Danny Morrow, Candice Myers, Candace Gore, Howard Patterson
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None

Attest:

---

EDC President



EDC Executive Director



# Van Economic Development Corporation

Budget vs. Actuals: Budget FY25-26 - FY26 P&L

Monthly Report October

INCOME	BUDGET	October	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$290,000.00	\$ 23,302.64	\$23,302.64	\$266,697.36	8%
Movie House Rentals	\$1,400.00	\$ 200.00	\$200.00	\$1,200.00	14%
<b>Total Income</b>	<b>\$291,400.00</b>	<b>\$23,502.64</b>	<b>\$23,502.64</b>	<b>\$267,897.36</b>	<b>8%</b>
EXPENSES			YTD Expense	Funds Remaining	% Used
Association Dues	\$4,600.00	\$545.00	\$545.00	\$4,055.00	12%
Facilities/City Hall Expenses	\$6,700.00	\$861.22	\$861.22	\$5,838.78	13%
Movie House Cleaning	\$2,000.00	\$150.00	\$150.00	\$1,850.00	8%
Movie House Electric/Internet	\$4,800.00	\$0.00	\$0.00	\$4,800.00	0%
Movie House Insurance	\$2,805.00	\$2,805.00	\$2,805.00	\$0.00	100%
Movie House Bldg & Grounds	\$9,500.00	\$239.00	\$239.00	\$9,261.00	3%
Meeting Expenses	\$500.00	\$0.00	\$0.00	\$500.00	0%
Computer Software	\$9,300.00	\$0.00	\$0.00	\$9,300.00	0%
Computer Software (Shared)	\$5,000.00	\$0.00	\$0.00	\$5,000.00	0%
IT Services (Shared Expense)	\$3,800.00	\$0.00	\$0.00	\$3,800.00	0%
Website (Shared Expense)	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Office Supplies	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Payroll Expenses	\$82,331.57	\$5,630.90	\$5,630.90	\$76,700.67	7%
Professional Services	\$7,000.00	\$0.00	\$0.00	\$7,000.00	0%
Advertising	\$2,000.00	\$0.00	\$0.00	\$2,000.00	0%
Marketing	\$4,000.00	\$0.00	\$0.00	\$4,000.00	0%
Promotional Events/Trade Shows	\$4,000.00	\$0.00	\$0.00	\$4,000.00	0%
Prize Money-Chamber Derrick Hunt	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
Training/Conferences	\$6,000.00	\$0.00	\$0.00	\$6,000.00	0%
Travel/Lodging/Meals	\$4,000.00	\$0.00	\$0.00	\$4,000.00	0%
Water Well (City)	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0%
Façade Grants	\$30,000.00	\$0.00	\$0.00	\$30,000.00	0%
Special Projects - Parks & Rec	\$10,000.00	\$0.00	\$0.00	\$10,000.00	0%
Projects to be defined	\$50,063.43	\$0.00	\$0.00	\$50,063.43	0%
<b>Total Expenses</b>	<b>\$301,400.00</b>	<b>\$10,231.12</b>	<b>\$10,231.12</b>	<b>\$291,168.88</b>	<b>3%</b>
<b>NET OPERATING INCOME</b>		<b>\$13,271.52</b>			



Van Economic Development Corporation  
Budget vs. Actuals: Budget FY25-26 - FY26 P&L  
Monthly Report October

	MONTH	YTD
Other Income - Interest Earned		
Checking	\$1.62	
CD	\$0.00	
TexPool	\$1,125.65	
<b>Total for Other Income</b>	<b>\$1,127.27</b>	
<hr/>		
<b>Net Income</b>	<b>\$14,398.79</b>	

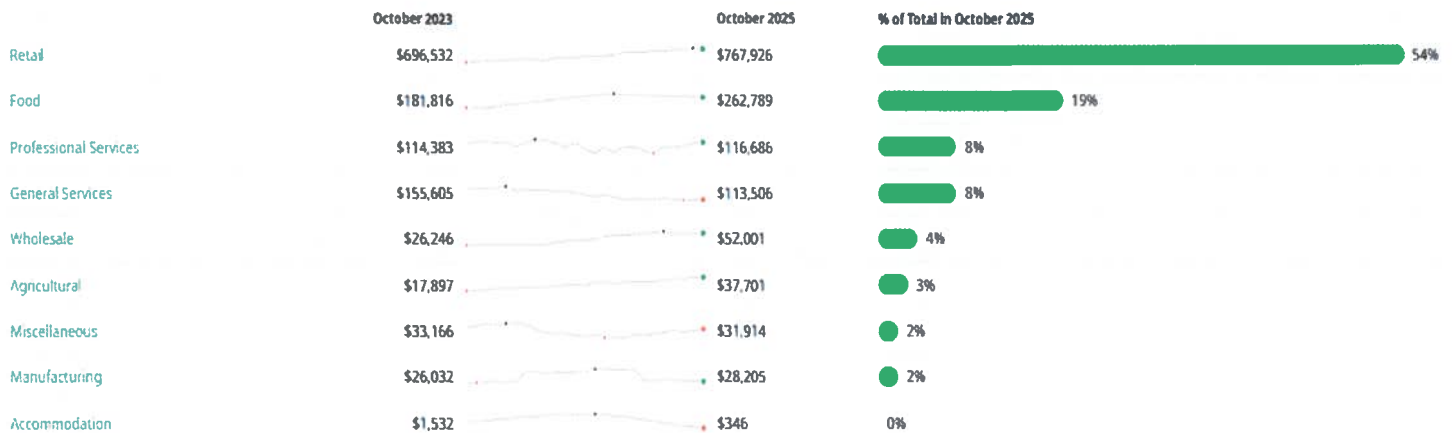
# County Comparison for October

Entity	October 2025	YoY Change	YTD
Canton, Texas	\$414,240	-0.50%	\$4,373,412
Edgewood, Texas	\$39,963	1.29%	\$472,161
Edom, Texas	\$1,673	8.79%	\$21,226
Grand Saline, Texas	\$61,917	1.70%	\$660,460
Van, Texas	\$102,328	1.44%	\$1,063,913
Wills Point, Texas	\$166,263	-17.44%	\$1,827,353

What do our fiscal year to date collections look like?

Payment Component	Current	Prior Year	Variance (\$)	% Change
Total Collections	\$104,218	\$102,814	\$1,404	1.4%
Prior Collections	\$229	\$1,243	(\$1,014)	(81.6%)
Current Collections	\$108,112	\$105,619	\$2,492	2.4%
Future Collections	\$4,462	\$4,599	(\$137)	(3.0%)
Audit Collections	(\$9,696)	(\$9,693)	(\$3)	0.0%
Single Local Rate Collections	\$1,090	\$1,017	\$72	7.1%
Unidentified Collections	\$22	\$28	(\$6)	(22.9%)
Service Fee	\$2,084	\$2,056	\$28	1.4%
Current Retained	\$2,043	\$2,015	\$28	1.4%
Prior Retained	\$2,237	\$2,134	\$103	4.8%
<b>Net Payment</b>	<b>\$102,328</b>	<b>\$100,877</b>	<b>\$1,452</b>	<b>1.4%</b>

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





# Participant Statement

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

**Statement Period** 10/01/2025 - 10/31/2025

Page 1 of 2

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

## TexPool Update

Participants: When initiating a wire to settle your deposit, please notify your local depository or third-party vendor of your intentions. TexPool is unable to initiate wires on your behalf and unfunded purchases may impact the performance of the Pools. We thank you for your attention to this matter.

## TexPool Summary

Pool Name	Beginning Balance	Total Deposits	Total Withdrawals	Total Interest	Current Balance	Average Balance
Texas Local Government Investment Pool	\$319,978.61	\$0.00	\$0.00	\$1,125.65	\$321,104.26	\$320,014.92
<b>Total Dollar Value</b>	<b>\$319,978.61</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$1,125.65</b>	<b>\$321,104.26</b>	

## Portfolio Value

Pool Name	Pool/Account	Market Value (10/01/2025)	Share Price (10/31/2025)	Shares Owned (10/31/2025)	Market Value (10/31/2025)
Texas Local Government Investment Pool	449/7984400001	\$319,978.61	\$1.00	321,104.260	\$321,104.26
<b>Total Dollar Value</b>		<b>\$319,978.61</b>			<b>\$321,104.26</b>

## Interest Summary

Pool Name	Pool/Account	Month-to-Date Interest	Year-to-Date Interest
Texas Local Government Investment Pool	449/7984400001	\$1,125.65	\$11,012.68
<b>Total</b>		<b>\$1,125.65</b>	<b>\$11,012.68</b>





## EDC Directors Report for November 24, 2025

### Updates:

City Council – It was reported during the City Managers Report that the \$12-\$13 million dollar Assisted Living project is still on and plans to get started in March or April.

The Council approved the replat and rezoning of the property located at 1070 S Oak.

And unfortunately, the city did not get awarded the Sidewalk Grant so that project is postponed.

The Movie House roof is replaced with sewer stack pipes being relocated about 30ft from the front door and the restroom exhaust vents are routed through the roof.

Soccer Field benches- Felicia Peek said they plan to start installing soccer benches this week.

### BRE Visits

||||

### Meetings & Training:

October 28-31 TEDC Annual Conference-San Antonio

November 5 – County Commissioners Court Meeting

November 13- City Council Meeting

Kiwanis Meeting

November 19 – County Commissioner Court Meeting

# Printer- Copier-Scanner Comparison: Summary

Pat prints 100 brochures a month =1200 color pages a month

14,400 pages a year

## **Print & Design**

\$2.70 a brochure

\$270 a month

\$3240 a year for printing

---

## **Data Max**

5 year Lease Option

includes maintenance, drums and toner

Purchase Option

\$140.21 month

600 Color copies

\$4,098.62

300 B&W

\$140.21

\$36.00 color copy overage

\$176.21 total monthly fee

---

## **Document Solutions**

4 year Lease Option

includes maintenance, drums and toner

Purchase Option

\$119 month

0 Color copies

\$4,780.00

2000 B&W

\$119.00

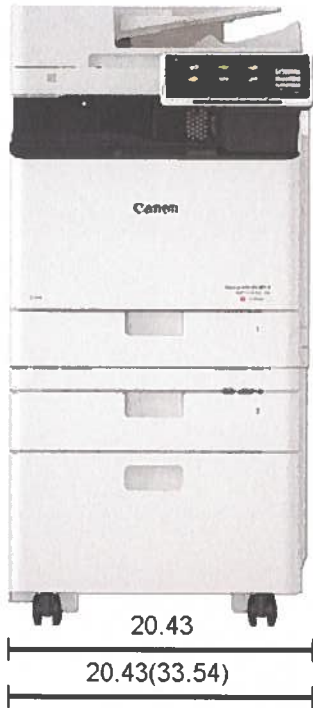
\$72.00 color copy overage

\$191.00 total monthly fee

---

\*\* I WILL HAVE PRICING OPTIONS FROM OFFICE DEPOT/BEST BUY/AMAZON - AT THE MEETING

## Proposed Models



### Canon imageRUNNER ADVANCE DX C259iF

- Prints up to 26 ppm (BW/color)
- Scans up to 200 ipm (300 dpi) (BW/color, duplex)
- Prints up to 8-1/2" x 14"
- Ships standard with a 100 sheet Single Pass Duplexing Automatic Document Feeder
- 550-sheet Cassette, 100-sheet Stack Bypass, upgradeable to a 2,300-sheet maximum paper capacity
- Canon UFR II/PCL/PS Printing, Direct PDF/XPS Printing,
- Color Universal Send to Email or to Network File with PDF High Compression, Encrypted PDF, Digital Signature PDF (Device and User Signature), Trace and Smooth PDF, Fax, Searchable PDF/XPS, OOXML (Scan to PPT and Word)
- Device Security and Tracking with, Universal Login Manager, uniFLOW Online Express, or Access Management System, SSD Data Initialize, Data Encryption (FIPS-140-2), IP Sec, Encrypted Secure Print, and Secure Watermark
- Additional options include, Web Browser, Ethernet 1000Base-T/100Base-TX/10Base-T, USB 2.0/3.0 Connectivity, and WIFI Connectivity

Accessories Included: DMXTX ConnectPac MFD & WF Printer, Wireless LAN Board-D1, Cassette Feeding Unit-AJ1



<b>Configuration:</b>	
▶	Canon iR ADV DX C259iF
▶	DMXTX ConnectPac MFD & WF Printer
▶	Wireless LAN Board-D1
▶	Cassette Feeding Unit-AJ1

<b>Datamax Purchase Option:</b>	
▶ Purchase Price:	\$4,098.62

<b>Datamax Leasing Option:</b>				
▶	60	Month Term	<i>Includes equipment &amp; all-inclusive service plan including pages outlined below.</i>	\$140.21
▶		Month Term		\$0.00
▶		Month Term		\$0.00
▶ <i>To fulfill your current lease obligation, the above pricing includes an amount not to exceed*:</i>				
*As agreed, the above requires a copy of your current lease agreement provided in advance.				

<b>imageCare™ Total Care Service Agreement: [Includes 5 Year Performance Guarantees]</b>	
▶ All-Inclusive Service Plan:	
▶ <i>Includes all service calls, preventive maintenance calls, electrical and mechanical parts, fuser oil, drums and toner at no additional charge.</i>	
▶ <i>Excludes supplies such as paper and staples.</i>	
▶ INCLUDED Black Impressions Per Month:	300
▶ INCLUDED Color Impressions Per Month:	600
▶ Additional Black Impressions to be invoiced at:	\$0.0166
▶ Additional Color Impressions to be invoiced at:	\$0.0600

<b>Systems Implementation &amp; Support:</b>
<i>Includes:</i>
▶ Delivery, Installation & Networking
▶ MAXimizer Learning® Stand-Alone Training
▶ ConnectCare™ Guarantees (if connected)
▶ PrintView™ Proactive Service & Toner

<b>Additional Datamax Benefits:</b>
<i>Includes:</i>
▶ Total Satisfaction Guarantees
▶ 4 Hour On-Site Response Time Guarantee
▶ Partnership Reviews for Solution Optimization
▶ Free Next-day Shipping of Contract Toner

The above prices do not reflect applicable taxes.

**PROPRIETARY NOTES:** All the prices and conditions in this proposal are valid for thirty [30] days from the date of proposal unless extended in writing or upon acceptance by Datamax Inc. All information in this proposal is to be considered proprietary and property of Datamax Inc. All documentation and proposal information will be returned to Datamax at its request. Only those identified parties within that are part of the decision-making committee will have access to this proposal. Nothing in this proposal shall be copied, distributed or used by without written authorization of Datamax Inc.





## PURCHASE/MAINTENANCE AGREEMENT

<b>Customer Legal Name (Bill to)</b>	City of Van	<b>Customer Name (Install)</b>	City of Van
<b>Name Overflow (if needed)</b>	Economic Development Corporation	<b>Name Overflow (if needed)</b>	Economic Development Corporation
<b>Street Address</b>	310 Chestnut St	<b>Installed at Street Address</b>	310 Chestnut St
<b>Box#/Routing</b>		<b>Floor/Room/Routing</b>	
<b>City, State</b>	Van, TX	<b>City, State</b>	Van, TX
<b>Zip Code</b>	75790	<b>Zip Code</b>	75790
<b>Tax ID#</b>		<b>County Installed in</b>	Van Zandt
<b>Requested Effective Date</b>	11/18/2025		

- Tax Exempt (Certificate Attached)
- Attached Customer P.O.#s: \_\_\_\_\_
- Supplies included in print charge with XDA installed

**Equipment - Information**

Product (serial number for in place equipment)	Equipment Purchase from:	Term	Purchase Price
Xerox AltaLink C8135	Document Solutions	N/A	\$4,780

**Maintenance Agreement Price Information**

Monthly Service Base Charge	\$15.00
Meter B/W Charges 1+	\$0.01
Meter Color Charges 1+	\$0.06

**Adjustment Period**

Months Affected	
Monthly Charge	\$

**Agreement Presented By:**

Name: Cari Morris  
**Document Solutions**

**Accepted By:**

Name: Jeanee' Patrick Date: 11/18/2025

**Customer:**

Signer Name: Tammy Weidman  
 (Print)

Signature: \_\_\_\_\_

Title: EDC Executive Director Date: \_\_\_\_\_

Supply Contact: Tammy Weidman

Supply Contact Phone: (903) 963-7216

Supply Contact Email: tjweidman@gmail.com