



NOTICE OF REGULAR MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, July 27, 2026
5:30 PM

Dwayne Wheeler
Paul Bullington
Ivy Lopez
Howard Patterson
Candace Gore
Mark Heatwole
Linzy Neal

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 July 27, 2026, 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 for June 22, 2026, June 29, 2026 - Called Meeting, and July 16, 2026 - Called Meeting
- 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 proposed project for Parks and Recreation at McMillan Park.

- B. Discussion and consideration of possible action regarding the existing Facade Grant Program, including potential updates to the program guidelines and consideration of a new program name

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action regarding an economic development grant request for Coupe's Cafe and Game Room, located in the Van Shopping Plaza at 552 W. Main Street, for the installation of a code-compliant grease trap. The grant is contingent upon the grease trap remaining a permanent fixture of the property from this point going forward for the benefit of the current and any future occupants
- 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
- C. Discussion, Consideration, and Possible Action on increasing the Texas Bank and Trust Visa card limit from \$3000.00 to \$5000.00.

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
July 21, 2026

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, June 22, 2026
5:30 PM

Dwayne Wheeler
Ivy Lopez
Candace Gore
Howard Patterson

MINUTES

I. CALL MEETING TO ORDER

A. Roll Call and Establish a Quorum

Present: Dwayne Wheeler, Ivy Lopez, Candace Gore, Mark Heatwole, Howard Patterson, Paul Bullington, Linzy Neal

Absent:

II. INVOCATION

Invocation was led by Linzy Neal

III. PLEDGE OF ALLEGIANCE

Led by Dwayne Wheeler

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

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Brandon Arthur, with Oncor, introduced himself to the Board

Mayor Burns spoke regarding Coupe's Cafe and Game Room, explaining that the business incurred an unexpected expense related to the installation of a larger grease trap. Mayor Burns discussed the possibility of EDC assistance to help facilitate the business's reopening as soon as possible

Frank Silva of Coupe's Cafe expressed the business's need for assistance and conveyed appreciation for any support the EDC may be able to provide

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
Welcome to the Van Economic Development Corporation Board: Paul Bullington, Mark Heatwole, and Linzy Neal
On June 18, 2026, the City Council reappointed Candace Gore to serve another term and appointed Paul, Mark and Linzy to the EDC Board

VII. **INFORMATION AND DISCUSSION**

VIII. **ACTION ITEMS**

- A. Discussion, Consideration, and Possible Action on Election of EDC Board officers
Motion to elect Dwayne Wheeler as EDC Board President, Paul Bullington as Vice President, Ivy Lopez as Secretary and Howard Patterson as Treasurer
- B. Discussion, Consideration, and Possible Action to remove Danny Morrow from the TexPool account as an additional authorized representative

RESULT:	Passed
MOVER:	Linzy Neal
SECONDER:	Ivy Lopez
AYES:	Ivy Lopez, Candace Gore, Mark Heatwole, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

- C. Discussion, Consideration, and Possible Action to remove Danny Morrow, Candice Myers and Chase Penny as authorized signers on the Van Economic Development Corporation checking account held at Texas Bank and Trust

RESULT:	Passed
MOVER:	Howard Patterson
SECONDER:	Linzy Neal
AYES:	Ivy Lopez, Candace Gore, Mark Heatwole, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

- D. Discussion, Consideration, and Possible Action to remove Danny Morrow as an authorized signer on the Van Economic Development Corporation Certificate of Deposit held at Texas Bank and Trust

RESULT:	Passed
MOVER:	Mark Heatwole
SECONDER:	Ivy Lopez
AYES:	Ivy Lopez, Candace Gore, Mark Heatwole, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

- E. Motion to add the Van Economic Development Corporation Board officers, consisting of the President, Vice President, Secretary, and Treasurer, as authorized signatories on the Van Economic Development Corporation checking account held at Texas Bank and Trust.
Motion to add the Van EDC Board officers, consisting of Dwayne Wheeler, President, Paul

Bullington, Vice President, Ivy Lopez, Secretary, and Howard Patterson, Treasurer as authorized signatories on the Van Economic Development Corporation checking account held at Texas Bank and Trust

- F. Motion to add the Van Economic Development Corporation Board President to the TexPool account as an additional authorized representative

Motion to add the Van Economic Development Board President, Dwayne Wheeler to the TexPool account as an additional authorized representative

- G. Motion to add the Van Economic Development Corporation Board President as an authorized signer on the Certificate of Deposit held at Texas Bank and Trust

Motion to add the Van Economic Development Corporation Board President, Dwayne Wheeler, as an authorized signer on the Certificate of Deposit held at Texas Bank and Trust

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.

The EDC Board will have a special called meeting on Monday, June 29th, regarding a Facade Grant for Coupe's Cafe & Game Room

XI. **ADJOURN**

RESULT:	Passed
MOVER:	Paul Bullington
SECONDER:	Linzy Neal
AYES:	Ivy Lopez, Candace Gore, Mark Heatwole, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

EDC Executive Director



NOTICE OF CALLED MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Monday, June 29, 2026
5:30 PM

Dwayne Wheeler
Paul Bullington
Ivy Lopez
Howard Patterson
Candace Gore
Mark Heatwole
Linzy Neal

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Dwayne Wheeler

A. Roll Call and Establish a Quorum

Present: Dwayne Wheeler, Candace Gore, Mark Heatwole, Paul Bullington, Linzy Neal

Absent: Ivy Lopez, Howard Patterson

II. INVOCATION

Invocation was led by Mark Heatwole

III. PLEDGE OF ALLEGIANCE

Led by Dwayne Wheeler

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

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V. ACTION ITEMS

A. Discussion, Consideration, and Possible Action on Facade Grant for Coupe's Cafe & Game Room

RESULT:	Passed
MOVER:	Linzy Neal
SECONDER:	Paul Bullington
AYES:	Candace Gore, Mark Heatwole, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

Motion was made to approve the grant in the amount of \$11,500.00 with East Texas Plumbing Services pending City Council approval on July 9th

VI. 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.

VII. 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.

A grant for Coupe's Cafe and Game Room was discussed and may be brought back on July 27, 2026

VIII. ADJOURN

RESULT:	Passed
MOVER:	Linzy Neal
SECONDER:	Paul Bullington
AYES:	Candace Gore, Mark Heatwole, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

EDC Executive Director



NOTICE OF CALLED MEETING
THE ECONOMIC DEVELOPMENT CORPORATION
Thursday, July 16, 2026
5:30 PM

Dwayne Wheeler
Paul Bullington
Ivy Lopez
Howard Patterson
Candace Gore
Mark Heatwole
Linzy Neal

MINUTES

I. CALL MEETING TO ORDER

Meeting called to order by Dwayne Wheeler

A. Roll Call and Establish a Quorum

Present: Dwayne Wheeler, Candace Gore, Howard Patterson, Paul Bullington, Linzy Neal

Absent: Ivy Lopez, Mark Heatwole

II. INVOCATION

Invocation was led by Dwayne Wheeler

III. PLEDGE OF ALLEGIANCE

Led by Dwayne Wheeler

A. US Flag

B. Texas Flag

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

IV. ACTION ITEMS

- A.** Discussion, Consideration, and Possible Action on City Council's request for the EDC to amend the amount of the grant EDC awarded to Coupe's Cafe and Restaurant from \$11,500.00 to \$12,500.00 to install a grease trap that will accommodate current needs and future growth

RESULT:	Passed
MOVER:	Paul Bullington
SECONDER:	Howard Patterson
AYES:	Candace Gore, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

Motion passed to request City Council approval for the expenditure of \$12,500.00 for the installation of a grease trap at Coupe's Cafe and Game Room, contingent upon the grease trap remaining with the property for the benefit of any future occupant of the space.

V. ADJOURN

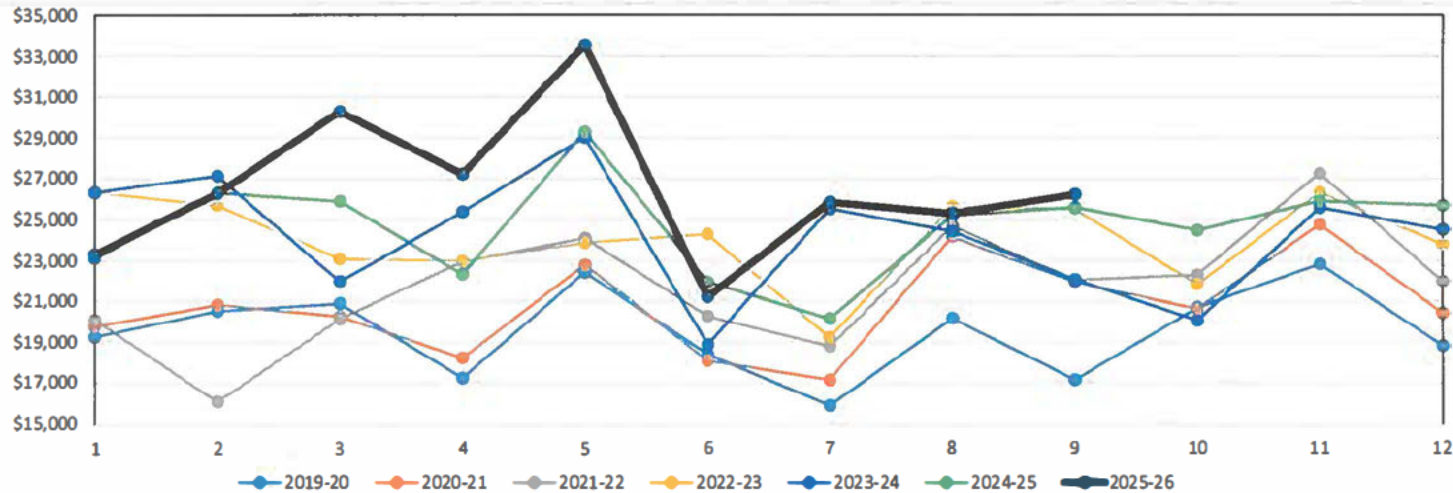
RESULT:	Adjourn
MOVER:	Linzy Neal
SECONDER:	Paul Bullington
AYES:	Candace Gore, Howard Patterson, Paul Bullington, Linzy Neal
NAYS:	None
ABSTAINED:	None

Attest:

EDC President

EDC Executive Director

DEP.	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-2024	2024-2025	25-2026	Monthly Compared to FY24
OCT	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	23,302.84	\$214.79
NOV	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	26,290.85	(\$34.85)
DEC	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	30,285.60	\$4,379.79
JAN	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	27,219.48	\$4,906.86
FEB	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	33,553.00	\$4,274.96
MAR	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	21,191.28	(\$728.79)
APR	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	25,830.97	\$5,705.43
MAY	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	25,285.51	\$94.93
JUNE	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	26,220.92	\$644.20
JULY	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		(\$24,467.13)
AUG	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	25,886.75		(\$25,886.75)
SEPT	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	25,679.30		(\$25,679.30)
TOTAL	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	295,756.11	239,180.25	(\$56,575.86)



FY25 Monthly Avg	\$ 24,646.34
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FY26 Projected Total Based on Avg	\$ 318,907.00
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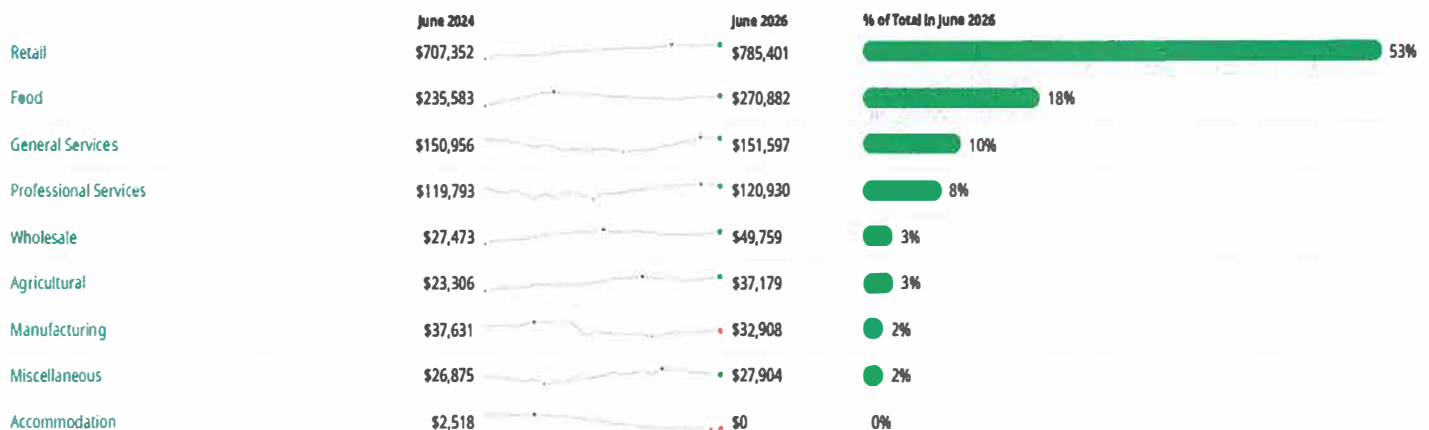
FY26 YTD Monthly Avg	\$ 26,575.58
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Projected Growth over FY25	8%
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JUNE 2026 -CITIES BY COUNTY SALES AND USE TAX COMPARISON SUMMARY

City	Rate	Net Payment This Period	Comparable Payment Prior Year	% Change	Payment YTD	Prior Year Payment YTD	% Change
Canton	2.000%	\$457,059.31	\$420,173.78	8.77%	\$2,713,771.18	\$2,611,010.35	3.93%
Edgewood	2.000%	\$45,066.14	\$58,013.18	-22.31%	\$282,260.40	\$296,351.78	-4.75%
Edom	1.000%	\$1,846.04	\$1,869.54	-1.25%	\$15,688.86	\$13,444.34	16.69%
Fruitvale	2.000%	\$7,060.71	\$7,242.70	-2.51%	\$47,191.72	\$210,391.24	-77.56%
Grand Saline	2.000%	\$76,135.13	\$70,676.65	7.72%	\$446,334.77	\$391,702.52	13.94%
Van	2.000%	\$113,585.34	\$110,920.77	2.40%	\$689,447.59	\$629,555.77	9.51%
Wills Point	2.000%	\$322,292.97	\$197,185.36	63.44%	\$1,285,066.00	\$1,130,458.71	13.67%

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



INDUSTRIES

Retail

Sub-Industries
 Motor Vehicles and Parts
 Furniture
 Electronics and Appliances
 Building Materials
 Food and Beverage Stores
 Clothing and Accessories Stores
 Sporting Goods, Hobby, Book, and Music Stores
 General Merchandise
 Pets and Pet Supplies
 Nonstore Retailers
 Office Supplies and Stationary
 Miscellaneous Stores

Food

Sub-Industries
 Restaurants
 Drinking Establishments
 Other Food Services

Miscellaneous

Sub-Industries
 Not For Profit
 Other
 Unclassified

General Services

Sub-Industries
 Utilities
 Construction
 Transportation
 Personal Services
 Repair and Maintenance
 Entertainment Services
 Rental Services (exclude Real Estate)
 Waste Management Services
 Other General Services

Professional Services

Sub-Industries
 Finance
 Insurance
 Real Estate
 Legal Services
 Scientific
 Educational
 Information Services
 Other Professional Services

Accommodation

Sub-Industries
 Hotels and Motels
 RV Parks and Camping
 Boarding Houses

Wholesale

Sub-Industries
 Durable Good Wholesalers
 Nondurable Good Wholesalers
 Wholesale Electronic Markets

Agricultural

Sub-Industries
 Crop Production
 Animal Production
 Forestry
 Fishing and Hunting
 Other Agricultural
 Oil and Gas Extraction
 Mining (Except Oil and Gas)
 Other Mining
 Misc. Agricultural Activities

Manufacturing

Sub-Industries
 Food Manufacturing
 Beverage and Tobacco
 Textiles
 Apparel Manufacturing
 Leather Manufacturing
 Wood Products
 Paper Manufacturing
 Printing and Support Activities
 Petroleum and Coal Products
 Chemical Manufacturing
 Plastics and Rubber
 Nonmetallic Mineral Products
 Primary Metal
 Fabricated Metal Products
 Machinery Manufacturing
 Computer and Electronics
 Electrical Equipment, Appliance and Components
 Transportation Equipment
 Furniture Manufacturing
 Miscellaneous



Van Economic Development Corporation

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

Monthly Report June

INCOME	BUDGET	June	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$ 290,000.00	\$ 26,220.92	\$ 239,180.25	\$ 50,819.75	82%
Movie House Rentals	\$ 1,400.00	\$ 550.00	\$ 2,425.00	\$ (1,025.00)	173%
Other Income - Interest	\$ 10,000.00	\$ 1,088.82	\$ 17,357.66	\$ (7,357.66)	174%
Operating Income	\$ 301,400.00	\$ 26,770.92	\$ 241,605.25	\$ 59,794.75	80%
EXPENSES			YTD Expense	Funds	% Used
Association Dues	\$ 2,100.00	\$ 600.00	\$ 1,970.00	\$ 130.00	94%
Facilities/City Hall Expenses	\$ 6,700.00	\$ 65.05	\$ 2,156.62	\$ 4,543.38	32%
Movie House Cleaning	\$ 2,000.00	\$ 150.00	\$ 1,425.00	\$ 575.00	71%
Movie House Electric/Internet	\$ 4,800.00	\$ 176.38	\$ 2,507.38	\$ 2,292.62	52%
Movie House Insurance	\$ 2,805.00	\$ -	\$ 2,805.00	\$ -	100%
Movie House Bldg & Grounds	\$ 14,000.00	\$ 2,161.67	\$ 13,036.10	\$ 963.90	93%
Meeting Expenses	\$ 500.00	\$ 165.72	\$ 165.72	\$ 334.28	33%
Computer Software	\$ 9,300.00	\$ 2,705.51	\$ 11,218.51	\$ (1,918.51)	121%
IT Services (Shared Expense)	\$ 5,000.00	\$ -	\$ 2,818.85	\$ 2,181.15	56%
Software (Shared)	\$ 3,800.00	\$ -	\$ 754.96	\$ 3,045.04	20%
Website (Shared Expense)	\$ 1,000.00	\$ 629.48	\$ 629.48	\$ 370.52	63%
Office Supplies	\$ 1,000.00	\$ -	\$ 759.99	\$ 240.01	76%
Payroll Expenses	\$ 82,331.57	\$ 5,710.98	\$ 54,217.93	\$ 28,113.64	66%
Professional Services	\$ 5,000.00	\$ -	\$ 1,062.00	\$ 3,938.00	21%
Advertising	\$ 2,000.00	\$ 22.00	\$ 1,062.25	\$ 937.75	53%
Marketing	\$ 4,000.00	\$ 44.00	\$ 129.44	\$ 3,870.56	3%
Promotional Events/Trade Shows	\$ 4,000.00	\$ 1,000.00	\$ 1,201.34	\$ 2,798.66	30%
Prize Money-Chamber Derrick Hunt	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0%
Training/Conferences	\$ 6,000.00	\$ -	\$ 2,602.00	\$ 3,398.00	43%
Travel/Lodging/Meals	\$ 4,000.00	\$ 439.25	\$ 4,700.12	\$ (700.12)	118%
Water Well (City)	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	0%
Façade Grants	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	0%
Special Projects - Parks & Rec	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	0%
Projects to be defined	\$ 50,063.43	\$ -	\$ -	\$ 50,063.43	0%
Total Expenses	\$ 301,400.00	\$ 13,870.04	\$ 105,222.69	\$ 196,177.31	35%



Van Economic Development Corporation

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

Monthly Report June

NET OPERATING INCOME	\$	12,900.88	\$	136,382.56
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OTHER INCOME - INTEREST EARNED	MONTH	YTD	PENDING	% COLLECTED
Checking	\$ 2.63	\$ 13.10		
CD	\$ -	\$ 6,319.99		
TexPool	\$ 1,336.19	\$ 11,024.57		
Total for Other Income	\$ 1,088.82	\$ 17,357.66	\$ (7,357.66)	174%

TOTAL P/L	\$	13,989.70	\$	153,740.22
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Van Economic Development Corporation
3RD QUARTER FINANCIAL STATEMENT



Current Assets:

Bank Accounts

TB&T Certificate of Deposit	215,473.00
Texas Bank and Trust	49,442.49
TexPool	447,106.37
Total for Assets	\$712,021.86

Signature

[Redacted Signature]

Date:

7/21/26



EDC Director's Report – July 27, 2026

Van Economic Development Corporation

Updates

- June Jamboree “Shop Van” was a success. Thank you, Dwayne and Candace, for helping with the drawing during Freedom Boom.
- Listed below are the statistics from the past three years:
 - 2024 - 656 entry slips totaling \$27,116.10
Purchases from 43 businesses
 - 2025 - 563 entry slips totaling \$19,349.55
Purchases from 43 businesses
 - 2026 = 882 entry slips totaling \$29,679.49
Purchases from 39 businesses
- A Façade Grant application has been provided to Van Shopping Plaza.
- The grand opening of Fat Guy Frozen Custard was held on July 1, 2026, and the EDC was represented by our President and Vice President.
- The City Council held a called meeting on July 24th at 8 am regarding the EDC's request for approval of a \$12,500.00 economic development grant for Coupe's Café and Game Room.

Business Retention & Expansion (BRE)

Six business contacts completed this month

Meetings & Training

- June 27th – Freedom Boom
- June 29th – EDC Called Meeting
- July 1st – Commissioners Court Meeting
Fat Guy Frozen Custard Grand Opening and Ribbon Cutting
- July 9th – City Council Meeting
- July 14th – Regional EDC Meeting (Tyler)
- July 15th – Commissioners Court Meeting

Find authorized dealers and installers in your area.

Search...
Close

Login / Signup 0
My account Cart



Roll over image to zoom in Click on image to zoom



12' T-Shaped Boat Dock System with Aluminum Frame and Gray Composite Decking

TOMMY DOCKS SKU: TDTAZ-40022

★★★★★ 1 review

GET 5% OFF **7.00**

FROM \$128.49/mo or 0% APR with [shop now](#) [View sample plans](#)

Chat with us

Quantity:

—

1

+

Add to cart

Description

Tommy Docks: The Ultimate DIY Dock System

Marine-Grade Durability: Crafted from marine-grade aluminum and weather-resistant decking, ensuring longevity in diverse water environments.

Effortless Assembly: Pre-cut components for quick, no-cutting-required assembly - ideal for summer activities like swimming and fishing.

Modular Flexibility: Expandable design for growing family needs and watercraft accommodations.

Comprehensive Kit Includes: Includes aluminum frames, composite drop-in panel kits, superior dock pipes, normal-duty brackets, footpads, safety caps, and all necessary hardware.

High-Performance Composite Decking: Moisture, mold, mildew, and fade-resistant with superior heat dissipation and slip-resistant surface.

Strong Aluminum Frame: Features I-beam center supports, providing unmatched strength-to-weight ratio.

Maintenance-Free Longevity: No need for annual sealing or staining, resists weathering and damage, backed by a 25-year warranty.

Note: Ideal for fixed dock systems, not recommended for attaching to floating dock sections. Each section weighs 154lbs

Delivery Details: This item generally ships standard Ground via USPS, UPS, or FedEx.

Total Weight: 448 lbs

Product Number: TDTAZ-40022

UPC: 724785400885

Parts List

Shipping and Returns

Payment & Security



Your payment information is processed securely. We do not store credit card details nor have access to your credit card information.





View Customer Docks



You may also like



\$3,900.00

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5 / 5  1 review

5 ★	100%
4 ★	0%
3 ★	0%
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1 ★	0%

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2 years ago

nice

Andy B. Verified buyer

fast shipping , packed well , will up date when is all done

CONTACT US

Email: info@tommydocks.com

Phone: [715-842-3804](tel:715-842-3804)

Toll Free: [866-675-1880](tel:866-675-1880)

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VAN ECONOMIC DEVELOPMENT CORPORATION

Façade Grant Overview

PURPOSE:

The purpose of this program is to provide financial assistance to existing commercial property owners and business owners/managers for qualified exterior building improvements. Van EDC supports revitalization by stimulating private investment in high-quality improvements that enhance the appearance of buildings and properties. The improvements by existing businesses may act as a catalyst for widespread revitalization throughout the community.

ELIGIBLE EXPENSES:

- 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 attached to the façade
- Door removal and replacement
- Window removal and replacement
- Attached gutters or down spouts
- Awnings, canopies, sunshades
- Signage attached to the facade
- Installation, expansion or rehabilitation of outdoor patios designed for public usage
- Side and rear improvements may be eligible in cases where improvements are visible to the public from public right-of-way

ELIGIBILITY REQUIREMENTS AND GUIDELINES:

- Eligible expenditures for reimbursement include those solely related to exterior building improvements (cosmetic and /or structural) visible to the public. (street or parking area)
- Eligible applicants are commercial property and/or business owners located within Van City Limits. Tenants who do not own the property must have a signed lease agreement and must submit a completed Letter of Property Owner Approval with their project application.
- The facility must be in full compliance with all applicable zoning, land use, and other ordinances.
- Zoning for the project property must be commercial. No grants will be provided for residential structures.
- The business must be in operation full time or seasonal full time.

ELIGIBILITY REQUIREMENTS AND GUIDELINES, CONTINUED:

If approved, funds will only be disbursed after completion of the project in accordance with drawings and specifications approved by the Van Economic Development Corporation (VEDC), and after the applicant submits to VEDC proof of paid receipts for all applicable labor and materials. Photographs of the completed work shall also be required (high-resolution color prints and snap shots are acceptable).

- If approved, funds will be a cash matching of funds disbursed by the applicant and are not to exceed the limits set forth. In-kind contributions may not be used as any part of the applicant's match. Only cash matches of the applicant's expenditures may be used.
- The applicant shall be obligated to make the improvements in accordance with the application submitted to and approved by the VEDC Board of Directors. Thereafter, any modifications must first receive the written approval of either the VEDC Board of Directors or its Executive Director. Failure to obtain such written approval prior to making any such modifications shall render the applicant ineligible to receive funding.
- The applicant shall be responsible for obtaining all applicable permits related to the proposed project. Copies of all permits related to the improvement project are to be included with the application package. Permits are required for signs and for electrical work.
- The improvements, as presented in the application, must be completed in their entirety. Failure to complete all of the stated improvements shall render the applicant ineligible to receive reimbursement.
- Upon approval of a grant application, and during the construction of the improvements, a representative or representatives of the VEDC shall have the right, at reasonable times, to have access to and inspect the work in progress.
- Once notified of approval from the VEDC the applicant must complete the improvement project within the EDC Fiscal Year, from October to September of the awarded year. Failure to complete the improvements within the required time period may result in the loss of the grant funds allocated for the proposed project.
- All applications must have a minimum of three (3) quotes from qualified contractors in order to substantiate the projected cost of the proposed project.
- The applicant must agree that, in the event of default of its obligations, the VEDC has the right to reimbursement for all attorney's fees and costs, which may be incurred as a result of any legal action required to seek reimbursement of all grant funding received by the applicant.
- All applications must be approved by a majority vote of the Board of Directors of the VEDC.

AMOUNT OF GRANT:

Approved applicants are eligible for a 50% reimbursement on eligible expenses equal to or less than \$5000.00.

APPLICANT’S AGREEMENT:

I acknowledge that I have received, reviewed, and fully understand the guidelines, criteria, standards, rules, and procedures established by the VEDC for the Façade Grant Program.

I understand that should I choose to apply for the Façade Grant and, in the event that I am approved for funding, I must abide by these guidelines, criteria, standards, rules, and procedures as binding and contractual in nature.

Signature

Date

TO APPLY:

To receive an application, you must return this signed page to Tammy Weidman, Van Economic Development Corporation Executive Director at tweidman@vantx.gov.

If you have any questions about the content of this document, in addition to the e-mail address shown above, you can also contact Ms. Weidman at 903-963-1059.

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

☐

Business's facility must be in full compliance with all applicable zoning, land use, and other ordinances

☐

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:

☐

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

The applicant's complete application will be treated as confidential between the applicant and the Van Economic Development Corporation; thus, in the event this application is rejected, the Van Economic Development Corporation shall promptly return the entire application, its annexes, and its attachments, and not keep a copy thereof for any reason. If the request is granted, this application and all related documents will be kept on file by the Van Economic Development Corporation.

The applicant acknowledges that the Van Economic Development Corporation may or may not grant any application or request hereunder purely as a matter of discretion, that there is no legal right to rely on any previous actions taken in same or similar applications or in previous actions taken on another application concerning the same or similar property.

Applicant must attach supporting documents or extra pages when the space provided for a response is inadequate, or the applicant desires to provide additional information.

Applicant Information

Name of Applicant:

Name of Business Owner(s):

Name of Business:

Business' Doing Business As (DBA)

Name:

Business Address:

Email Address:

Business Phone:

Mobile Phone:

Federal Employer Identification

Number (EIN), if applicable:

Texas Business Taxpayer Number:

Business has Disaster/Interruption Insurance: Yes ☐ No ☐

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.

Signature

Date

VAN ECONOMIC DEVELOPMENT CORPORATION

Exterior Façade Improvement Grant Application Review Checklist for EDC's Board of Directors

Exterior Façade Improvement Grant

Board of Directors Review Checklist

☐

Completed application

☐

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 facade improvements from the building owner

☐

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

☐

Proof that the business' location is in full compliance with all applicable zoning, land use, and other relevant ordinances

☐

Proof that all relevant licenses and permits are current

☐

Received detailed description of the façade improvements to be made

☐

Received quotes for work to be performed or services to be provided

☐

Received description the applicant's business and services provided

If approved, the business intends to use the funds as follows:

- ☐ 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 a part of an overall rehabilitation project
- ☐ Window/storefront system/trim replacement or repair if a part of an overall rehabilitation project
- ☐ Attached gutters or down spouts
- ☐ Awnings, canopies, sunshades
- ☐ Signage attached to the façade
- ☐ Installation, expansion, or rehabilitation of outdoor patios designed for public use
- ☐ Side and rear improvements that are visible to the public from right-of-way



Van Economic Development Corporation

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

Monthly Report June

INCOME	BUDGET	June	YTD Revenue	Pending Revenue	% Collected
City Sales & Tax Allocation	\$ 290,000.00	\$ 26,220.92	\$ 239,180.25	\$ 50,819.75	82%
Movie House Rentals	\$ 1,400.00	\$ 550.00	\$ 2,425.00	\$ (1,025.00)	173%
Other Income - Interest	\$ 10,000.00	\$ 1,088.82	\$ 17,357.66	\$ (7,357.66)	174%
Operating Income	\$ 301,400.00	\$ 26,770.92	\$ 241,605.25	\$ 59,794.75	80%
EXPENSES		YTD Expense	Funds		% Used
Association Dues	\$ 2,100.00	\$ 600.00	\$ 1,970.00	\$ 130.00	94%
Facilities/City Hall Expenses	\$ 6,700.00	\$ 65.05	\$ 2,156.62	\$ 4,543.38	32%
Movie House Cleaning	\$ 2,000.00	\$ 150.00	\$ 1,425.00	\$ 575.00	71%
Movie House Electric/Internet	\$ 4,800.00	\$ 176.38	\$ 2,507.38	\$ 2,292.62	52%
Movie House Insurance	\$ 2,805.00	\$ -	\$ 2,805.00	\$ -	100%
Movie House Bldg & Grounds	\$ 14,000.00	\$ 2,161.67	\$ 13,036.10	\$ 963.90	93%
Meeting Expenses	\$ 500.00	\$ 165.72	\$ 165.72	\$ 334.28	33%
Computer Software	\$ 9,300.00	\$ 2,705.51	\$ 11,218.51	\$ (1,918.51)	121%
IT Services (Shared Expense)	\$ 5,000.00	\$ -	\$ 2,818.85	\$ 2,181.15	56%
Software (Shared)	\$ 3,800.00	\$ -	\$ 754.96	\$ 3,045.04	20%
Website (Shared Expense)	\$ 1,000.00	\$ 629.48	\$ 629.48	\$ 370.52	63%
Office Supplies	\$ 1,000.00	\$ -	\$ 759.99	\$ 240.01	76%
Payroll Expenses	\$ 82,331.57	\$ 5,710.98	\$ 54,217.93	\$ 28,113.64	66%
Professional Services	\$ 5,000.00	\$ -	\$ 1,062.00	\$ 3,938.00	21%
Advertising	\$ 2,000.00	\$ 22.00	\$ 1,062.25	\$ 937.75	53%
Marketing	\$ 4,000.00	\$ 44.00	\$ 129.44	\$ 3,870.56	3%
Promotional Events/Trade Shows	\$ 4,000.00	\$ 1,000.00	\$ 1,201.34	\$ 2,798.66	30%
Prize Money-Chamber Derrick Hunt	\$ 1,000.00	\$ -	\$ -	\$ 1,000.00	0%
Training/Conferences	\$ 6,000.00	\$ -	\$ 2,602.00	\$ 3,398.00	43%
Travel/Lodging/Meals	\$ 4,000.00	\$ 439.25	\$ 4,700.12	\$ (700.12)	118%
Water Well (City)	\$ 50,000.00	\$ -	\$ -	\$ 50,000.00	0%
Façade Grants	\$ 30,000.00	\$ -	\$ -	\$ 30,000.00	0%
Special Projects - Parks & Rec	\$ 10,000.00	\$ -	\$ -	\$ 10,000.00	0%
Projects to be defined	\$ 50,063.43	\$ -	\$ -	\$ 50,063.43	0%
Total Expenses	\$ 301,400.00	\$ 13,870.04	\$ 105,222.69	\$ 196,177.31	35%

REVENUES	FY2025-2026
Sales Tax Revenue	\$290,000.00
Rental Income - Movie House; 255 W Main St.	\$1,400.00
Other Income:	
Interest Income	\$10,000.00
Total Revenues	\$301,400.00

SALARY

FICA	\$4,420.17
Insurance	\$12,140.40
Longevity	\$300.00
TMRS	\$4,271.00
Workers Comp Ins	\$300.00
Salaries	\$57,780.00
Salaries Administrative	\$3,120.00
Total Compensation & Benefits	\$82,331.57

EXPENSES

Association Dues	\$2,100.00	
Facilities/City Hall (Shared Office Expenses)	\$6,700.00	
Movie House Cleaning	\$2,000.00	
Movie House Expenses (elec- internet-supplies)	\$4,800.00	
Movie House Liability Insurance	\$2,805.00	
Movie House Building & Grounds	\$14,000.00	
Meeting Expenses	\$500.00	
Computer Software	\$9,300.00	\$11,218.51
IT Services (Shared Expense)	\$5,000.00	
Software (Shared Expenses)	\$3,800.00	
Website (Shared Expense)	\$1,000.00	
Office Supplies	\$1,000.00	
Professional Services	\$5,000.00	
Training/Conference	\$6,000.00	\$4,000.00
Travel/Lodging/Meals	\$4,000.00	\$6,000.00
Water Well (City)	\$50,000.00	
Total Operations	\$118,005.00	

PROMOTIONS

Advertising	\$2,000.00	
Marketing	\$4,000.00	\$2,081.49
Oil Festival Prize Money	\$1,000.00	
Promotional Events/Trade Shows	\$4,000.00	
Total Promotions	\$11,000.00	
TOTAL VEDC OPERATING EXPENSES:	\$211,336.57	

PROJECT FUND FY25-26

Facade Grants	\$30,000.00
Parks & Recreation	\$10,000.00
Projects To Be Defined	\$50,063.43
Total Restricted Project Expenditures	\$90,063.43

Balance **\$0.00**