



City of Van Alstyne
AGENDA
Community Development Board Meeting
Van Alstyne City Hall, 152 N Main Drive
Thursday, June 13, 2024
6:00 PM
Minutes

A QUORUM OF THE VAN ALSTYNE CITY COUNCIL, PLANNING & ZONING COMMISSION, AND/OR ARCHITECTURAL REVIEW PANEL MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING. VISITORS WISHING TO SPEAK MUST BE RECOGNIZED BY THE PRESIDENT OF THE BOARD AND LIMIT COMMENTS TO TWO (2) MINUTES.

Citizens may appear before the Community Development Board to address items of public interest, or items listed on the agenda not otherwise set for public hearing, in accordance with procedural rules as determined by the meeting President and by submitting a "Public Comment Form" to the staff no later than the conclusion of Agenda Item 1 (Call to Order).

AGENDA

I. CALL TO ORDER - RECOGNITION OF GUEST(S)

The Meeting was called to order at 6:00pm. Present were board members David Sileven, Rodney Blaukat , Brad Clough, Dan Kelly , Dustin Langton, Dee Greve, and Alesha Crowell.

Staff present were David Witcher (Interim) Director of Economic Development, Kimberly Bowman, Senior Finance Manager Guest present(s) None

II. INVOCATION

The invocation was given by Dan Kelly.

BOARD OFFICER ELECTION(S)

III. Approve resolution appointing and designating bank signatories.

David S. read the resolution appointing and designating bank signatories, David Sileven President , Dee Greve Vice President , Brad Clough Treasure , Dustin Langton Secretary and to allow CDC staff to review accounts including David Witcher , Sherry Staber , Paige Boatman , and Kimberly Bowman.

Brad Clough made a motion to approve the resolution appointing and designating bank signatories, Rodney Blaukat seconded the motion and the motion passed 7-0.

IV. EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the Board may meet in a closed Executive Session pursuant to applicable laws.

All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Board will enter into Executive Session to discuss the following item(s):

1. Texas Gov't Code Section 551.072 - Deliberation regarding the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person, regarding property generally located east of US Highway 75, north of County Line Road (CR375), south of Redden Road, west of S. John Douglas Road, and discussion with City Manager, attorney, and financial advisor regarding a joint venture with the City of Van Alstyne.
2. Texas Gov't Code Section 551.087 - Deliberation regarding economic development negotiations

regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and which the governmental body is conducting economic development negotiations, including: Proposed "Taco Factory" restaurant, 946 W. Van Alstyne Pkwy, 75495, and Workforce Solutions.

The Board entered Executive Session at 6:20 pm and adjourned at 6:41 pm.

III. OPEN MEETING

3. Consider and take any action as a result of closed session.
4. Take action regarding property generally located east of US Highway 75, north of County Line Road (CR375), south of Redden Road, west of S. John Douglas Road.

No action was taken.

5. Take action regarding a financial or other incentive agreement regarding "Taco Factory" Restaurant, Andres Garcia, CFO.

David Witcher updated the board on the Facade Grant Signage for "Taco Factory" restaurant.
No action was taken.

6. Take action regarding a financial or other incentive agreement regarding Workforce Solutions.

No action was taken.

DISCUSS/ACTION:

7. Receive an update and take any necessary action regarding Forrest Moore Park, 1890 Waco St. Van Alstyne Tx, 75495. Tyler Bark, Director Parks & Recreation.

Tyler Bark, Director of Parks Recreation updated the board on Forrest Moore Park lighting request. According to the presentation lighting of Forrest Moore Park, parking area was estimated to cost approximately \$46,859 for the installation of 3 light poles, utility connection and lighting for the Forrest Moore Park Entrance sign.

The motion was made by Brad Clough to approve funding in the amount of \$46,859 for Forrest Moore Park lighting request; Rodney Blaukat seconded the motion and it passed unanimously 7-0.

8. Receive an update and take any necessary action regarding future "Van Alstyne Recreation Center", 618 W.A. Denton, Van Alstyne Tx, 75495. Tyler Bark, Director Parks & Recreation.

Tyler Bark, Director of Parks Recreation updated the board on the "Van Alstyne Recreation Center". CDC funding was approved at the May 16th, 2024 CDC monthly meeting for Kitchen renovation and appliances in the amount of \$45,000, and parking lot renovation funding in the amount of \$25,000 (Estimated cost of \$100,000) for a total request of \$70,000.

No action was taken.

9. Receive an update take any necessary action regarding CDC/EDC/City future website.

David Witcher updated the board on the CDC future website. Noted the CDC/City website would be finalized in a few weeks and be ready to go live. Additionally a proposal by Younger Associates for website services will be presented at a future CDC meeting.

No Action was taken

10. Receive update and take any necessary action regarding Texas DOT Project - a traffic signal at W. Van Alstyne Parkway (FM 121) and Collin McKinney Parkway. City of VA and CDC request for a traffic warrant study to determine if signalization is necessary on Collin McKinney and FM121.

David Witcher updated the board on the Texas DOT traffic signal project on W. Van Alstyne Parkway (FM121) and Collin McKinney Parkway. City of Van Alstyne is currently working on project engineering bid. At a future date the CDC will review the engineering study cost and review the City of VA request for partial CDC funding of the project.

No Action was taken on this project.

11. Receive an update and take any necessary action regarding a professional service agreement with DADCO Consulting, Inc., and discuss upcoming meetings.

David S. updated the board on the status of the DADCO Consulting report and said a final report would be released to the public soon.

No Action was taken by the board.

12. Andres Garcia - CFO, "Taco Factory", Facade Grant for signage, "Taco Factory", 946 W. Van Alstyne Pkwy, 75495.

David S. updated the board on the status of the "Taco Factory" Façade signage grant.

No action was taken by the board.

13. Approval of Minutes from the regular meeting held on May 16, 2024.
Rodney Blaukat made a motion to approve the minutes. Dee Greve seconded the motion and the motion passed 7-0.
14. Receive updates and take any necessary action regarding CDC 2025 Budget
David Witcher updated the board on the FY 2025 Budget in the amount of \$615,270. The CDC board held a budget workshop on June 6, 2024 at which the details of the FY 2025 Budget were finalized.
Rodney Blaukat made a motion to approve the CDC FY 2025 Budget in the amount of 615,270. Dee Greve seconded the motion and the motion passed 7-0.
15. Receive Treasurer's Report. Update on CDC 2022-2023 audit preparations, EDC financials, and banking services, etc.
David Witcher updated the board, Eddie Peacock will be finalizing the audit material for CDC. The VA City auditor will start the annual CDC / VA City audit in June. CDC is looking to move certain DC accounts to Independent Financial in Van Alstyne, Tx.
The motion was made by Rodney Blaukat, to approve the monthly financials. The motion was seconded by Dee Greve, motion passed 7-0.
16. Development/Business Update
David Witcher updated the board on retail/restaurant interested on downtown Van Alstyne and along I-75 and Van Alstyne Pkwy.
17. Director's and/or closing comments.
David S. made final comments about the CDC board and staff's service.
18. Adjournment.
The motion was made by Brad Clough to adjourn the meeting by 7:00 pm; Dee Greve seconded the motion and it passed unanimously 7-0.

I certify that I, David Witcher, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr. at or before 5:00 p.m. on June 10, 2024.

David Witcher, Interim Economic Development Director

1. The VACDC may vote and/or act upon each of the items listed on this agenda.
2. If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board should be held or is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by the Open Meetings Act, including, but not limited to, the following purposes:
§ 551.087 Deliberations regarding commercial or financial information that the Board has received from a business prospect or to deliberate the offer of a financial or other incentives to a business prospect

§ 551.072 Deliberations regarding the purchase, exchange, lease, or value of real property

§ 551.074 Deliberations regarding personnel matters or to hear complaints against personnel

§ 551.071 Private consultation with the attorney for the VAEDC

3. Any person with a disability who may want to attend this meeting and may need assistance should contact David Witcher at (903) 482-5426 two working days prior to the meeting to make reasonable arrangements to ensure accessibility.

Physical Location: 152 N. Main Dr., Van Alstyne, Texas 75495

Mailing Address: P.O. Box 2151, Van Alstyne, Texas 75495