



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

AQUORUM 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 Economic 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 7:02pm. 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. Guest present(s) included Len McManus, McManus & Johnson.

BOARD OFFICER ELECTION(S)

II. Approve resolution appointing and designating bank signatories.

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

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

III 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 EDC Property on FM 3133 - 67.2 acres, and Project "Flex", including Allen Construction Company, located in Cold Springs Industrial Park on the west sides of Industrial Boulevard, south of FM 3133 (Village Parkway).
2. Texas Gov't Code Section 551.071 – Consultation with attorney for the VAEDC regarding pending or contemplated litigation, a settlement offer or a matter in which the duty of the attorney under the Texas

Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Texas Open Meetings Act concerning: (1) incident involving Cold Springs Industrial Park entrance sign.

The Board entered Executive Session at 7:07 pm and adjourned at 7:40 pm.

I. OPEN MEETING

Consider and take any action as a result of closed session.

3. Take action regarding EDC Property on FM 3133 - 67.2 acres.

David Witcher updated the board on 67.3 acres in exe. session. Second, the EDC board will create a real estate advisory subcommittee with Dee Greve, Rodney Blaukat, and Dustin Langton to work on real estate items including brokerage services and valuation, etc. The real estate advisory subcommittee will report back to the EDC board as necessary.

Brad Clough made a motion to approve to creation of the real estate advisory subcommittee and instructions in exe. session to EDC staff. Dustin Langton seconded the motion and the motion passed 7-0.

4. Take action regarding Project "Flex".

David Witcher updated the board on project "Flex" in exe. Session. The board requested a broker letter to determine property value. Second, the EDC board will create a real estate advisory subcommittee with Dee Greve, Rodney Blaukat, and Dustin Langton to work on real estate items including brokerage services and valuation, etc. The real estate advisory subcommittee will report back to the EDC board as necessary.

Brad Clough made a motion to approve to creation of the real estate advisory subcommittee and instructions in exe. session to EDC staff. Alesha Crowell seconded the motion and the motion passed 7-0.

5. Take action regarding Allan Construction Company.

David Witcher updated the board on Allan Construction Company in exe. session No action was taken.

6. Take action regarding pending or contemplated litigation, a settlement offer or a matter to discuss with the EDC attorney.

No action was taken.

II. DISCUSS/ACTION:

7. Receive update and take any necessary action regarding Len McManus, McManus and Johnson, Consulting Engineers, LLC with regard to Cool Springs Industrial Park, Engineering Services.

Len McManus, McManus & Johnson presented an estimate of \$266,430 for the repair of the Cold Springs Industrial Park entrance at FM 3133 and S. Industrial Pkwy. The EDC board asked questions on cost and design elements. The EDC board determined to place this on the EDC FYI 2026 budget for consideration and decided to table the item.

8. Receive update and take any necessary action regarding FM 3133, 67.3 acres with annexation application proceedings with the City of Van Alstyne.

David Witcher updated the board on the EDC on the application to annex FM 3133 67.3 acres into the City of Van Alstyne per the board chairman request. The application was finalized and submitted to the City of Van Alstyne for consideration. The Van Alstyne City council accepted the application at the June 11th, 2024 City Council meeting and set a future hearing date for the property. The VA Planning and zoning will meet on June 18th to hold a hearing on annexation property requests. Since the EDC will be zones agriculture the final application will be considered at the July 8th City of Van Alstyne City Council meeting for approval. No action was taken.

9. Receive updates and take any necessary action regarding FM 3133 and South Industrial Pkwy Cold Springs Industrial Park entrance sign. Sign repair/replacement, insurance settlement, future sign plans, etc.

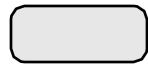
David Witcher updated the board on bids to remove the Cold Springs Industrial Park sign and waiting bids to replace the old sign in place. David noted that Prudential Insurance was slow to take action on the property damage. David will come forward to the board with an update at the July EDC meeting. No board action was taken.

10. Receive updates and take any necessary action regarding EDC Property on FM 3133 - 67.2 acres and Cold Springs Industrial Park.

David Witcher updated the board on mowing for the 67.2 acres and Cold Springs Industrial Park. According to the contractor, as the ground dries out over the next 10 days, they will reschedule the tractor mowing. No Action was Taken.

11. Receive updates and take any necessary action regarding EDC/CDC, City future web site.

David Witcher updated the board on the EDC CDC website. The City website will go “live” in the next few weeks along with the updated version EDC CDC website. A proposal from Younger Associates will be on a future agenda for the board EDC CDC board to consider, along with a demonstration of Younger Associates work at other communities/economic development organizations. No action was taken.



12. Approval of Minutes from the regular meeting held on May 16, 2024.
Dee Greve made a motion to approve the May 16, 2024, minutes. Dustin Langton seconded the motion and the motion passed 7-0.
13. Receive updates and take any necessary action regarding EDC 2025 Budget
David Witcher updated the board on the FY 2025 Budget in the amount of \$533,706. The EDC board held a budget workshop on June 6, 2024 at which the details of the FY 2025 Budget were finalized.
Alesha Crowell made a motion to approve the May 16, 2024, FY 2025 Budget in the amount of \$533,706. Dee Greve seconded the motion and the motion passed 7-0.
14. Receive Treasurer's Report. Update on EDC 2022-2023 audit preparations, EDC financials, and banking services, etc.
David Witcher updated the board, Eddie Peacock will be finalizing the audit material for EDC. The VA City auditor will start the annual EDC / VA City audit in June. EDC is looking to move certain EDC 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 Dustin Langton, motion passed 7-0.
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15. Development/Business Update
David Witcher updated the board on activities related to the Cold Springs Industrial Park. EDC has several manufacturing and Tech firms looking at locations within Cold Springs and the general area. No Action was taken by the board.
16. Director's and/or closing comments.
No comments were made.
17. Adjournment.
The motion was made by Dustin Langton to adjourn the meeting by 8:40pm . Rodney Blaukat 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 VAEDC 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) 712-2002 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