



**City of Van Alstyne**  
**AGENDA**  
**Community Development Board Meeting**  
Van Alstyne City Hall, 152 N Main Dr  
**Thursday, February 8, 2024**  
**6:00 PM**

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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)**

**II. INVOCATION**

**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 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, and Project "Exchange".
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 the Bill Smith's Café project, generally located on the south side of Jefferson Street (FM 121), east of Preston Street.

**IV. OPEN MEETING**

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

a. 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.

b. Take action regarding Project "Exchange".

b. Take action regarding a financial or other incentive agreement regarding Bill Smith's Café Project, Bill Smith and Billy Turner.

**V. DISCUSS/ACTION:**

4. Consider and act upon a request by the City of Van Alstyne related to cost sharing for paving of Forrest Moore Park, \$160,000. Tyler Bark, Director VA Parks & Recreation.  
[AG Communication-24-047 - Pdf](#)
5. Receive an update and take any necessary action regarding a professional service agreement with DADCO Consulting, Inc., and discuss upcoming meetings.
6. Facade Grant for signage at State Farm Office located at 1274 Van Alstyne Parkway.
7. Billy Turner, Performance Agreement and three (3) Facade Grants for improvements related to 233 E. Jefferson Street.  
[AG Communication-24-048 - Pdf](#)
8. Bill Smith, Bill Smith Café Performance Agreement & Facade Grant for signage for Bill Smith Café, Inc related to 233 E. Jefferson Street.  
[AG Communication-24-049 - Pdf](#)
9. Billboard update  
[AG Communication-24-050 - Pdf](#)
10. International Council of Shopping Centers (ICSC) Red River, Dallas, Tx update.
11. Approval of Minutes from the regular meeting held on January 11, 2024.  
[AG Communication-24-051 - Pdf](#)
12. Receive Treasurer's Report. Update by Eddie Peacock on CDC 2022-2023 audit preparations and CDC financials.  
[AG Communication-24-052 - Pdf](#)
13. Development/Business Update
14. Director's and/or closing comments.
15. Adjournment.

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 February 5, 2024.

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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 Paige Boatman, 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