

Van Economic Development Corporation  
April 27, 2015  
Regular Meeting Minutes

Present

Barbara McMillan  
Dwayne Wheeler  
David Tapley  
Pat Dixon  
Candace Myers  
Tim Perry  
Sherrie Easley  
Roger Johnson, Director

Absent

Audience

Amanda Davis

Call to Order and Announce a Quorum is Present

With quorum of the Van EDC members present the regular meeting was called to order by Barbara McMillan at 7:00 PM on Monday, April 27, 2015.

Opening Prayer

David Tapley

Pledge of Allegiance

Barbara McMillan

Open Session

None

Audiences

None

**Director's Report – Roger Johnson**

**Update on Park Row Business Park**

- The final walk through will be this week if weather will hold. If stays dry it should be finished this week.

**Update on Grants Loves's Travel Center and Hotel, Venison Joe's & Assisted Living possibility.**

- Van Downtown revitalization Texas Capital fund program/ Traylor & Associates. Infrastructure development with City of Van on the Love's property.
- Spent a day with Tom Regan (Venison Joe's), Mayor Dean Stone and Kevin McCarthy (Love's) preparing for Texas Capital grants.

- Spent two hours with Scott Wells of Health at Home Services to work on a grant program for an assisted living complex in Van. Will meet with Gary Traylor next week.
- Was in Austin for CDFA (Council of Development Finance Agencies) education meeting for teaching the latest financing programs. Had lunch with Rick Rhodes, administrator for the Office of Rural Affairs(Texas Agriculture) regarding grants.
- Love's is planning on breaking ground in June. Also, Love's is considering having a tire distribution center in Van sometime in the future.

#### **Update on Downtown Antique Light Poles Base Design**

- New base will be taller than the first one shown last month and will be made of a much firmer unbreakable composition and will cost around \$45 each.
- It will be filled with secrete and mounted to sidewalk.

#### **First Usage of the Downtown Theatre**

- Plans for a gun show (July 4) will be the first event in the theatre that will bring retail trade into the community. Will contribute the profit to a local non-profit – possibly the Parks and Recreation.
- Maybe have a small carnival, band and vendors for the 4<sup>th</sup> of July.

#### **Setting up Children's Cancer fund date at Texas Rose Horse Park in September.**

- A fund raising event for the Children's Cancer fund scheduled for either the first or the second weekend in September.
- Work with Van's Kevin Costner to be able to bring in the Kevin Costner Band (actor Kevin Costner) as a fund raiser.
- Working on scheduling a Coon Hunter's event as a fund raiser to take place at Texas Rose Horse Park.

#### **Van Retail Coupon Booklet idea**

- Texas Rose would like to have a coupon booklet or card put with local merchants to give to their participants. They have as many as 150,000 participants come through the Park in a year.
- The Board also suggested to give these to Sky Ranch participants if we get it worked out with our local merchants.

### **Information and Discussion**

**1. Discussion** regarding adding a kitchen and storage facility to Downtown Theatre using a container system sitting at the back of the building. After discussion, it was decided the big sink that is already in place and would suffice until we use the facility a few times to see how it will all work out for events and lunches, etc. We will put the container kitchen idea on hold until then.

- For the MAY meeting, we need a proposal on tables and chairs for the Theatre. Round tables would probably be the best. We need to figure out how many will fit in the theatre. Possible have 1 or 2 straight tables to use as serving tables.
- Gun Show will need straight tables, so need to check with City of Van to use what we need from Community Center.

**2. Discussion** regarding prior new business agreements status concerning terms met on agreed contracts.

- **TJ Wilson & Victoria's Candles** – after discussion, it was decided to ask the attorney to write a letter to each company to ask for information regarding their income and hiring status as stated in their contract. After this has been done, vote will take place at next meeting , May 25, as whether or not any action will be taken.

### **Consent Agenda**

1. Minutes for the regular meeting of March 30, 2015. Motion to accept minutes as read by Dwayne Wheeler and seconded by Sherrie Easley. Motion carried.
2. Monthly Expenditures for March 2015. After discussion on the Expenses by Payee report, it was shown that the Texas Leverage Fund payment should not show as an expense but should in fact show as an expense of the general ledger fund. We don't pay back the Leverage Fund with Leverage monies. Motion to accept expenditures report was made by David Tapley and seconded by Dwayne Wheeler. Motion carried.

### **Action Items**

#### **Consider/Approve Memorial Street Light Program**

1. Consider/approve the increase of amount to cover downtown antique lights and bases. \$3500 will purchase 8 more lights and bases.
  - Dwayne Wheeler made motion to accept this purchase.
  - Seconded by David Tapley
  - Motion carried
2. Motion to vote on banners for education program VISD.
  - Pat Dixon offered discussion on banners for VISD. It was decided that we should go to the Education Foundation to get a proposal from them as to how much help needed on these banners before making a decision how much we will give them toward the banners.
  - Dwayne offered motion to do so and Candace seconded it. Motion carried.

The Board Member Terms for Tim Perry, Barbara McMillan and Pat Dixon are up. If these three wish to stay on for another term, a letter of intent needs to be sent to EDC, PO Box 1046, Van TX 75790 before the May 25th meeting.

### **New Business**

**The Van EDC held a closed Executive Session Meeting, began at 7:55 PM, pursuant to the provisions of Chapter 551 of the Texas Government Code for discussion of:**

1. Loss of Bond Rating for City of Van.
2. Sale of Main Street Property

**Reconvene into Open Session at 8:05 PM.**

**Actions from Executive Session**

1. Registered letter sent to Van City Council requesting immediate resolution of audit issue affecting bond rating. Motion made by David Tapley and seconded by Pat Dixon. Motion carried.
2. Further discussion of sale of Main Street property in future. Motion was made to table this item until the May 25 meeting by David Tapley and seconded by Dwayne Wheeler. Motion carried.

Motion to adjourn at 8:20 PM was made by Pat Dixon and seconded by Sherrie Easley. Motion carried and none opposed.

Respectfully submitted – Patricia Valentine, Administrative Assistant