

Van Economic Development Corporation  
March 30, 2015  
Regular Meeting Minutes

Present

Barbara McMillan  
Dwayne Wheeler  
David Tapley  
Pat Dixon  
Candace Myers  
Roger Johnson, Director

Absent

Tim Perry  
Sherrie Easley

City Staff

None

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 7:22 PM on Monday, March 30, 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 weather has finally allowed the work to get finished on Park Row.

**Loves's Travel Center and Hotel**

- Working with Kevin McCarthy, Director of Special Projects. Will have an 80 room hotel with ground breaking coming up. It will be approximately 6 months for the travel center to be completed and 9 months for the hotel.
- We have had calls for possible retail facilities at the 1-20 & 314 intersection.

### **Downtown Revitalization**

- Meeting with Gary Traylor of Traylor and Associates to talk about the Revitalization TCF grant. This grant is good for fixing sidewalks as well as parking lots. We will use the money for both. We have a 40 spot parking lot scheduled for public parking at the theatre.

### **Infrastructure Development Texas Capital Fund**

- This grant is different in that it helps with water and sewage infrastructure which Van needs help with.

### **Requested auditing firm to change the account name showing the EDC CD for \$108,052 from the City Water & Sewer fund to show it being from the EDC funds.**

- Two items were provided of proof where cd monies were taken from EDC account and not the Water & Sewer Fund.
- The auditor, Bryan Thomas, did not have any idea what had taken place until we brought it to their attention these two pieces of physical evidence that EDC found.
- Have not heard back from him as yet. See attachment # 1 and # 2.

### **Downtown Antique Light Pole Program**

- One of the light poles was brought to the meeting to see what it will look like.
- The proposed stands project was presented to the Woodchucks at Van ISD to see if they could take on the project to create the stands.
- Would like to discuss adding a memorial project for anyone that would like to purchase a pole and place a name on it in honor/memory of loved one. This portion will be discussed in the consent/agenda portion below.

### **Information requests have been made for retail/restaurants on I-20 area.**

- Inquiries of interest in regards to the retail/restaurants at the Love's location have been made by Joe Zoubi (Dukes on I-20 Canton) met last week looking for property.
- A sit selection company in Dallas is looking for a Taco Bueno site.

### **Information and Discussion**

- Pat Dixon gave report on Van EDC Board of Directors information. A copy of that report is attached.
- There will be 3 people that will be up for re-election or stepping down.
- Pat made special note of the first and second paragraphs. See attachment # 3.

### **Consent Agenda**

Minutes for the regular meeting of March 2, 2015. Motion to accept minutes as read by Dwayne Wheeler and seconded by David Tapley. Motion carried.

- Question was brought up on the Children's Cancer Fund and where that project was at this time. Roger is working with Texas Rose Park on this and will be meeting with them this week. No action needed on this as it was not a correction. It was information only.

Monthly Expenditures for March 2015. Motion to accept expenditures report was made by David Tapley and seconded by Dwayne Wheeler. Motion carried.

- A special note was made that in January 2016, new bids should go out to different agencies for the liability insurance on the office building. The motion was made by Dwayne Wheeler to do so and seconded by David Tapley. Motion carried.

### **Action Items**

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

- The cost to purchase a light would be \$400. Use a bronze plate to have attached to pole for those who have purchased it. After discussion, a motion was made by Dwayne Wheeler to have Roger do research and the parameters of how the word would get out to the public and bring forth a firm proposal at the April Meeting.
- Seconded by David Tapley
- Motion carried

#### **Vote on motion to approve restoration changes to the building at 165 Main Street with addition of street overlook on second floor**

- Motion to place the expanded terrace on the bid was made by Dwayne Wheeler and to run the request for bids in the Van Banner this week with all bids due back to Roger by April 15.
- It was seconded by David Tapley. Motion carried.

Motion to adjourn was made by Pat Dixon and seconded by Candace Myers. Motion carried and none opposed.

Respectfully submitted – Patricia Valentine, Administrative Assistant



Van Economic Development Corp. - QuickBooks Accountant 2012 - [Make Deposits]

File Edit View Lists Favorites Accountant Company Customers Vendors Employees Banking Reports Online Services Window Help

Home Calendar Snapshots Customers Vendors Employees Online Banking Docs Upgrade Reports Statement Writer Client Review Feedback Texas Bank and

Previous Next Save Print Payments History Journal Attach

Deposit To CD #63487 Date 01/23/2012 Memo Deposit

Click Payments to select customer payments that you have received. List any other amounts to deposit below.

Received From	Memo	Chk No.
From Account Contribution from the WS Fund	WS CD closed and transferred to EDC 7/22	

Van EDC Board of Directors

The Van EDC Board of Directors is composed of seven (7) members appointed by the Van City Council and serves at the pleasure of the City Council for a term of two (2) years and limited to three (3) consecutive terms, but not more than six (6) consecutive years. Each member shall be a business owner of the City of Van or either a resident of the City of Van, a resident of the county in which the major part of the area of the city is located, or reside in a place that is within ten (10) miles of the city's boundaries and is in a county bordering the county in which a major portion of the city is located.

\*A Director may not simultaneously hold a position on any regulatory board unless deemed necessary by a lack of qualified Director candidates. No more than three (3) meetings may be missed in a calendar year except in extenuating circumstances and with prior notification and approval from the EDC Executive Director and the President of the EDC Board of Directors.

At the end of a Director's two (2) year term, a letter should be submitted to the Van City Council requesting to be considered for another two (2) year term or a letter of resignation if applicable. In case of resignation, the Director will serve until a successor is appointed.

In the case of any vacancy(s) on the Board of Directors, an ad shall be run for a two (2) week period in the appropriate local newspapers. Applications may be obtained from the Van City Secretary and returned to the City of Van. Candidates will be interviewed by the Van EDC Board of Directors and those selected will be presented to the Van City Council for approval.

Terms of Current EDC Board Members

Name	1st Term	2nd Term	3rd Term
Pat Dixon	July 2011	July 2013	July 2015 ✓
Sherrie Easley	May 2014	May 2016	May 2018
Barbara McMillan	July 2013	July 2015 ✓	July 2017
Candace Myers	May 2014	May 2016	May 2018
Tim Perry	July 2013	July 2015 ✓	July 2017
David Tapley	May 2014	May 2016	May 2018
Dwayne Wheeler	May 2014	May 2016	May 2018