

Van Alstyne Economic Development Corporation

Minutes

Regular Meeting
Van Alstyne City Hall
152 N Main Drive
Van Alstyne, TX 75495
April 2, 2019
6:30 p.m.

Members present: Keith Arsenault, Laura Cooper, Mark Moss, Trent Voigt

Guests present: Lance Vanzant, EDC Attorney

1. Call to Order at 6:32 p.m.
 2. Communication from City Manager related to economic development projects.
The city manager was not in attendance, but sent an update on the city; see attached email.
 3. Citizen Communication
None.
 4. Consider and take any action necessary regarding minutes from the March 5, 2019, regular VAEDC meeting.
Keith Arsenault moved that the minutes be accepted as presented.
Mark Moss second the motion.
All four members present voted yes to approve.
 5. Review quarterly financial report.
President Trent Voigt stated that a simple bank statement was sufficient for a regular financial report.
 6. President's report and comments.
Trent Voigt reported information about negotiations regarding property in the Cold Springs Industrial Park. We are running out of land in the industrial park and need to find additional land elsewhere.
 7. Vice President report and comments.
No report. Brad Clough was not in attendance.
 8. Secretary's report.
Laura Cooper reported information concerning the recent city audit and the current status of remodeling the office location. She said that an estimate for the work would be presented at the next board meeting.
 9. Other board member comments.
No report.
- Time in to executive session: 6:52 p.m.
10. Recess into closed session pursuant to Chapter 551, Texas Government Code for deliberation regarding:
 - (a) Sec. 551.072. DELIBERATION REGARDING REAL PROPERTY to deliberate the purchase, exchange, lease, or value of real property:
 - i.) Discussion regarding land purchases for Economic Development purposes.
 - ii.) Discuss Lots located in Cold Springs Industrial Park.
 - (b) Sec. 551.071. CONSULTATION WITH ATTORNEY (1)(A) to deliberate matters concerning pending or contemplated litigation.
 - i.) Discuss demand letter from former EDC director.

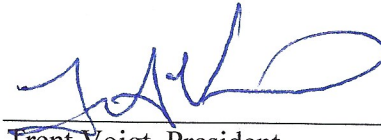
Time out of executive session: 7:15 p.m.

11. Consider and take any action necessary as a result of each item listed in executive session.

Mark Moss made a motion to authorize Board President Trent Voigt to negotiate a land swap and determine purchase details for Lots 4 (four) and 6 (six).

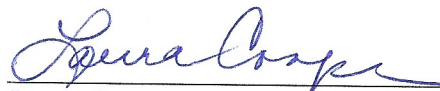
Keith Arsenault seconded the motion. All members voted in favor of the motion.

12. Adjournment time: 7:16 p.m.



Trent Voigt, President

Attest:



Laura Cooper, Secretary

From: City Manager
Sent: Tuesday, April 2, 2019 1:17 PM
To: 'trent@wleslp.com' <trent@wleslp.com>
Cc: Brad Clough <brad_clough@hotmail.com>
Subject: EDC Meeting

Trent,

I will be unable to attend the EDC meeting this evening. Thought I might pass along some city news you can share with your board when the 'City' appears on your agenda.

1. Current housing projections (City Limits): 2,770 home sites (lots) are in the process of development within Van Alstyne. Of those, the city expects to have 73 of those homes lived in by the end of this year adding 226 citizens to our community. In 2020, our developers forecast an additional 238 new homes will be sold and occupied adding an additional 738 residence to our community. Based solely upon the eight home developments underway at this time, our population will exceed 10,000 residence in five years.

I am tracking housing transactions and to see how we are proceeding against this forecast and two developments have started selling. Sanford Park (ribbon cutting a week ago) reports 7 sales and Georgetown IV, reports 8 sales. Very good progress and tracks with our forecast.

2. Passed information to EDC Chair of a business wishing to relocate from Anna to Van Alstyne. Well McCoy Steel needs to relocate from their current home. I have not visited with this company and was only provided a lead. Hoping the EDC will follow up with this company and we can find a home for them in VA.
3. Auditors have completed the fieldwork for the current annual audit. Goal is to have the audit completed and a report made to council at the May 14th meeting.
4. City Manager stands prepared to assume the accounting functions of the EDC upon Nicola Peacock and Laura Cooper bringing the EDC QuickBooks accounting system to current. Once QuickBooks is current, Eddie Peacock will assist in the migration to the Asyst accounting system. EDC will be required to issue purchase orders for items they wish to purchase and the city Controller will input the data into the accounting system, print checks for EDC signature. The city will provide training of the designated EDC representative (s) to facilitate a smooth transition.

VR - Lane