**Van Alstyne Community Development Corporation**

**Agenda – Regular Board Meeting**

**228 East Marshall**

**Thursday, November 8, 2018 6:30 P.M.**

**A QUORUM OF THE CITY COUNCIL MEMBERS MAY OR MAY NOT BE PRESENT. NO ACTION OF THE CITY COUNCIL WILL BE TAKEN AT THIS MEETING.**

1. **Call to order - Recognition of guest(s)**

**The meeting was called to order at 6:30 p.m. Present were board members Chris Dorak, Alesha Crowell, Wayne Womack, Robert Lewis and Robert Jaska. Absent were Mark Rock and Collin Flynn.**

**Guests in attendance were Karen Riley, Elaine Nguyen, Barbie Griffin, Marla Butler and Steve Riley.**

1. **Discuss/Action: Approval of minutes from previous meeting: October 15, 2018 special called meeting**

**Robert Lewis made a motion to accept the minutes as presented. Wayne Womack seconded the motion and it was approved 4-0.**

**3. Discuss/Action: Façade grant application for Quilt Asylum**

**Karen Riley presented her façade program application to the Board. Riley will be installing an awning at her new business, Quilt Asylum, located at 166 E. Jefferson St. Wayne Womack asked Riley when the business would be opening and she replied that it is expected to open in early December. Riley requested a grant in the amount of $2,327.38 to have the awning purchased and installed. Womack made a motion to approve the grant request as presented in accordance with section 501.103 of the Texas Local Govt. Code relating to site improvements with a second from Alesha Crowell. The motion was approved, 4-0.**

**4. Discuss/Action: Façade grant application for Asian Cuisine**

**Elaine Nguyen presented her façade program application to the Board for signage at her new business. Nguyen will be opening Asian Cuisine, located at 938 W. Van Alstyne Parkway, in early December. Nguyen confirmed that she and her husband Quan also own and operate Bamboo House in Bonham. Board members expressed their pleasure at welcoming an Asian restaurant to town and stated that she should do very well. Nguyen said that the restaurant will feature Japanese, Chinese and Korean food, as well as a sushi bar and that it will sell beer and wine. Nguyen requested a grant in the amount of $2,976.87. Alesha Crowell asked Rodney Williams if the Commitment to Maintenance portion of the façade application has revised wording as recommended by VACDC attorney Ryan Pittman. Williams replied that the wording has been added. Robert Lewis made a motion to approve the grant request as presented in accordance with section 501.103 of the Texas Local Govt. Code relating to site improvements with a second from Alesha Crowell. The motion was approved, 4-0.**

**5. Discuss/Action: Approval of treasurer’s report**

**Wayne Womack made a motion to accept the treasurer’s report as presented. Robert Jaska seconded the motion and it passed unanimously, 5-0.**

**6. Discuss/Action: Director’s report**

**Executive Director Rodney Williams updated the Board on recent activities. Williams told the Board that all the paperwork has been re-submitted by mail to the Secretary of State regarding trademarking of the VACDC logo and that he filed the Eminent Domain report for 2019 on the first reporting day… Williams stated that he met with a local downtown business owner about getting his currently vacant storefront up to fire code to put on the market as there are currently no available spaces downtown. Williams also stated that a Railcar Farmers Market vendor is looking for space downtown to possibly open up a shop and that another retailer met with him looking for space as well… He worked with the VACDC attorney on crafting a legal release to add lighting to downtown buildings… Williams stated that his efforts to get Leo Bowler’s building on the south side of Marshall St. sold have paid off and that an attorney has purchased the property and will be beginning renovations in early 2019… Williams is expecting to meet with an out-of-state building owner to help get her downtown location ready to put on the market… Williams attended the TEDC annual conference in October, as well as a City Council meeting and two Christmas Town committee meetings… Williams informed the Board that he is assisting the City by taking lead on a potential business relocation from Denison to the Cold Springs Industrial Park. Wayne Womack stated that he thought, due to comments made by former EDC Director Jodi Carr, that the industrial park was full. Williams stated that it is not and there are, in fact, multiple lots available. Womack made a motion to have Board President Chris Dorak approach the EDC board to seek compensation for Williams for his work on their behalf in addition to his regular full-time job duties for the CDC. Alesha Crowell seconded the motion and it passed 4-0 with Robert Jaska abstaining.**

**7. Discuss/Action: Advertising in statewide magazines**

**At the request of a board member, Rodney Williams looked into the possibility of advertising Van Alstyne in the publications Texas Monthly and/or Texas Highways. The cost of doing so was deemed too high and no action was taken.**

**8. Discuss/Action: Christmas Town/Outdoor Movie Night**

**Williams briefed the Board on the plan to hold an Outdoor Movie Night on December 15th as part of Christmas Town festivities. The cost to do so will be $345 and Williams was asked to work on getting outside sponsors.**

**9. Discuss/Action: Update on projects: a) railcar renovation; b) East Field restroom doors**

 **Discussion was had with Robert Lewis about work on the railcar, specifically the railcar event stage as the roof is leaking. Rodney Williams informed Robert that the Chamber of Commerce is needing this done prior to November 29th as an event is scheduled to be held on that date. Chamber Vice-President Barbie Griffin added to the conversation and asked if it needed to get outside quotes to have the work done as Lewis is volunteering his time for the project. Lewis stated that he would have the roof on both the stage and the railcar fixed prior to Nov. 29.**

**10. Discuss/Action: Annual ICSC conference attendance**

 **Rodney Williams discussed his attending the annual International Conference of Shopping Centers this year. In 2017, Williams attended the event in Dallas, which was productive. Since then, Williams said, he has been advised by colleagues in neighboring towns, including Celina and Anna, that they skip the event in Dallas (Fort Worth in 2019) and attend the RECon ICSC event in Las Vegas as it is 5-6 times the size of the one in Texas. President Chris Dorak asked Williams to bring more information about the Las Vegas event to the January board meeting.**

**11. Closing comments**

**There were no closing comments.**

**12. Adjourn**

**The meeting was adjourned at 7:26 p.m.**

**Respectfully submitted by Rodney Williams**