**Van Alstyne Economic Development Corporation**

**Minutes**

**Regular Board Meeting**

**228 East Marshall**

**Van Alstyne, TX 75495**

**Friday, July 24, 2015, 9:30 A.M.**

**A QUORUM OF 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 Guests:** The meeting was called to order by Randy Uselton, EDC Board President, at 9:45 a.m.
	* + **Present:** Randy Uselton; James Lewis; Kaaren Teuber; Patrick Flynn; Timmerle Kelly; Kanita Larkins and Mayor Larry Cooper
		+ **Absent:**  Doti Izzi
		+ **Guests:** Irina Cowles
2. **Presentation by Lift Dance & Fitness:** As the board is considering a loan application for a small business loan for Lift Dance Fitness Arts, the owner Irina Cowles made a presentation to the board members to provide information about her business. Ms. Cowles’ vision for Lift Dance & Fitness is to bring quality and affordable dance and fitness instruction to Van Alstyne. Currently, Van Alstyne does not have a dance studio, children’s gym or a child’s birthday party venue. Additionally, there are no after-school programs that are locally available to children. She believes there is a strong need and a great business opportunity to provide after school instructional classes for both boys and girls as well as for adults. The purpose of the loan for her business is to be able to hire employees for office support.
3. **Minutes from previous meeting:** Minutes from the special called board meeting of July 13 and the regular board meeting of June 19, 2015 were reviewed by the board members. A typographical error was noted on the June 2015 minutes. Randy Uselton made a motion to accept the minutes with corrections. Patrick Flynn seconded the motion. Motion carried.

1. **Treasurer’s Report:** The treasurer’s reports to include the Profit & Loss and Balance Sheets for the month of June 2015 were reviewed by the board members. Randy Uselton made a motion to accept the treasurer’s reports. Kaaren Teuber seconded the motion. Motion carried.
2. **Recess into closed session pursuant to Chapter 551, Texas Government Code for deliberation regarding: Section 551:072, Real Property: *went into closed session at 10:45 a.m.***

**a. Deliberate the purchase, lease and value of real property located at or near Industrial Park:**

**b. Discuss real property located at or near FM 121;**

***out of closed session at 11:10 a.m.***

1. **Discuss/Action: Take any action as result of closed session-real property located at near Industrial Park:** Randy Uselton made a motion to approve the final draft of the Lease and Rail Track Agreement for potential business. Patrick Flynn seconded the motion. Motion carried. Kanita Larkins was instructed to make the noted modifications and notify President Randy Uselton upon completion.
2. **Discuss/Action: Take any action as result of closed session-real property located at or near FM 121:** No action.
3. **Discuss/Action: Review application for Small Business Loan:** The loan committee is in the process of reviewing the application and supporting documents. This matter will be tabled until such time as the loan committee has reviewed the file and can make their recommendation.
4. **Discuss/Action: Finalization of Budget for 2015/2016:** The board members reviewed the final draft of the 2015/2016 Budget. Timmerle Kelly made a motion to accept the 2015/2016 Budget. Patrick Flynn seconded the motion. Motion carried. The board members signed two copies of the budget indicating their approval and Kanita Larkins was instructed to deliver the Budget to City Secretary, Jennifer Gould.
5. **Discuss/Action: Repairs and maintenance at Industrial Park:** Kanita Larkins reports that she is waiting to hear from Chris Baas, the gentlemen who will be brush hogging the lots at Industrial Park, to determine when he will begin the work at Industrial Park. James Lewis made a recommendation to obtain another estimate. She reports she has met with Wayne Davis, Jr., and he will be providing another option for the sign, in addition to what he built for the Van Alstyne Family Practice and South Grayson Water Supply. No action taken.
6. **Update: Palladium:** Timmerle Kelly and Mayor Larry Cooper reported that City Council and representatives with Palladium are currently negotiating issues such as roadways, masonry/stucco and pitch of roofs.
7. **Training & Seminars/Report by board members attending Richardson Sales Tax Workshop:** Randy Uselton, Kaaren Teuber and Patrick Flynn attended the sales tax workshop on June 26, 2015 at Richardson, Texas. Randy Uselton stated he received helpful information as concerns procedures for closed/executive session, as well as allowable projects for Type A economic development corporations.
8. **Comments of President, Mayor, and City Manager:**  Mayor Larry Cooper commented that he was impressed with the board’s ability to work together on projects that are beneficial to the community.
9. **Adjourn:** Randy Uselton made the motion to adjourn. Patrick Flynn seconded the motion. Motion carried. Adjourned at 11:27 a.m. The next regular board meeting will be scheduled one week early and will be held **August 21, 2015 at 9:30 a.m.**

Minutes respectfully submitted by Kanita Larkins July 24, 2015