**Van Alstyne Community Development Corporation**

**Minutes – Regular Board Meeting**

**228 E. Marshall St.**

**Thursday, May 13, 2021 6:00 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. VISITORS WISHING TO SPEAK MUST BE RECOGNIZED BY THE PRESIDENT OF THE BOARD AND LIMIT COMMENTS TO 2 MINUTES.**

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

**The meeting was called to order at 6 p.m. Present were board members David Sileven, Robert Jaska, Brad Clough, Alesha Crowell and Sherry Jeffcoat and Executive Director Rodney Williams. Absent was Dee Greve and Mark Moss.**

**There were no guests present.**

**2. Invocation**

 **Robert Jaska delivered the invocation.**

**3. Discuss/Action: Approval of minutes from previous meeting: April 14, 2021 regularly scheduled meeting**

 **Alesha Crowell made a motion to approve the minutes as presented. Robert Jaska seconded the motion and it passed, 5-0.**

**4. Discuss/Action: Request for funding completion for Rock’s Heart of Restoration façade grant**

 **Rodney Williams presented the project completion funding request for Rock’s Heart of Restoration’s two projects – external repair and painting. Williams informed the Board that the location is being listed for sale which violates the 12-month commitment to maintenance clause in the funding application. Mark Rock informed Williams that he would be glad to sign a document guaranteeing that they would repay to the CDC the full grant amounts if the property sold within the 12-month period. A later email from Rock stated that he could also require that repayment as part of the sales contract on the building but either way he would guarantee refunding of grant monies. Williams presented the emails to the Board and also informed the Board that he had sought advice from CDC attorney Ryan Pittman.**

 **Sherry Jeffcoat pointed out that the invoices submitted only show the work for the wood repair, not the painting. Williams will be requesting this documentation and present this portion again in the June meeting.**

 **After much discussion, David Sileven made a motion to amend the grant process rules so that if a grant is approved on a business or property, it must remain a commercial entity and adhere to all stipulations as presented for the remainder of the 12 months as specified in the grant. Robert Jaska seconded the motion and it passed, 5-0.**

 **A second motion was made by Alesha Crowell, this one to fund the requested $1,975 for wood and other repairs on the building at 130 N. Waco Rd. with the stipulation that a completion form must be done separate from the other project and subject to the first and prior motion. Sherry Jeffcoat seconded the motion and it passed, 5-0.**

**5. Discuss/Action: Downtown retail and community picture**

 **Rodney Williams presented updates regarding downtown development. David Sileven discussed the future of downtown and the CDC’s role in it. Discussion was had regarding a survey of business owners and Williams suggested using SurveyMonkey. A committee was formed with Alesha Crowell and Sherry Jeffcoat to come up with possible questions for presentation to the Board. Crowell said she would also ask Dee Greve to join the committee.**

**6. Discuss/Action: Annual audit update**

 **Rodney Williams presented the audit update and related that the auditor had said that the CDC looks in good shape.**

**7. Discuss/Action: Billboard availability and marketing options**

 **Rodney Williams discussed the availability of billboards to the north of Van Alstyne. The decision was made to add to the survey a question asking business owners if they would be interested in billboard space.**

**8. Discuss/Action: Treasurer’s Report**

 **Alesha Crowell made a motion to approve the Treasurer’s Report as presented with a second from Brad Clough. The motion passed, 5-0.**

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

 **Rodney Williams presented his Director’s Report detailing his activities over the past month.**

**10. Recess into closed session pursuant to Chapter 551, Texas Government Code for deliberation regarding:**

1. **Section 551.087. Deliberation Regarding Economic Development Negotiations. This chapter does not require a governmental body to conduct an open meeting: (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1).**
2. **Reconvene into open session**

**11. Closing comments**

 **There was no closed session held. There were no closing comments.**

**12. Adjourn**

 **The meeting was adjourned at 7:24 p.m.**

**Respectfully submitted by Rodney Williams**