**Van Alstyne Economic Development Corporation**

**Minutes – Regular Board Meeting**

**228 E. Marshall St.**

**Thursday, August 19, 2021**

**To begin following culmination of Van Alstyne CDC Meeting**

**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 6:53 p.m. Present were board members Alesha Crowell, Robert Jaska, Dee Greve, Brad Clough and Sherry Jeffcoat and Executive Director Rodney Williams. Absent were David Sileven and Mark Moss.**

**There were no guests present.**

**2. Discuss/Action: Approval of minutes from previous regularly scheduled meeting held on July 8, 2021**

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

**3. Discuss/Action: Industrial Park Project Phase II update**

**Rodney Williams presented an update on Phase II construction. Currently, the only remaining construction is work around the DART easement. Williams said he was informed by project engineer Len McManus a few days prior that the document is on DART’s attorney’s desk awaiting signature. This is the last step in completing current construction.**

**4. Discuss/Action: Industrial Park landscaping**

**Rodney Williams told the Board that he has been in contact with another developer in the area who will be undertaking significant landscaping near the industrial park. The developer will share his renderings and bids and Williams will bring this back to the Board with more information.**

**5. Discuss/Action: Completion of Industrial Parkway through Phase II**

**Rodney Williams discussed the option to complete Industrial Parkway road construction through the remainder of the industrial park. Williams stated that it would currently cost in the range of $1.2 million to complete the project but costs will continue to rise due to the high cost of concrete. Alesha Crowell suggested the item be tabled until further discussion can be had with all board members present.**

**Williams was instructed to look into establishing parking ordinances for the park as complaints have been received from others tenants regarding semis parked along the roadway for extended periods of time.**

**6. Discuss/Action: Review of board member applications**

**Rodney Williams presented the applicant package as sent by the City. There are four applicants applying for three positions – incumbents Robert Jaska, Brad Clough and Sherry Jeffcoat and a new applicant, John (Chris) Mattison.**

**Dee Greve made a motion to rank the applicants in order: Brad Clough, Robert Jaska, Sherry Jeffcoat and John Mattison. Alesha Crowell seconded the motion and it passed, 5-0.**

**7. Discuss/Action: Revised corporation bylaws**

**Rodney Williams informed the Board that the revised bylaws had been approved by the City Council at its August meeting and that he just needed each Board member’s signature on the document following the meeting.**

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

**Robert Jaska made a motion to approve the treasurer’s report reconciliation. Sherry Jeffcoat seconded the motion and it passed, 5-0.**

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

**Rodney Williams presented his report of 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); Project Porcupine, Dreamline and Project Baron.**
2. **Reconvene into open session**

**11. Discuss/Action: Take any action as a result of closed session**

**Rodney Williams was instructed to submit the approved sales agreement related to Project Baron to attorney Ryan Pittman for final review. Williams said he would do so by the following Tuesday in order to give Dee Greve a chance to have time to look over the document.**

**12. Closing comments**

**There were no closing comments.**

**13. Adjourn**

**Roberr Jaska made a motion to adjourn the meeting at 7:40 p.m. The motion was seconded by Brad Clough and approved, 5-0.**

**Respectfully submitted by Rodney Williams**