**Van Alstyne Community Development Corporation**

**Minutes – Regular Board Meeting**

**228 E. Marshall St.**

**Thursday, October 14, 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. In attendance were board members David Sileven, Alesha Crowell, Sherry Jeffcoat, Mark Moss, Dee Greeve and Brad Clough and Executive Director Rodney Williams. Absent was Robert Jaska.**

**There were no guests in attendance.**

**2. Invocation**

 **David Sileven delivered the invocation.**

**3. Discuss/Action: Façade Grant request for Preston Street Coin Laundry, 131 S. Preston St.**

 **Rodney Williams presented a façade grant on behalf of Shaun Wren, owner of Preston Street Coin Laundry. Wren requested a $4.035 matching grant on work totaling $8,070 which included repair of the front facing, replacing of awning supports posts with cedar posts, replacing a broken street-facing window, replacing of trim and replacing of the awning roof.**

 **Williams stated that Wren had met with and been approved by the Architectural Review Panel. David Sileven asked whether the approval was in the packet or not and Williams informed the Board that it was not because the panel had met just two days prior and the certificate of approval had not yet been generated by the City. Mark Moss stated he was glad that someone was doing façade work to a building that needed the work done and that it should look attractive.**

 **Alesha Crowell made a motion to approve the grant as requested with a second from Mark Moss. Brad Clough made a motion to amend to fund the grant only after the certificate of approval from the Architectural Review Panel has been received by the CDC. The motion passed unanimously, 6-0.**

**4. Discuss/Action: Approval of minutes from previous regularly scheduled meeting held on August 19, 2021.**

 **Brad Clough made a motion to approve the minutes as presented. Sherry Jeffcoat seconded the motion and it passed, 6-0.**

**5. Discuss/Action: Officer elections**

 **Alesha Crowell made a motion to appoint Robert Jaska as treasurer and Brad Clough as secretary with a second from Sherry Jeffcoat.**

 **Alesha Crowell then amended her motion to appoint Robert Jaska as treasurer, Brad Clough as secretary, Alesha Crowell as vice president and David Sileven as president. Sherry Jeffcoat second the motion and it passed, 6-0.**

**6. Discuss/Action: Update on commercial/retail land availability**

 **Rodney Williams updated the Board regarding commercial and retail land tracts currently for sale in Van Alstyne.**

**7. Discuss/Action: Update on downtown property availability**

 **Rodney Williams updated the Board on three available-for-lease storefronts existing in the downtown commercial business district.**

**8. Discuss/Action: Moving accounting duties over to the City of Van Alstyne**

 **Rodney Williams told the Board that the CDC books are being reviewed by David Kesel, CPA. Kesel is checking over the books and making corrections necessary after switchover from Quickbooks Desktop to Quickbooks Online. Williams said he expects that to be done shortly. Williams further stated that the City has quoted $600 per month to handle the accounting duties for the CDC and that he did not believe it was that involved and, therefore, not worth that much. Brad Clough made a motion to move the discussion to executive session. David Sileven seconded the motion and it passed, 6-0.**

**9. Discuss/Action: Existing billboard signage**

 **Rodney Williams presented the renewal of one of the two existing billboards, located just south of FM 902 on Highway 75, at an annual cost of $6,110. Sherry Jeffcoat made the motion to approve the renewal with a second from Brad Clough. The motion passed, 6-0.**

 **Discussion was also had revising signage and messaging on the billboards with the holiday season in mind. Williams presented a mockup for a seasonal billboard done by Executive Administrator Tiffany Chartier, to the board’s approval. David Sileven asked Rodney Williams to have Lamar work up proofs and for Williams to get input on them with Sherry Jeffcoat and Brad Clough.**

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

 **Mark Moss approved the treasurer’s report as presented. Dee Greeve seconded the motion and it passed, 6-0.**

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

 **Rodney Williams presented his director’s report detailing his activities over the prior two months.**

**12. 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.**
2. **Reconvene into open session**

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

**Rodney Williams was directed to negotiate with the City of Van Alstyne regarding cost to move financials and accounting duties to the City.**

**14. Closing comments**

 **None**

**15. Adjourn**

 **The meeting was adjourned at 7:19 p.m.**

**Respectfully submitted by Rodney Williams**