**Van Alstyne Economic Development Corporation**

**Minutes – Regular Board Meeting**

**228 E. Marshall St.**

**Thursday, April 14, 2022**

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

**A QUORUM OF THE CITY COUNCIL MAY OR MAY NOT BE PRESENT. NO VOTES OR OTHER 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 7:05 p.m. Present were board members David Sileven, Sherry Jeffcoat, Mark Moss and Robert Jaska and Executive Director Rodney Williams.**

**Absent was Alesha Crowell, Brad Clough, and Dee Greve.**

**There were no guests present.**

**2. Public comments on agenda items**

 **There were no public comments.**

**CONSENT AGENDA**

*Items listed on the consent agenda allow the Board to approve all items together without discussion or individual motions. Items may be removed from the consent agenda on the request of any one member of the Board. Removed items will be discussed and action taken immediately after the consent agenda.*

***Items 3-4 were pulled from the consent agenda for discussion.***

**3. Approval of minutes from previous special called meeting held on March 24, 2022**

 **Sherry Jeffcoat made a motion to approve the minutes as presented with a second from Mark Moss. The motion passed, 4-0.**

**4. Treasurer’s Report**

 **A question was raised regarding the service charge that was erroneously charged to the EDC checking account and whether or not it was interest bearing. Rodney Williams will look into this.**

 **Robert Jaska made a motion to approve the treasurer’s report as presented. Mark Moss seconded the motion and it passed, 4-0.**

**NON-CONSENT AGENDA**

**5. Discuss/Action: Industrial Park Phase II infrastructure project update**

 **Rodney Williams provided an update on the infrastructure project telling the Board that it was completed and came in $7,333 under budget.**

**6. Discuss/Action: Update on parking/litter ordinance**

 **Rodney Williams told the Board that there is a city litter ordinance with a fine of up to $1,000. The EDC can post No Littering signage but it is already enforceable without the signage.**

**7. Discuss/Action: Debt issuance update**

 **David Sileven and Rodney Williams updated the Board on the City Council meeting of April 12. Jim Sabonis of Hilltop Securities presented to Council the debt issuance plan on behalf of the EDC with some questions from Council answered by EDC staff. Council unanimously approved the debt issuance. Sabonis also told Council that the corporation has done so well that they are confident that Hilltop Securities can get the EDC a Moody’s investment grade rating.**

**8. Discuss/Action: Ag rollback taxes**

 **Rodney Williams updated the Board on his conversations with Grayson County taxing authority as that entity is erroneously charging Dreamline rollback taxes on 32 acres instead of the 12.5 the company had purchased. Williams stated that Greta Thomas from the Grayson County tax assessor’s office was looking into the matter and would be getting back in touch with him.**

**9. Discuss/Action: Business retention initiative**

**Rodney Williams presented his plan to start a business retention program to effectively acknowledge and thank the businesses in Van Alstyne, including those in Cold Springs Industrial Park. Williams stated that he and Tiffany Chartier would be conducting site visits and that it would be nice to have some board members do so as well.**

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

 **Rodney Williams presented his monthly report of activities.**

**11. Recess into closed session pursuant to Chapter 551, Texas Government Code 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. **Sec. 551.072 – to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.**
3. **Reconvene into open session**

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

 **There was no action taken.**

**13. Closing comments**

 **There were no closing comments.**

**14. Adjourn**

**Sherry Jeffcoat made a motion to adjourn with a second from Robert Jaska. The motion passed, 4-0.**

**The meeting was adjourned at 8:06 p.m.**

**Respectfully submitted by Rodney Williams.**