



**Van Alstyne Community Development Corporation
Agenda – Regular Board Meeting
152 N. Main Dr.**

Thursday, August 10, 2023 at 6:00 P.M.
*(or immediately following Regular Board Meeting
of the Economic Development Corporation)*

A QUORUM OF THE CITY COUNCIL, PLANNING & ZONING COMMISSION, AND/OR ARCHITECTURAL REVIEW BOARD MAY OR MAY NOT BE PRESENT. NO ACTION OF THESE BODIES 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)**
- 2. Public comments on agenda items**
- 3. Discuss/Action: Approval of minutes from previous meetings held on July 20, 2023 and July 31, 2023**
- 4. Development Update: Current Development Services Department applications**
- 5. Recess into closed session pursuant to Chapter 551, Texas Government Code for deliberation regarding:**
 - a. 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): Bill Smith's Café, generally located on the south side of Jefferson Street (FM 121), east of Preston Street; DADCO Consulting, Inc.; and**
 - b. Reconvene into open session**
- 6. Discuss/Action: Take any action as a result of closed session**
 - a. Take action regarding a financial or other incentive agreement regarding Bill Smith's Café**
 - b. Take action regarding a proposed service contract with DADCO Consulting, Inc.**
- 7. Closing comments**
- 8. Adjourn**

ATTEST: I, Alex Glushko, Director of Development Services, Van Alstyne, Texas do hereby certify that notice of this meeting was posted on the VACDC door at 144 N. Main Dr. and at www.vaced.net to comply with the 72-hour posting notice required by law.

Alex Glushko, Director of Development Services, Posted August 7, 2023

- 1. The VACDC may vote and/or act upon each of the items listed on this agenda.**
- 2. If during the course of the meeting covered by this notice, the Board should determine that a closed or executive meeting or session of the Board should be held or is required, then such closed or executive meeting or session as authorized by the Texas Open Meetings Act, Texas Government Code § 551.001 et. seq., will be held by the Board at the date, hour and place given in this notice as the Board may conveniently meet in such closed or executive meeting or session concerning any and all subjects and for any and all purposes permitted by the Open Meetings Act, including, but not limited to, the following purposes:
§ 551.087 Deliberations regarding commercial or financial information that the Board has received from a business prospect or to deliberate the offer of a financial or other incentives to a business prospect
§ 551.072 Deliberations regarding the purchase, exchange, lease, or value of real property
§ 551.074 Deliberations regarding personnel matters or to hear complaints against personnel
§ 551.071 Private consultation with the attorney for the VAEDC**
- 3. Any person with a disability who may want to attend this meeting and may need assistance should contact Alex Glushko at (903) 482-5426 two working days prior to the meeting to make reasonable arrangements to ensure accessibility.**

Physical Location: 152 N. Main Dr., Van Alstyne, Texas 75495

Mailing Address: P.O. Box 2151, Van Alstyne, Texas 75495