



**City of Van Alstyne**  
**AGENDA**  
**Economic Development Board Meeting**  
Van Alstyne City Hall, 152 N Main Drive  
**Thursday, June 13, 2024**  
**6:00 PM**

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A QUORUM OF THE VAN ALSTYNE CITY COUNCIL, PLANNING & ZONING COMMISSION, AND/OR ARCHITECTURAL REVIEW PANEL MAY BE IN ATTENDANCE. NO ACTION BY THESE BOARDS WILL BE TAKEN AT THIS MEETING. VISITORS WISHING TO SPEAK MUST BE RECOGNIZED BY THE PRESIDENT OF THE BOARD AND LIMIT COMMENTS TO TWO (2) MINUTES.

*Citizens may appear before the Community Development Board to address items of public interest, or items listed on the agenda not otherwise set for public hearing, in accordance with procedural rules as determined by the meeting President and by submitting a "Public Comment Form" to the staff no later than the conclusion of Agenda Item 1 (Call to Order).*

**AGENDA**

I. CALL TO ORDER - RECOGNITION OF GUEST(S)

II. BOARD OFFICER ELECTION(S)

Approve resolution appointing and designating bank signatories.

III. EXECUTIVE SESSION

*In accordance with Chapter 551 of the Texas Government Code (Open Meetings Law), the Board may meet in a closed Executive Session pursuant to applicable laws.*

All items below for Executive Session:

Pursuant to the following designated sections of Texas Government Code, Annotated, Subchapter 551, the Board will enter into Executive Session to discuss the following item(s):

1. Texas Gov't Code Section 551.072 - Deliberation regarding 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, regarding EDC Property on FM 3133 - 67.2 acres, and Project "Flex", including Allen Construction Company, located in Cold Springs Industrial Park on the west sides of Industrial Boulevard, south of FM 3133 (Village Parkway).

2. Texas Gov't Code Section 551.071 – Consultation with attorney for the VAEDC regarding pending or contemplated litigation, a settlement offer or a matter in which the duty of the attorney under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflicts with the Texas Open Meetings Act concerning: (1) incident involving Cold Springs Industrial Park entrance sign.

IV. OPEN MEETING

3. Take action regarding EDC Property on FM 3133- 67.2 acres.

4. Take action regarding Project "Flex".

5. Take action regarding Allan Construction Company.

6. Take action regarding pending or contemplated litigation, a settlement offer or a matter to discuss with the EDC attorney.

V. DISCUSS/ACTION:

7. Receive update and take any necessary action regarding Len McManus, McManus and Johnson, Consulting Engineers, LLC with regard to Cool Springs Industrial Park, Engineering Services and project design.

8. Receive update and take any necessary action regarding FM 3133, 67.3 acres with annexation application proceedings with the City of Van Alstyne.

9. Receive update and take any necessary action regarding FM 3133 and South Industrial Pkwy Cold Springs Industrial Park entrance sign. Sign repair/replacement, insurance settlement, future sign plans, etc.
10. Receive updates and take any action regarding EDC Property on FM 3133 - 67.2 acres and Cold Springs Industrial Park.
11. Receive an update take any necessary action regarding CDC/EDC/ City future website.
12. Approval of Minutes from the regular meeting held on May 16, 2024.
13. Receive an update take any necessary action regarding EDC 2025 Budget.
14. Development/Business Update
15. Adjournment.
16. Director's and/or closing comments.

I certify that I, David Witcher, posted this agenda on the announcements board located in front of City Hall at 144 N. Main Dr. at or before 5:00 p.m. on June 10, 2024.

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David Witcher, Director of Economic Development

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 David Witcher at (903) 712-2002 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