



City of Van Alstyne
AGENDA
Community Development Board Meeting
Van Alstyne City Hall, 152 N Main Drive
Thursday, July 11, 2024
6:00 PM
Minutes

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)

The Meeting was called to order at 6:06pm. Present were board members David Sileven, Rodney Blaukat , Dan Kelly , Dustin Langton, Dee Greve, and Alesha Crowell and Brad Clough was absent.

Staff present were David Witcher (Interim) Director of Economic Development, Mr. Lane Jones City Manager, Sherry Staber, Guest present(s) See Sign in sheet, Weston Davis, Ryan Hoya.

II. INVOCATION

The invocation was given by Rodney Blaukat.

III. PUBLIC COMMENTS

None.

IV. 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 property generally located east of US Highway 75, north of County Line Road (CR375), south of Redden Road, west of S. John Douglas Road, and discussion with City Manager, attorney, and financial advisor regarding a joint venture with the City of Van Alstyne.
2. Texas Gov't Code Section 551.087 - Deliberation regarding economic development negotiations regarding commercial or financial information that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and which the governmental body is conducting economic development negotiations, including: Proposed Project Marshall 120 LLC, Façade Grants #1- 4, 120 E. Marshall Dr, Van Alstyne Pkwy, 75495, Project "Rail Car" , Project "Yellow Rose" , and Workforce Solutions .

3. Texas Gov't Code Section 551.074 - Deliberation regarding personnel matters or to hear complaints against personnel, Director of Economic Development and or Executive Administrator.

The Board entered Executive Session at 6:52 pm and adjourned at 7:45 pm.

V. OPEN MEETING

4. Consider and take any action as a result of closed session.
- a. Take action regarding property generally located east of US Highway 75, north of County Line Road (CR375), south of Redden Road, west of S. John Douglas Road.

No action was taken.

- b. Take action regarding a financial or other incentive agreement regarding Marshall 120 LLC, Façade Grants #1-4, Office Concept.

Request was tabled until ARB and City Council meetings and governing body approval.

No action was taken.

- c. Take action regarding a financial or other incentive agreement regarding Project "Rail Car".

No action was taken.

- d. Take action regarding a financial or other incentive agreement regarding Project "Yellow Rose".

The project was discussed in exe. session.

The motion was made by Rodney Blaukat to approve the financial incentive for Project "Yellow Rose" as per discussions in exe. session.; Dustin Langton seconded the motion, and it passed unanimously 6-0.

- e. Take action regarding a financial or other incentive agreement regarding Workforce Solutions.

No action was taken.

- f. Take action regarding deliberation regarding personnel matters or to hear complaints against personnel, Director of Economic Development and or Executive Administrator.

No action was taken.

VI DISCUSS/ACTION:

5. Receive an update and take any necessary action regarding Façade Grants #1-4, Proposed Project, Marshall 120 LLC, 120 E. Marshall Dr, Van Alstyne Pkwy, 75495.

Weston Davis with Marshall 120 LLC presented a request for Façade Grants # 1-4, Façade Grant Application #1, Monument Sign, grant request of \$5,000.00, Façade Grant Application #2 , Painting and Repairs Exterior, grant request of \$5,000.00, Façade Grant Application #3 , Drainage and Gutters, grant request of \$4,950.00 , Retention and Expansion Application Grant #4, Conversion into Office Suites , Shared Space, and Event /Presentation / Conference Rooms . Interior repairs, grant request of \$5,000.00. Total Grant #1-4 request is \$19,950.00.

The board decided to table this until the ARB Board and the VA City Council Boards take action.

No action was taken.

6. Receive an update and take any necessary action regarding Project “Yellow Rose”.

Weston Davis, Sam Franklin, Cody Ward discuss the proposed Project “Yellow Rose” or KSMI Equipment. The proposed project is located on the east side of I-75, south of Sanford Circle on 26.61 acres. The building will have customer areas, sales offices, and several equipment bay repair areas. Founded in 1983, KSMI Equipment has locations in Texas, Oklahoma, Missouri, Kansas and Missouri. The Van Alstyne location is projected to become the largest location in Texas, replacing Dallas, Tx by overall sales volume. Kirby Smith Machinery Inc serves the construction and minding sectors as a leading distributor of heavy equipment and cranes. KSMI Equipment features equipment from Komatsu, Hitachi, Gradall , Kleemann, Manitowoc, Atlas, and JLG . The project will have a capital investment of \$10 Million Dollars, create 65+ jobs over 10 years, projected annual sales of \$150 million + in future years, the VA location will open in 12 months after acquiring permits, late 2025 or early 2026 .

No action was taken. (Please refer to exe. session.)

7. Receive an update take any necessary action regarding CDC/EDC/City future website.

David Witcher updated the board on the CDC future website. Noted the CDC/City website would be finalized in a few weeks and be ready to go live. Additionally, a proposal by Younger Associates for website services will be presented at the August 8th, CDC meeting.

No Action was taken

8. Receive an update and take any necessary action regarding a professional service agreement with DADCO Consulting, Inc., and discuss upcoming meetings.

No Action was taken by the board.

9. Approval of Minutes from the regular meeting held on June 13, 2024.

Dan Kelly made a motion to approve the minutes. Dustin Langton seconded the motion and the motion passed 6-0.

10. Receive updates and take any necessary action regarding CDC 2025 Budget

David Witcher updated the board on the FY 2025 Budget, working with CMO office the City Council presentation will be August or September.

11. Receive Treasurer's Report. Update on CDC 2022-2023 audit preparations, EDC financials, and banking services, etc.

David Witcher updated the board, Eddie Peacock will be finalizing the audit material for CDC. The VA City auditor had started the annual CDC / VA City audit. CDC is looking to move certain DC accounts to Independent Financial in Van Alstyne, Tx.

Sherry Staber discussed a new CDC / City process, funding, and project form, form for projects. This will include internal review, safeguards, final reporting requirements along with a revised statement to return any unused funds. This will allow for a more streamlined funding process for CDC / City special projects . CDC board accepted the recommendations.

The motion was made by Rodney Blaukat, to approve the monthly financials. The motion was seconded by Dee Greve, motion passed 6-0.

12. Development/Business Update

David Witcher updated the board on retail/restaurant interested on downtown Van Alstyne and along I-75 and Van Alstyne Pkwy.

13. Director's and/or closing comments.

David S. made final comments about the CDC board and staff's service.

14. Adjournment.

The motion was made by Dee Greve to adjourn the meeting by 7:55 pm; Rodney Blaukat seconded the motion and it passed unanimously 6-0.

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 July 08, 2024.

David Witcher, Interim Economic Development Director

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) 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