



City of Van Alstyne
AGENDA
Community Development Board
Special Called Meeting

Van Alstyne City Hall, 152 N Main Drive
Tuesday, July 2, 2024
5:30 PM

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 5:30pm. Present were board members David Sileven, Rodney Blaukat , Brad Clough, Dan Kelly , Dustin Langton, Dee Greve, and Alesha Crowell was absent.

Staff present were David Witcher (Interim) Director of Economic Development, Guest present(s) Jim Sabonis Hilltop Securities and Rudy Segura Attorney.

II. INVOCATION

The invocation was given by Brad Clough.

III. PUBLIC COMMENTS

No Comments

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: Project “Rail Car” and Project “Yellow Rose.”

The Board entered Executive Session at 5:34 pm and adjourned at 6:27 pm.

V. OPEN MEETING

3. 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 Project “Rail Car”.

No action was taken.

- c. Take action regarding a financial or other incentive agreement regarding Project “Yellow Rose.”.

No action was taken.

VI. DISCUSS/ACTION:

4. Presentation Plan of Finance to the Van Alstyne CEDC Board. Presentation by Hilltop. Securities and CDC Staff.
Jim Sabonis Hilltop Securities presented the Plan of Finance to the Van Alstyne CEDC board.
5. CEDC Board considers and approves Plan of Finance to issue Sales Tax Revenue Bonds. Presentation by Hilltop Securities and CDC Staff.
David Sileven President of CEDC asked if the board has any further question of the Plan of Finance? Answer none.
The motion was made by Brad Clough to approve Plan of Finance per the presentation of Hilltop Securities, Dan Kelly seconded the motion and it passed unanimously 6-0.
6. CEDC Board considers and approves a Resolution calling for a Public Hearing on the Proposed Project(s). Presentation by Hilltop Securities and CDC Staff.
The motion was made by Dee Greve to approve a Resolution calling for a Public Hearing on the Proposed Projects(s), Rodney Blaukat seconded the motion and it passed unanimously 6-0.
7. CEDC Board considers and approves a Reimbursement Resolution. Presentation by Hilltop Securities and CDC Staff.

The motion was made by Dustin Langton to approve a Reimbursement Resolution, Dee Greve seconded the motion and it passed unanimously 6-0.

8. Director's and/or closing comments.

No Comments

9. Adjournment.

The motion was made by Dee Greve to adjourn the meeting by 6:30 pm; Dan Kelly 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 June 28th, 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 VACDC
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