



ECONOMIC DEVELOPMENT CORPORATION

Thursday, January 09, 2025 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

AGENDA

Call to Order

Public Comment

The Texas Open Meetings Act prohibits the Board from responding to any comments other than to refer the matter to a future agenda, to an existing policy, or to a staff person with specific factual information. Claims against the Board or employees, as well as individual personnel appeals are not appropriate for citizens' forum.

Consent Agenda

- 1. Minutes 11/7/2024
October and November 2024 financials

Board Member Reports, Discussion, and Presentation

Land Use Plan and Zoning Ordinance

Parks Plan and TPWD Grant

Projects – Loves, ISD, Starbucks, N. Corridor,

Infrastructure Improvements – WWTP, WTP, Water Meters, TWDB project status – Raw Water Line Loan, Water Pumps, etc.

Identify the goals for 2025

Adjourn

ATTEST:

/s/ Mark Sachse
Mark Sachse - Board President

ATTEST:

/s/ Kathy Johnson
Kathy Johnson – City Secretary
Posted 4:00 PM January 6, 2025

Persons with disabilities desiring to attend the meeting and without transportation may contact City Hall at 903-537-2252 for assistance.

The Mount Vernon Economic Development Corporation Board of Directors reserves the right to go into Executive Session at any time during the meeting with its attorney in accordance with Section 551.071; deliberate the purchase or sale of real property in accordance with section 551.072; deliberate personnel matters in accordance with 551.074; and/or deliberate regarding economic development negotiations. However, no action will be taken during the Executive Session because none is permitted by law.



ECONOMIC DEVELOPMENT CORPORATION

Thursday, November 07, 2024 – 6:00 PM

109 North Kaufman Street, Mount Vernon, Texas 75457

Our mission: to provide effective and fiscally responsible municipal services in a manner which promotes our high standard of community life.

Vision Statement Mount Vernon is a caring community committed to excellence and quality of life, aspiring to be the community of choice for ourselves, our children, and future generations – beautiful, clean, vibrant, and safe. We will strive to preserve our heritage, our friendly hometown atmosphere, and celebrate the diversity of all our citizens.

MINUTES

Call to Order

President Sachse called the meeting to order at 6:06 p.m. and announced a quorum present.

PRESENT

President Mark Sachse
Vice-President Julia Munoz
Secretary/Treasurer Jeff Byrnes
Board Member Kevin Anthony
City Administrator Craig Lindholm
City Secretary Kathy Lovier

ABSENT: Board Member Gabe Sharp, Board Member Don Huffstetler, Board Member Kristin Scott

Public Comment

No one spoke.

Consent Agenda

1. Minutes 8/15/2024
July, August and September 2024 financial statements

Motion made by Board Member Anthony, Seconded by Secretary/Treasurer Byrnes.
Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Anthony

Executive Session

Deliberation regarding real property pursuant to *Texas Government Code, §551.072*, to discuss or 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. North Corridor Project

Reconvene

Reconvene into Open Session to Consider Matters Discussed in Closed Session (If Any)

President Sachse closed the Regular Session at 6:08 p.m. and opened the Executive Session.

President Sachse closed the Exective Session at 6:20 p.m. and re-opened the Regular Session.

Pulbic Hearing

The purpose of this hearing is to hear evidence for or against the purchase of real property located in the north corridor project. Said property can be described as 12.63 acres in the G. Keith Survey, A-26, FCAD Parcel #7131 and located at the end of Franklin Street.

President Sachse closed the Regular Session at 6:21 p.m. and opened the Public Hearing.

No one spoke for or against the purchase of real property.

President Sachse closed the Public Hearing at 6:22 p.m. and re-opened the Regular Session.

Action Items:

- 2. Consider and act upon purchase of real property located in the North Corridor Project being described as 12.63 acres in the G. Keith Survey, A-26, FCAD Parcel #7131 and located at the end of Franklin Street.

Motion made by Board Member Anthony, Seconded by Vice-President Munoz.

Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Anthony

- 3. Consider and act upon approval of committment to participate in welcome sign project.

Motion made by Secretary/Treasurer Byrnes to approve up to \$50,000 to match the City, Seconded by Board Member Anthony.

Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Anthony

Board Member Reports and Discussion

Director Lindholm updated the members that Texas Water Development Board loan for engineering fees is in full swing, we are in the process of applying for the revolving load with TWDB to implent the work needed and projects in the engineering stages now.

The City will be looking at a float in the parade, would like the board to participate.

Adjourn

Motion made by Board Member Anthony at 6:45 p.m. to close the meeting, Seconded by Vice-President Munoz.

Voting Yea: President Sachse, Vice-President Munoz, Secretary/Treasurer Byrnes, Board Member Anthony

Mark Sachse, President

ATTEST:

Kathy Lovier Johnson, City Secretary

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: OCTOBER 31ST, 2024

Item 1.

05 -EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	(435,000)	33,894.15	33,894.15	0.00	(468,894.15)	7.79-
TOTAL REVENUES	(435,000)	33,894.15	33,894.15	0.00	(468,894.15)	7.79-
<u>EXPENDITURE SUMMARY</u>						
300 EDC	592,573	8,605.00	8,605.00	0.00	583,968.00	1.45
TOTAL EXPENDITURES	592,573	8,605.00	8,605.00	0.00	583,968.00	1.45
REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	25,289.15	25,289.15	0.00	(1,052,862.15)	2.46-

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: OCTOBER 31ST, 2024

Item 1.

05 -EDC
 FINANCIAL SUMMARY

REVENUES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4001	EDC TAX REV.	(425,000)	31,629.89	31,629.89	0.00 (	456,629.89)	7.44-
4018	MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022	INTEREST	(10,000)	2,264.26	2,264.26	0.00 (	12,264.26)	22.64-
TOTAL REVENUE		(435,000)	33,894.15	33,894.15	0.00 (	468,894.15)	7.79-

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: OCTOBER 31ST, 2024

05 -EDC
 DEPARTMENT -M300 EDC
 DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	0.00	0.00	70,000.00	0.00
5300.002 COMPUTER	500	0.00	0.00	0.00	500.00	0.00
5300.003 PROMOTIONAL/MARKETING	30,000	0.00	0.00	0.00	30,000.00	0.00
5300.004 POSTAGE	100	0.00	0.00	0.00	100.00	0.00
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	0.00	0.00	0.00	0.00
5300.008 SCHOLORSHIP	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	0.00	0.00	500.00	0.00
5300.018 BUSINESS INCENTIVES	10,000	7,980.00	7,980.00	0.00	2,020.00	79.80
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	625.00	625.00	0.00	9,375.00	6.25
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	0.00	0.00	0.00	300,000.00	0.00
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	0.00	0.00	0.00	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	0.00	0.00	0.00	70,000.00	0.00
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	0.00	0.00	12,508.00	0.00
5300.033 MEDICARE	1,015	0.00	0.00	0.00	1,015.00	0.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	0.00	0.00	9,100.00	0.00
5300.037 TELEPHONE	750	0.00	0.00	0.00	750.00	0.00
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	0.00	0.00	600.00	0.00
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	8,605.00	8,605.00	0.00	583,968.00	1.45
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TOTAL EXPENDITURES	592,573	8,605.00	8,605.00	0.00	583,968.00	1.45
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REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	25,289.15	25,289.15	0.00	(1,052,862.15)	2.46-

*** END OF REPORT ***

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
3700	FLOCK GROUP INC							
I-INV-48953	FLOCK GROUP INC	R	10/28/2024			004013		
05 5300.018	BUSINESS INCENTIVES		FLOCK GROUP INC	7,980.00				7,980.00
5300	KOUNTRY KORNER KREATIONS							
I-OCTOBER 2024	KOUNTRY KORNER KREATIONS	R	10/28/2024			004014		
05 5300.019	RENTAL ASSISTANCE PROGRAM		KOUNTRY KORNER KREAT	625.00				625.00

* * T O T A L S * *	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:	2	8,605.00	0.00	8,605.00
HAND CHECKS:	0	0.00	0.00	0.00
DRAFTS:	0	0.00	0.00	0.00
EFT:	0	0.00	0.00	0.00
NON CHECKS:	0	0.00	0.00	0.00
VOID CHECKS:	0	VOID DEBITS 0.00		
		VOID CREDITS 0.00	0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
05 5300.018	BUSINESS INCENTIVES	7,980.00
05 5300.019	RENTAL ASSISTANCE PROGRAM	625.00
	*** FUND TOTAL ***	8,605.00

VENDOR SET: 99	BANK: EDC	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			2	8,605.00	0.00	8,605.00
BANK: EDC	TOTALS:		2	8,605.00	0.00	8,605.00
REPORT TOTALS:			2	8,605.00	0.00	8,605.00

Item 1.

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: Include: EDC
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 10/01/2024 THRU 10/31/2024
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2024

Item 1.

05 -EDC
 FINANCIAL SUMMARY

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
ALL REVENUE	(435,000)	40,976.64	74,870.79	0.00	(509,870.79)	17.21-
TOTAL REVENUES	(435,000)	40,976.64	74,870.79	0.00	(509,870.79)	17.21-
<u>EXPENDITURE SUMMARY</u>						
300 EDC	592,573	150,217.49	158,822.49	0.00	433,750.51	26.80
TOTAL EXPENDITURES	592,573	150,217.49	158,822.49	0.00	433,750.51	26.80
REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	(109,240.85)	(83,951.70)	0.00	(943,621.30)	8.17

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2024

Item 1.

05 -EDC
 FINANCIAL SUMMARY

REVENUES		CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
4001	EDC TAX REV.	(425,000)	38,790.22	70,420.11	0.00 (	495,420.11)	16.57-
4018	MISCELLANEOUS	0	0.00	0.00	0.00	0.00	0.00
4022	INTEREST	(10,000)	2,186.42	4,450.68	0.00 (	14,450.68)	44.51-
TOTAL REVENUE		(435,000)	40,976.64	74,870.79	0.00 (	509,870.79)	17.21-

CITY OF MOUNT VERNON
 REVENUE & EXPENSE REPORT (UNAUDITED)
 AS OF: NOVEMBER 30TH, 2024

05 -EDC
 DEPARTMENT -M300 EDC
 DEPARTMENTAL EXPENDITURES

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
5300.001 WAGES/CONSULTANT	70,000	0.00	0.00	0.00	70,000.00	0.00
5300.002 COMPUTER	500	0.00	0.00	0.00	500.00	0.00
5300.003 PROMOTIONAL/MARKETING	30,000	0.00	0.00	0.00	30,000.00	0.00
5300.004 POSTAGE	100	0.00	0.00	0.00	100.00	0.00
5300.005 AUDIT EXPENSE	1,200	0.00	0.00	0.00	1,200.00	0.00
5300.007 LEG. OUTREACH	0	0.00	0.00	0.00	0.00	0.00
5300.008 SCHOLORSHIP	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.009 PUBLICATIONS	500	0.00	0.00	0.00	500.00	0.00
5300.010 ATTORNEY FEES	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.011 WEBSITE	500	0.00	0.00	0.00	500.00	0.00
5300.012 HIST. FACADE GRANT	0	0.00	0.00	0.00	0.00	0.00
5300.014 DISCRETIONARY FUNDS	0	0.00	0.00	0.00	0.00	0.00
5300.017 ADVERTISING/PUBLIC NOTICES	500	0.00	0.00	0.00	500.00	0.00
5300.018 BUSINESS INCENTIVES	10,000	10,050.00	18,030.00	0.00	(8,030.00)	180.30
5300.019 RENTAL ASSISTANCE PROGRAM	10,000	625.00	1,250.00	0.00	8,750.00	12.50
5300.020 JOB CREATION INCENTIVE	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.021 EXISTING BUS. STRUCTURE	25,000	0.00	0.00	0.00	25,000.00	0.00
5300.022 SPECIAL PROJECT	300,000	131,342.49	131,342.49	0.00	168,657.51	43.78
5300.023 MAIN STREET ONGOING	10,000	0.00	0.00	0.00	10,000.00	0.00
5300.024 BUSINESS RETENTION	15,000	0.00	0.00	0.00	15,000.00	0.00
5300.025 UNEMPLOYMENT EXP (TEC)	300	0.00	0.00	0.00	300.00	0.00
5300.026 BUSINESS RECRUITMENT	0	0.00	0.00	0.00	0.00	0.00
5300.027 DUES	1,000	0.00	0.00	0.00	1,000.00	0.00
5300.028 BUS ANALYTICS	0	0.00	0.00	0.00	0.00	0.00
5300.029 INFRASTRUCTURE	70,000	8,200.00	8,200.00	0.00	61,800.00	11.71
5300.030 SPLASH PAD	0	0.00	0.00	0.00	0.00	0.00
5300.031 CAPITAL OUTLAY	0	0.00	0.00	0.00	0.00	0.00
5300.032 SOCIAL SECURITY (FICA)	12,508	0.00	0.00	0.00	12,508.00	0.00
5300.033 MEDICARE	1,015	0.00	0.00	0.00	1,015.00	0.00
5300.034 TML INSURANCE	0	0.00	0.00	0.00	0.00	0.00
5300.035 RETIREMENT (TMRS)	9,100	0.00	0.00	0.00	9,100.00	0.00
5300.037 TELEPHONE	750	0.00	0.00	0.00	750.00	0.00
5300.042 SCHOOL/TRAINING/TRAVEL	2,000	0.00	0.00	0.00	2,000.00	0.00
5300.044 SUPPLIES	600	0.00	0.00	0.00	600.00	0.00
5300.053 LONGEVITY	0	0.00	0.00	0.00	0.00	0.00
5300.075 TMRS-PENSION COST AUDITORS	0	0.00	0.00	0.00	0.00	0.00
5300.999 PRIOR PERIOD ADJUSTMENTS	0	0.00	0.00	0.00	0.00	0.00
TOTAL 300 EDC	592,573	150,217.49	158,822.49	0.00	433,750.51	26.80
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TOTAL EXPENDITURES	592,573	150,217.49	158,822.49	0.00	433,750.51	26.80
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REVENUE OVER/(UNDER) EXPENDITURES	(1,027,573)	(109,240.85)	(83,951.70)	0.00	(943,621.30)	8.17

*** END OF REPORT ***

Item 1.

VENDOR I.D.	NAME	STATUS	CHECK DATE	AMOUNT	DISCOUNT	CHECK NO	CHECK STATUS	CHECK AMOUNT
5070	GEORGE H WALKER & CO LLC							
I-10082	GEORGE H WALKER & CO LLC	R	11/07/2024			004015		
05 5300.018	BUSINESS INCENTIVES			750.00				
I-10085	GEORGE H WALKER & CO LLC	R	11/07/2024			004015		
05 5300.018	BUSINESS INCENTIVES			7,200.00				7,950.00
0061	KEY CLUB							
I-202411071589	KEY CLUB	R	11/07/2024			004016		
05 5300.018	BUSINESS INCENTIVES			2,100.00				2,100.00
5300	KOUNTRY KORNER KREATIONS							
I-202411221619	KOUNTRY KORNER KREATIONS	R	11/22/2024			004017		
05 5300.019	RENTAL ASSISTANCE PROGRAM			625.00				625.00
5630	NORTH SHORE SOLUTIONS							
I-10-02	NORTH SHORE SOLUTIONS	R	11/22/2024			004018		
05 5300.029	INFRASTRUCTURE			8,200.00				8,200.00

* * T O T A L S * *		NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
REGULAR CHECKS:		4	18,875.00	0.00	18,875.00
HAND CHECKS:		0	0.00	0.00	0.00
DRAFTS:		0	0.00	0.00	0.00
EFT:		0	0.00	0.00	0.00
NON CHECKS:		0	0.00	0.00	0.00
VOID CHECKS:		0	VOID DEBITS 0.00	VOID CREDITS 0.00	0.00

TOTAL ERRORS: 0

** G/L ACCOUNT TOTALS **

G/L ACCOUNT	NAME	AMOUNT
05 5300.018	BUSINESS INCENTIVES	10,050.00
05 5300.019	RENTAL ASSISTANCE PROGRAM	625.00
05 5300.029	INFRASTRUCTURE	8,200.00
	*** FUND TOTAL ***	18,875.00

VENDOR SET: 99	BANK: EDC	TOTALS:	NO	INVOICE AMOUNT	DISCOUNTS	CHECK AMOUNT
			4	18,875.00	0.00	18,875.00
BANK: EDC	TOTALS:		4	18,875.00	0.00	18,875.00
REPORT TOTALS:			4	18,875.00	0.00	18,875.00

Item 1.

SELECTION CRITERIA

VENDOR SET: 99-City of Mt. Vernon
VENDOR: ALL
BANK CODES: Include: EDC
FUNDS: All

CHECK SELECTION

CHECK RANGE: 000000 THRU 999999
DATE RANGE: 11/01/2024 THRU 11/30/2024
CHECK AMOUNT RANGE: 0.00 THRU 999,999,999.99
INCLUDE ALL VOIDS: YES

PRINT OPTIONS

SEQUENCE: CHECK NUMBER

PRINT TRANSACTIONS: YES
PRINT G/L: YES
UNPOSTED ONLY: NO
EXCLUDE UNPOSTED: NO
MANUAL ONLY: NO
STUB COMMENTS: NO
REPORT FOOTER: NO
CHECK STATUS: NO
PRINT STATUS: * - All