



Lavon Economic Development Corporation Meeting Agenda

120 School Rd.
Lavon, TX 75166 Ph. (972-843-4220)

Monday May 8, 2023, 7:00 PM

at

Lavon City Hall
City Council Chambers
120 School Rd
Lavon, Texas

NOTICE OF ATTENDANCE

NOTICE is hereby given that members of the Lavon City Council, Lavon Planning and Zoning Commission, Tax Increment Financing Zone # 1 Board, Parks & Recreation and/or Infrastructure Facilities Commission may attend at the Lavon Economic Development Corporation Board Meeting on May 8, 2023, at 7:00 PM held at the Lavon City Hall.

The meeting agenda and packet are posted online at www.lavonedc.com

- 1. Presiding Officer to call the Economic Development Corporation Board meeting to order and announce that a quorum is present.**
- 2. Pledge of Allegiance and Invocation**
- 3. Items of interest and communications.**
Members of the Economic Development Corporation Board can notify others of community events, functions, and other activities.
Military spouse appreciation day-Thanks Candy Noble
- 4. Consent Agenda ***
Consent items are considered routine or non-controversial and will be voted on in one motion. unless a separate discussion is requested by a board member
 1. Approval of the April 10,2023 board meeting minutes
- 5. Public Comments**
Citizens may provide comments. There is a 3-minute time limit per person. The board's response to items not on the agenda may be to request items be placed on a future agenda or referred to the executive director.
- 6. Discussion & Action**
 - A. Discussion of board financials.
 - B. Discussion and action on Trade Show Panels.
 - C. Discussion on a proposed marketing and listing agreement with Inroads Realty, Kyndall Misak for the 619 Main Street Property.



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- D. Discussion and action on Economic Development Actions
Red News Office Summit-June 22, 2023
Advertising opportunities- In and Around and back of utility bill.
- E. Preparation for May 18 hearing for Batch Made in Heaven.
- F. Discussion and update on monument signs delay.
- G. Discussion on economic prospects and interest.

7. Executive Session

- A. In accordance with Texas Government Code, Chapter 551, Subchapter D, The Lavon Economic Development corporation may recess into Executive Session (closed session) for a discussion pursuant to Section 505.158 to consider projects related to business development including project land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Lavon Economic Development Corporation to promote new and expanded business development.
- B. Consider and act on any action necessary as a result of the executive session.

8. Setting future meetings and agenda

The Economic Development Corporation Board members and staff may request items be placed on a future agenda or request a special meeting be called.

9. Presiding Officer to adjourn the Economic Development Corporation Board meeting.

Notes to the Agenda:

1. Items marked with an * are consent items considered to be non-controversial and will be voted on in one motion unless a Board member asks for separate discussion.
2. The Board reserves the right to recess into executive session under Sections 551.071 – 551.088 of the Texas Government Code (Texas Open Meetings Act) concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.

This is to certify that the agenda was posted in the notification cabinet at City Hall at 120 School Road, the city's website at www.cityoflavon.org, the Lavon EDC website at www.lavonedc.com and on the city's bulletin board on or before May 5, 2023 by 7:00PM

By: *Pam Mundo*

POSTED THIS day May 5, 2023, before 7PM



Lavon Economic Development Corporation Meeting Minutes

April 10, 2023

- 1. Kay Wright, President called the Economic Development Corporation Board special meeting to order at 7:02 p.m. at City Hall, Council Chambers and announced that a quorum was present.**

Present: Place One, Kay Wright, President
Place Three, Vicki Sanson, Vice President
Place Four, Rachel Dumas, Public Information Officer
Place Seven, Jordan Williams

Executive Director Present: Pamela Mundo

Absent: Place Two, Manzelle Williams, Secretary
Place Five, Joe Serpette, Director
Place Six, John Kell, Treasurer

- 2. Pledge of Allegiance & Invocation**

A. President, Kay Wright led the Pledge of Allegiance and Invocation

- 3. Items of Interest and Communications**

A. President Kay Wright announced that the City of Lavon Breakfast with Bunny was a success with lots of attendees and fast-moving kids picking up eggs. The Bunny Street Bazaar for small business was also well attended. All enjoyed the trolley ride from the remote parking area. Dunkin ribbon cutting is on Saturday April 22nd at 11 p.m. The TEDC regional meeting is June 21 to 23rd in Allen at the Marriott.

- 4. Consent Agenda**

A. Through a motion of Public Information Officer Rachel Dumas and a second of the motion by Director Jorden Williams, the Board of Directors unanimously agreed to approve the meeting minutes of March 27, 2023.

- 5. Public Comments**

A. There was no public comment.

- 6. Discussion and Action**

D. Discussion of financing options from Government Capital,

A presentation of financing for the construction of the 6,000 sq ft building was presented by Stewart Shirey of Government Capital Corporation. Mr. Shirey



Lavon Economic Development Corporation Meeting Minutes

answered general questions from the Board. No action was taken.

C. Discussion on a proposed marketing and listing agreement with Inroads, Realty, Kyndall Misak for the 619 Main Street Property. Kyndall Misak reviewed the agreement with the Board. No action was taken.

A. Discussion on Board financials. The Board reviewed the Month-to-Month Financial Report. No action was taken.

B. Discussion and action on review and decisions for the 619 Main Street o Executive Director Pam Mundo reported overall project in review for the Boards information. No action was taken.

7. Executive Session

1. In accordance with Texas Government Code, Chapter 551, Subchapter D, The Lavon Economic Development Corporation entered into Executive Session (closed session) for a discussion pursuant to Section 505.158 at 8.02 p.m. to consider projects related to business development including project land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements found by the Lavon Economic Development Corporation to promote new and expanded business development

2. The executive session ended at 8.23 p.m. No action was taken.

8. Setting future meetings and agenda

A. The Economic Development Corporation Board members, after discussion, agreed. that the next meeting would be the May 8, 2023, or as needed., for discussion with prospects.

9. President Kay Wright adjourned the Economic Development Corporation Board meeting at 8:24 p.m.

Duly passed and approved on this ___ day _____, 2023.

Kay Wright, Board President

Manzelle Williams, Secretary

	GENERAL FUND	Oct 2022 Actual	Nov 2022 Actual	Dec 2022 Actual	Jan 2023 Actual	Feb 2023 Actual	Mar 2023 Actual	April 2023 Actual	May 2023 Outlook	June 2023 Outlook	July 2023 Outlook	Aug 2023 Outlook	Sept 2023 Outlook	FY 2022-2023 Yr. to Date TOTAL	Actual + Outlook	Official Budget 2022-2023	% of Budget	Budget Adjustment	
Revenue																			
2-1	Bank Balance Forward	\$ 163,649.59	\$ 167,740.96	\$ 188,019.20	\$ 82,588.84	\$ 103,113.16	\$ 118,294.90	\$ 130,524.40	141,307.73							\$ 150,000	109%	163,649.59	
2-5	Misc	0.00	0.00	0.00	2908.98	0.00	0.00	0.00	0.00	0.00	0.00	\$ -	0.00	0.00		0			
2-2	Sales & Use Tax	25,745.63	\$ 27,288.59	\$23,425.31	\$ 25,230.30	\$ 27,454.03	24,905.58	\$ 22,885.47	\$ 19,696.58	\$19,696.58	\$ 19,696.58	\$ 19,696.58	\$19,696.58	\$ 176,934.91	452,352.72	250,000	71%		
2-3	Government Capital Note																		
	Total General Fund	189,395.22	195,029.55	211,444.51	\$ 110,728.12	130,567.19	143,200.48	153,409.87	161,004.31	19,696.58	19,696.58	19,696.58	19,696.58	176,934.91		400,000	44%		
	TEXSTAR Fund	131,451.16	131,835.62	\$ 232,536.18	\$ 233,375.71	234,179.89	235,096.11	236,029.04	318.00	318.00	318.00	318.00	318.00	234,179.89	235,096.11	\$ 131,000	179%		
	LOGIC FUND	111,245.05	111,604.31	\$ 112,015.09	\$ 112,448.23	112,857.01	113,318.66	113,783.94	294.00	294.00	294.00	294.00	294.00	112,857.01	113,318.66	\$ 110,600	102%		
	Total Revenues	432,091.43	438,469.48	555,995.78	\$ 456,552.06	477,604.09	491,615.25	503,222.85	161,616.31	20,308.58	20,308.58	20,308.58	20,308.58	523,971.81		\$ 641,600	82%		
Expense																			
Debt Service																			
8-0	Main St Debt Reserve Fund	\$ -														\$ 23,080.00			
8-1a	Main St. Debt Quarterly Pymt	\$ -	\$ -	\$ 6,119.76	\$ -	\$ -	\$ 6,119.76	\$ -	\$ -	\$ 6,119.76	\$ -	\$ -	\$ 6,119.76	\$ 12,239.52	\$ 24,479.04	\$ 24,479.00	50%		
	Total Debt Service Paid			\$ 6,119.76			\$ 6,119.76			\$ 6,119.76			\$ 6,119.76	\$ -	\$ 24,479.04	\$ 47,559.00	0%		
Operations																			
General Operations																			
3-1a	Email, Software/Archiving	272.23	144.23	30.73	277.64	149.64	149.64	21.64	520.00	520.00	520.00	\$ 520.00	\$ 527.77	1,045.75	3,654	6,000	17%		
3-1b	Misc-Dues, Ads, Cell Svc	0.00	0.00	0.00	0.00	220.24	227.33	298.30	272.73	272.73	272.73	272.73	272.70	745.87	2,109	3,000	24.86%		
3-1c-2	Office Supplies	0.00	0.00	0.00	0.00	0.00	144.40	0.00	163.64	163.64	163.64	163.64	163.60	144.40	963	1,800	8%		
3-1d	Meeting Expenses	0.00	0.00	0.00	0.00	0.00	109.54	0.00	227.27	227.27	227.27	227.27	227.30	109.54	1,246	2,500	4.38%		
3-1e	Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	227.27	227.27	227.27	227.27	227.30	0.00	1,136	2,500	0%		
3-g	Document Printing	24.00	106.65	63.50	0.00	0.00	131.50	67.20	270.54	270.54	270.54	270.54	270.60	392.85	1,746	3,000	13%		
3-1f	Office Support Services	0.00	0.00	0.00	0.00	0.00	129.00	0.00	227.27	227.27	227.27	227.27	227.30	129.00	1,265	2,500	5%		
3-1h	Office Rent	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000.00	6,000	6,000	100%		
3-1i	Website updates	0.00	0.00	0.00	0.00	0.00	0.00	409.09	409.09	409.09	409.09	409.09	409.10	0.00	2,045	4,500	0%		
	Total General Operations	6,296.23	250.88	94.23	277.64	369.88	891.41	387.14	2,317.81	2,317.81	2,317.81	2,317.81	2,325.67	8,567.41	20,164	31,800	27%		
Consulting																			
4-1	Other	0.00	0.00	0.00	0.00	0.00	0.00	3,700.00	454.54	454.54	454.54	454.54	455.00	3,700.00	5,000	5,000	74%		
4-2	Website & tech consulting	0.00	0.00	0.00	1,800.00	0.00	0.00	0.00	636.36	636.36	636.36	636.36	636.40	1,800.00	4,982	7,000	26%		
4-2a	IT Services	246.83	134.91	0.00	269.82	134.91	134.91	0.00	204.83	204.83	204.83	204.83	204.87	921.38	1,946	2,500	37%		
4-3	City Attorney	301.00	0.00	0.00	1,027.50	0.00	0.00	0.00	518.09	518.09	518.09	518.09	518.10	1,328.50	3,919	6,000	22%		
4-4	Economic Dev Consulting	3,750.00	4,050.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	4,080.00	28,200.00	48,600	48,600	58%		
	Total Consulting	4,297.83	4,184.91	4,080.00	7,177.32	4,214.91	4,214.91	7,780.00	5,893.82	5,893.82	5,893.82	5,893.82	5,894.37	35,949.88	64,446	69,100	52%		
Equipment																			
5-1	Computers	3,330.20	0.00	32.45	0.00	0.00	0.00	0.00	288.16	288.16	288.16	288.16	288.18	3,362.65	6,500	6,500	52%		
5-2a	Other Computer Equipment	0.00	0.00	0.00	0.00	0.00	0.00	0.00	90.90	90.90	90.90	90.90	91.00	0.00	1,000	1,000	0%		
	Total Equipment	3,330.20	0.00	32.45	0.00	0.00	0.00	0.00	379.06	379.06	379.06	379.06	379.18	3,362.65	7,500	7,500	45%		
	Total Operations 2022-2023	13,924.26	4,435.79	4,206.68	7,454.96	4,584.79	5,106.32	8,167.14	8,590.69	8,590.69	8,590.69	8,590.69	8,599.22	47,879.94	92,111	108,400	44%		
Promotional																			
General brochures/Printing/Trades hows																			
6-1		3,750.00	2,574.56	835.23	0.00	550.00	0.00	835.00	1,090.91	1,090.91	1,090.91	1,090.91	1,090.90	8,544.79	13,999.33	12,000	71%		
6-2	Promo Carryover 2012-22	0.00	0.00	0.00	0.00	0.00	500.00	0.00	1,590.91	1,590.91	1,590.91	1,590.91	1,590.90	500.00	8,454.54	17,500	3%	15,000.00	
6-3	Aerial Map & Brochures	3980.00	0.00	0.00	0.00	3,837.50	0.00	0.00	482.27	482.27	482.27	482.27	482.30	7,817.50	10,228.88	7,500	104%	8,000.00	
6-4	Advertising	0.00	0.00	14.00	0.00	0.00	950.00	3,100.00	363.64	363.64	363.64	363.64	363.60	4,064.00	4,000.00	4,000	102%	6,000.00	
6-6	Video Development	0.00	0.00	0.00	0.00	0.00	0.00	0.00	681.82	681.82	681.82	681.82	681.80	0.00	7,500.00	7,500	0%		
	Total Promotional	7,730.00	2,574.56	849.23	0.00	4,387.50	1,450.00	3,935.00	4,209.55	4,209.55	4,209.55	4,209.55	4,209.55	20,926.29	44,182.75	48,500	43%		
Capital Projects																			
7-3	Incentives	0.00	0.00	11,360.00	160.00	460.00	0.00	0.00	6,818.18	6,818.18	6,818.18	6,818.18	6,818.20	11,980	46,070.92	75,000	16%		
7-4	Additional Infrastructure Projects	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19,285.55	19,285.55	19,285.55	19,285.55	19,285.50	0	96,427.70	212,141	0%		
7-6	Project Main Street	0.00	0.00	6,320.00	0.00	2,840.00	0.00	0.00	9,090.91	9,090.91	9,090.91	9,090.91	9,090.90	9,160	54,614.54	100,000	9%		
7-7	Transfer to Reserves	0.00	0.00	100,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	100,000	100,000.00	50,000			
	Total Capital Projects	-	0.00	117,680.00	160.00	3,300.00	0.00	0.00	35,194.64	35,194.64	35,194.64	35,194.64	35,194.60	121,140	297,113.16	437,141	28%		
	Total Expenses	21,654.26	7,010.35	128,855.67	7,614.96	12,272.29	12,676.08	12,102.14	47,994.88	47,994.88	47,994.88	47,994.88	47,994.88	54,123.08	202,196	433,406.60	641,600	32%	
	General Acct. Balance	167,740.96	188,019.20	82,588.84	103,113.16	118,294.90	130,524.40	141,307.73	113,009.43	146,649.26	185,083.89	(28,298.30)	(34,426.50)						
2	PayPal Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
3	TEXSTAR FUND Balance																		
	Beginning Balance	\$ 131,133.45	131,451.16	131,835.62	232,536.18	233,375.71	234,179.89	235,096.11	130,338.22	130,409.74	130,515.30	130,670.60	130,886.65						
	Interest	\$ 317.71	384.46	700.56	839.53	804.18	916.22	932.93	71.52	105.56	155.30	216.05	246.80						
	Deposit			100,000.00															
	Withdrawals	\$ -	-	-	-	-	-	-	-	-	-	-	-						
	Ending Balance	\$ 131,451.16	131,835.62	232,536.18	233,375.71	234,179.89	235,096.11	235,096.11	130,409.74	130,515.30	130,670.60	130,886.65	131,133.45						
4	LOGIC FUND Balance																		
	Beginning Balance	\$ 110,951.39	111,245.05	111,604.31	112,015.09	112,448.23	112,857.01	113,318.66	110,185.32	110,261.23	110,368.14	110,523.17	110,726.09						
	Interest	\$ 293.66	359.26	410.78	433.14	408.78	461.65	465.28	75.91	106.91	155.03	202.92	225.30						

LEDC Board Briefing on

Agenda Item 6B Discussion and action on Trade Show Panels

The Trade Show Panel update was started under Welcome New Neighbors who are no longer in business. However, their graphic artist, Alicia Baugh has completed the design and updated the design with Board member comments. See attached the latest design of the three trade show panels for your review and comment. When ready to print the three panels we have a quote of \$468.38 from Minuteman Press in Rockwall and from Trade Show Group \$440.00. The Trade Show Group is in Carrollton. The time spent traveling to the location to bring the cases and return to pick up the e panels is more for the Carrollton location. The Welcome New Neighbors recommended Minuteman Press.

Enjoy Lavon!



Enjoy our Entertainment Venues!



Enjoy Our Lake!



Enjoy Our Friendly Neighborhoods!



LAVON EDC

We Cultivate Investment and Growth

Come Grow With Us!



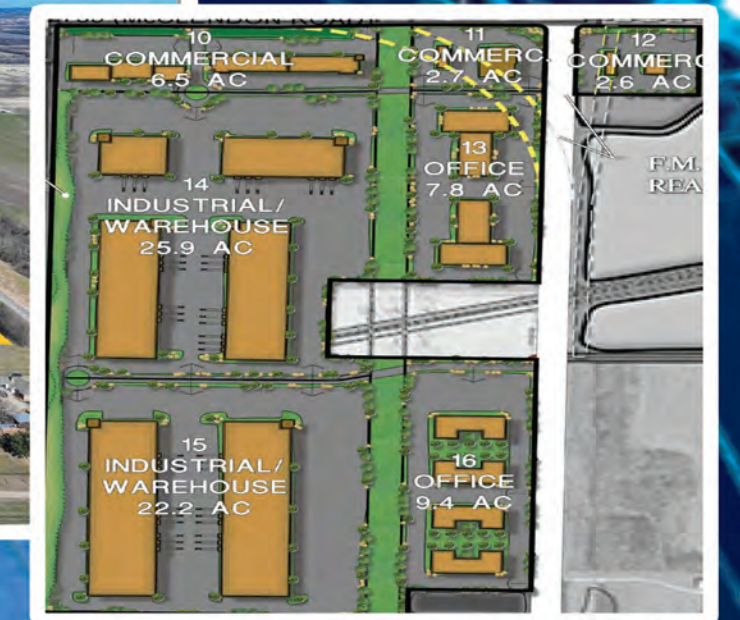
- 425 acres ready for retail
- 7,000 lots in development
- 814 new homes built in the last 2 years
- 18,000 persons within 10 minute drive
- 20,000 - 25,000 average daily traffic on SH 78



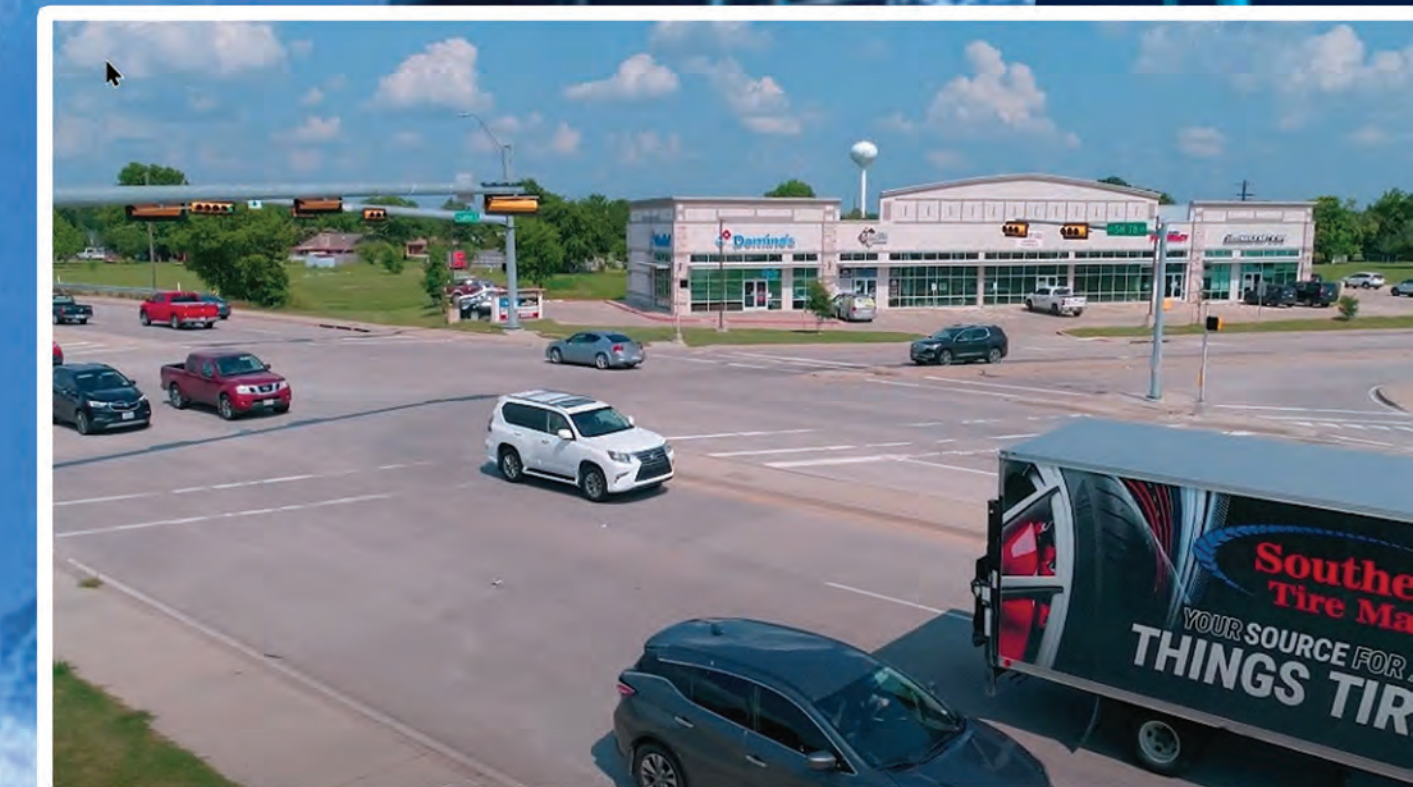
Lavon is a ... GIGABIT CITY

High speed fiber internet is being developed through the City.

Elevon Business Park will offer up to 8G.



Special packages will be available for 3G, 5G, and 8G.



Both existing and future neighborhoods, commercial and industrial areas will have High Speed Fiber of at least 1G.



LEDC Board Briefing on

Agenda Item 6C Discussion and action on Inroads Realty Agreement

The City Attorney is updating the Inroads Realty Agreement you reviewed at the April meeting to consider their comments. This agreement is ready for LEDC Board approval. Local commercial broker Tony Todora recommends this company. In speaking with another developer/investor this group recommended hiring a commercial Realtor to bring more marketing exposure to the 619 Project and to see at least 50 percent pre-leasing which will make the financing of the construction more feasible.

LEDC Board Briefing on

Agenda Item 6D C Discussion and action on Economic Development Actions

A lot of advertising and marketing options have been presented to the LEDC. June 22nd RED new will again hold a summit based on Office Development. We have forwarded this opportunity to Elevation and Weitzman since LEDC is not involved with any current office developments.

The LEDC has been invited by the In and Around Magazine who has a special edition coming out on community development for June. We could consider a ¼ page at \$775 or advertise three times a year for \$725 each time. We could utilize one of two ads recently used. It would alert a more local audience of the work the LEDC is doing.

Another suggestion is to advertise on the back of the Lavon utility bill.



Congratulations
Lavon Economic Development for Years of Excellence!

Sixth annual award by the Texas Economic Development Council!

2015 2018 2019 2020 2021 2022
TEDC EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS

Plus Two Awards from the International Economic Development Council.

2022 EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS
AWARD FOR BUSINESS RETENTION AND EXPANSION

2022 EXCELLENCE IN ECONOMIC DEVELOPMENT AWARDS
AWARD FOR RESILIENCY, RECOVERY AND MITIGATION

Come Grow With Us!

LAVON EDC
We Cultivate Investment and Growth
info@lavonedc.com
www.lavonedc.com

REALLY AUTO PARTS **DUNKIN' DONUTS**
EXXON **SONIC** **7-ELEVEN** **SHELL**
RaceTrac **TACO BELL**
FARMERS INSURANCE **INDEPENDENT FINANCIAL**



WHY WE'RE LOVIN' LAVON

- 7,000 lots in development
- 814 new homes built in the last 2 years
- 18,000 persons within 10 minute drive
- 20,000-25,000 Average Daily Traffic on SH 78
- 425 acres ready for retail

Lavon to be a Gigabit City:
High Speed fiber internet is being developed through the City. Both Existing and Future Neighborhoods, Commercial and Industrial Areas will have high speed fiber of at least 1G.

Come Grow With Us!

CITY OF LAVON **LAVON EDC**
We Cultivate Investment and Growth

For more information
info@lavonedc.com
www.lavonedc.com

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EXXON **SONIC** **7-ELEVEN** **SHELL**
RaceTrac **TACO BELL**
FARMERS INSURANCE **INDEPENDENT FINANCIAL**

Enjoy Lavon

Photo by Chaele Allen