

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
WILLS POINT ECONOMIC DEVELOPMENT CORPORATION**

**AGENDA**

**8:15 A.M., Thursday, October 26, 2023**

**Van Zandt County Regional Airport, 36671 State Hwy. 64, Wills Point, Texas 75169**

**AGENDA**

Dyde Manning III, President	P.O. Box 217, Wills Point
Jeff Aston, Vice President	P.O. Box 217, Wills Point
Janet Ellis, Treasurer/Secretary	P.O. Box 217, Wills Point
Ken Byrd, Member	P.O. Box 217, Wills Point
Mark Turner, Mayor	P.O. Box 505, Wills Point
<u>Administrator/Assistant:</u>	
Pam Pearson/Kathy Massey	P.O. Box 217, Wills Point

You are notified, as members of the Wills Point Economic Development Corporation, that a regular meeting of the Board of Directors will be held at the EDC office, Van Zandt County Regional Airport, Wills Point, Texas, on **Thursday, October 26, 2023 at 8:15 A.M.** to consider all matters pertaining to the Corporation, including, but not limited to, the following:

**ESTABLISH QUORUM**

**PLEDGES OF ALLEGIANCE**

**INVOCATION**

**PUBLIC COMMENT**

**ACTION ITEMS:**

- 1) Discuss and Consider Approval of Minutes of the September 28, 2023 Regular Meeting and Action Necessary
- 2) Discuss and Consider Approval of September Financials/Payment of Bills and Action Necessary
- 3) Discuss and Consider Approval of Airport Items and Action Necessary
  - Consider FY2024 TxDOT RAMP Grant
- 4) Discuss and Consider Approval of Pending Park Items and Action Necessary
  - Consider Resolution 23-005 Authorizing the President of the Wills Point Economic Development Corporation, Dyde Manning III, to Sign on Behalf of Wills Point Economic Development Corporation The Amended and Reinstated Performance Agreement with Scott McGriff, LP, Amending Performance Agreement with Scott McGriff, LP, Dated April 28, 2022
  - Consider Resolution 23-006 Authorizing the President of the Wills Point Economic Development Corporation, Dyde Manning III, to Sign on Behalf of Wills Point Economic Development Corporation a Short Form of Agreement For Professional Services, and a Short Form Agreement Naming Exceed Engineering as Construction Manager – Agent for 2023 Industrial Park Roadway and Infrastructure Improvements
  - Consider Payment of Invoice for Engineering Design and Specifications, Geotechnical Investigation with Report and TxDOT Traffic Study and Access Drive Permit in the Amount of \$112,539.15 for 2023 Industrial Park Roadway and Infrastructure Improvements
  - Consider Resolution 23-007 Authorizing the President of the Wills Point Economic Development Corporation, Dyde Manning III, to Sign on Behalf of Wills Point Economic Development Corporation a Request by Howard Winslow to Sign Waiver of Rights of Redemption, Rights of First Refusal and Rights to Repayment (ROFRs) as set Forth in Sections 3.2 and 3.4 of the Declarations for Real Property Located at 150 Industrial Parkway, Wills Point, TX 75169 and 254 Industrial Parkway, Wills Point, TX 75169, Terminating with No Further Force and Effect with Respect to the Owner of the Property to Further Comply with the Terms of the ROFRs in the Declarations Filed on Both Properties
- 5) Discuss and Consider Administrative Items and Action Necessary
  - Consider Alternate Date(s) for November & December 2023 EDC Board Meeting(s)
  - Consider Modifying Wills Point Economic Development Corporation's Fourth Amended By-Laws to Change the Structure of Board

Adjourn

The EDC Board reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberation about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 Economic Development).

Persons with disabilities who plan to attend this meeting and who may need assistance should contact the EDC Administrator 48 hours prior to this meeting at 903-873-3381 so that appropriate arrangements may be made.

Pursuant to Section 46.035(c), Texas Penal Code, the concealed or open carry of any firearm by a person licensed under Chapter 411, Subchapter H (Handgun Licensing Law), into the room or rooms in which any meeting of the City Council or any other board or commission that is subject to Chapter 551, Texas Government Code (Open Meetings Act) is prohibited.

Posted at Van Zandt County Regional Airport and on the EDC's website in compliance with the Texas Open Meetings Act, Section 551.043(a). on this the \_\_\_\_\_ of October 2023 at \_\_\_\_\_ A.M. \_\_\_\_\_, Pam Pearson, EDC Administrator

Removed this the \_\_\_\_\_ day of October 2023 at \_\_\_\_\_ P.M. \_\_\_\_\_, Kathy Massey , EDC Assistant Administrator