

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

**AGENDA**

**8:15 A.M., Wednesday, September 18, 2024**

**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 |
| Vacant                           | P.O. Box 217, Wills Point |
| Mike Jones, 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 **Wednesday, September 18, 2024 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 August 7, 2024 Regular Meeting and Action Necessary
- 2) Discuss and Consider Approval of July 2024 Financials/Payment of Bills and Action Necessary
- 3) Discuss and Consider Approval of Airport Items and Action Necessary
  - a. Discuss and Consider Furniture Purchase for Terminal Building
  - b. Hear Update on Camera Upgrade/Maintenance Program with CMT Security Corp
  - c. Hear Update on Runway, Electrical and Lighting TxDOT Project with FY2026 Design and FY2027 Construction
- 4) Discuss and Consider Approval of Pending Park Items and Action Necessary
  - a. Hear Update on the 2023 Industrial Park Roadway and Utility Expansion Project
  - b. Discuss and Consider Pay Request #4 (Change Order) and #5 (Final Payment, Including Retainage) for KC Property Management, Completing Contract for Utility Expansion
  - c. Hear Update on 2023 Property Taxes in the Amount of \$6403.14 to be Reimbursed to Wills Point Economic Development Corporation by Eco Recycling
  - d. Discuss and Consider Warranty Deed and Special Warranty Deed to Transfer Ownership of 26.55 Acres of Property in Wills Point Business Park for Company 23A as Contemplated in Performance Agreement Executed on August 20, 2024
- 5) Discuss and Consider Administrative Items and Action Necessary
  - a. Discuss and Consider Appointment of Director to Fulfill Ken Byrd Unexpired Term Through January 2025
  - b. Discuss and Consider Engagement Letter Between Wills Point Economic Development Corporation and Mike Ward Accounting & Financial Consulting, PLLC., to perform the EDC's 2024 Fiscal Year Audit
  - c. Discuss and Consider Subordination Agreement with Scott McGriff, LP
  - d. Discuss and Consider Placer.ai Civic Proposal, Including a 1 or 2 Year Agreement
  - e. Approved 2024-2025 Budget
- 6) 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 September 2024 at \_\_\_\_\_ P.M. \_\_\_\_\_, Pam Pearson, EDC Administrator

Removed this the \_\_\_\_\_ day of September 2024 at \_\_\_\_\_ P.M. \_\_\_\_\_, Kathy Massey , EDC Assistant Administrator

*“Honor the Texas flag; I pledge allegiance to thee,  
Texas, one state under God, one and indivisible.”*