

**Athens Economic Development Corporation
Board of Directors Meeting
Minutes for June 20, 2017**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Regular Board Meeting at 10:00 a.m. on Tuesday, June 20, 2017, in the Derek Daniels Board Room of the Athens Partnership Center, 201 W. Corsicana, Athens, Texas.

Directors present: Jess Laird, President, Carmen Hunt, Jeaneane Lilly, John Trent and Will Traxson

Directors absent: Cliff Barrett and Maurice Cox

Staff present: Lisa Denton and Dede Sims

Ex-officio: Jerry Don Vaught, Mayor

Guests: Kevin Habibelahian of Holdredge, Shaddox and Habibelahian and David Hill of Henderson County Performing Arts Center

Call to Order

The meeting was called to order at 10:00 a.m. by President Jess Laird for all agenda items. A quorum was present.

Declaration of conflict of interest

None

Citizen Comments

None

Consider discussion and possible approval of minutes from the following AEDC Board Meetings:

A. April 18, 2017

Will Traxson made a motion to approve the minutes from April 18 2017, as presented. Carmen Hunt seconded the motion. Motion passed 5-0.

Consider discussion and possible action on the following items associated with AEDC Financials:

- A. Restated 1st Quarter Financial Statement, as presented by Kevin Habibelahian**
- B. 2nd Quarter Financial Statement, as presented by Kevin Habibelahian**

Will Traxson made a motion to approve the Restated 1st Quarter and the 2nd Quarter Financials, as presented. John Trent seconded. Motion passed 5-0.

C. April Financials

1. **Revenue** – Total revenue for the month of April was \$100,819.98; sales tax accounting for \$97,806.73 of that amount. Sales tax collections were up 5.2% from this time last year. Sales tax collections are up 1.49% for the year. (as of 4/2017)
2. **Expenses** – Expenses for the month totaled \$63,273.15
3. **Balance Sheet** - The Balance sheet shows the corporation has \$2,512,981.42 in liquid assets, as of April 30, 2017
4. **Commitments/LTD** – AEDC has ED project commitments totaling \$1,408,340 and Long Term Debt Obligations of \$1,947,634.22

Carmen Hunt made a motion to approve the April financials. Jeaneane Lilly seconded the motion. Motion passed 5-0.

D. FDIC and Collateral Risk

This item was tabled until June, in the absence of the Treasurer.

Consider discussion and possible action on the following items associated with AEDC owned property:

A. Athens Industrial Park:

1. Texas Capital Fund Project
The Indemnity Agreement has been given to FutureMatrix Interventional for approval and execution.
2. Roadway Engineering Design Contract
The board was presented with the design options that came as a result of a meeting with city, AEDC and engineer. Plans are designed to manage and lessen wetland issues. Stantec will follow up with Oncor on design options to see which design meets their approval.

Compliance Review of Community Development Grant Program with Henderson County Performing Arts Center

Lisa Denton presented the project completion report received from HCPAC, with Executive Director David Hill on hand to answer any questions. AEDC's 60 day public notice period expires 5/29/17. Ms. Denton informed board that the project could be reviewed and ruled in compliance, but funds could not be expended until after 5/29.

Will Traxson made a motion to rule Henderson County Performing Arts Center project in compliance, and approved grant payment in the amount of \$4802 to be made after 5/29/17. John Trent seconded the motion. Motion carried 5-0.

Update on project to explore Freeport Tax Exemption opportunities with local taxing entities

Lisa Denton reported that a presentation was made to Athens City Council and TVCC on 4/24/17, and thanked the board for their attendance and support. TVCC Asked for more information to be provided on impact to revenue. Staff will continue to gather letters of intent from Companies regarding PILOT agreements. Athens Chamber of Commerce also provided a letter of support for the program.

Consider discussion and possible approval of contract with Opportunity Strategies LLC, for Strategic Plan update.

Lisa Denton reported to the board that rates for updating the AEDC Strategic Plan have been given by TIP Strategies, EDT Best Practices, LLC and Opportunity Strategies having the best rates at \$3,746 + travel expenses. She will continue to get references on this contractor.

John Trent made a motion to approve the contract with Opportunity Strategies LLC for the strategic plan update. Jeaneane Lilly seconded the motion. Motion passed 5-0.

Director's Update:

A. AEDC Staff update

Board was updated on new staff member, Sherri Skeeters, who will take her post on 5/30/17. She and Jeaneane Lilly will both be attending the TEDC Basic Economic Development Course June 6-9 in Plano.

B. Workforce programs

Lisa Denton informed the board of the following items related to workforce development:

1. Job Fair is planned for October 4 and will be held at TVCC, due to Cain Center closure.
2. Pre-Apprenticeship training program with Workforce Solutions starts June 12th; 4-5 employers are interested in participating in on-the-job training with class graduates.
3. Exploring a possible workforce grant for potential CTE Training involving TVCC, AISD and other area ISD's.

Consider entering into Executive Session according to TEXAS GOVERNMENT CODE Chapter 551 to discuss following:

At 10:59 AM, Jess Laird, President, announced that the Board would retire into Executive Session pursuant to the provisions of the TEXAS GOVERNMENT CODE Chapter 551, in accordance with the authority contained in the following sections:

A. Section 551.087 - Deliberation regarding Economic Development Negotiations with the following prospects:

Prospect #1542	Prospect #1561
Prospect #1550	Prospect #1563
Prospect #1554	Prospect #1564
Prospect #1559	Prospect #1565

The board reconvened into Open Session at 11:27 a.m.

Consider discussion and possible action on items discussed under Agenda Item 12:

With no further action to be taken, the meeting was adjourned at 11:27 a.m.

Carmen Hunt, Secretary

Jess Laird, President