



Athens Economic Development Corporation

Board of Directors

Monthly Meeting Minutes

May 18, 2021

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held their monthly meeting of Tuesday, May 18, 2021 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors present: Will Traxson, John Trent, Mark Ferrell, Randy Jones, Danny Tidmore, Donna Meredith, and Cliff Bomer

Staff Present Joanie Ahlers, Executive Director and Valerie Franklin, Office Manager

Ex-Officio: Mayor Monte Montgomery and City Manager Elizabeth Borstad

Guest: Councilmen Robert Gross and Aaron Smith, Todd McFarland

Call to Order

The meeting was called to order at 10:00 A.M. by President Will Traxson for all agenda items. A quorum was present.

Declaration of Conflict of Interest

None.

Public Communication

We had a letter from Blake Daniels of Oakwood Senior Living regarding their expansion project. They were given an extension three or four months. They had a deadline of June 1, 2021 to complete their infrastructure project. The water and sewer are complete, but the city has not signed off on it yet.

Consider discussion and possible action regarding the approval of minutes from AEDC work session April 1, 2021 and April 20, 2021 board meeting.

Director Donna Meredith made the motion to approve the April 1st and April 20th, 2021 minutes. The motion was seconded by Mark Ferrell. The motion passed unanimously.

Consider discussion and possible action regarding the approval of April 2021 Financials – Joanie Ahlers

A. April 2021 monthly financials

Executive Director Ahlers explained sales tax are all over the map. We lost 3% and we have already gotten the numbers for May and it is the highest we have had. We are about even with last year overall.

John Trent made a motion to except the April 2021 financials and Donna Meredith seconded. The motion passed unanimously.

B. Quarterly reimbursement to the City of Athens for Administrative Services Agreement

Executive Director Ahlers explained this payment was for administrative fees to the city for insurance on all our buildings and the backup information attached.

The motion was made by Donna Meredith to accept this payment and it was seconded by Mark Ferrell.

Executive Director Ahlers introduced Kristen Willingham the new Chamber of Commerce Director.

Consider discussion and possible action regarding AEDC Budget Process and Calendar

Executive Director Joanie Ahlers stated the budget is starting and on the back side of the agenda memo is the budget calendar and we need to appoint a budget committee. It will include Mandie Quigg, Joanie Ahlers and two or three board members.

John Trent made a motion that Randy Jones and Cliff Bomer be assigned to the budget committee. It was seconded by Danny Tidmore and the motion passed unanimously.

Executive Session:

Pursuant to the Texas Government Code:

Section 551.087 – Deliberation Regarding Economic Development Negotiations: Biomerics

The board entered executive session at 10:10 A.M.

The board re-entered into open session at 11:10 A.M.

Consider discussion and possible action concerning items discussed under Agenda item #7

President Traxson talked about the grant program and that Mr. McFarland could get with Ms. Ahlers about applying.

Cliff Bomer made a motion to loan up to \$200,000 at 3% on a ten-year ammonization and that we amend the lease to a will purchase. The motion was seconded by Randy Jones. The motion passed unanimously.

John Trent asked Mr. McFarland questions concerning the job creation incentive grants. He stated 2025 is not that far away and how he feels about them reaching that 610 jobs. Can you reach this goal? Mr. McFarland stated the biggest factor is a direct link market.

Director Ahlers talked about the example of Clayton Homes to come up with basic skills for training programs in the school.

Consider discussion and possible action regarding reopening Community Development and Business Assistance grants

Director Ahlers explain we did not expend all the grant monies that were allocated in the programs. There is \$47,555.34 in the Business Assistance Grant program and \$19,4428.95 in the Community Development Grant program.

Director Ahlers recommended we reopen the program and run it from June 1, 2021 through July 9, 2021. Randy Jones made a motion to reopen the grant programs and it was seconded by Donna Meredith. The motion passed unanimously.

Consider discussion and possible action concerning spec building

Director Ahlers presented an updated map with re-drawings of Lots 4 and 5 which is around 7 acres to build 30,000 square feet spec building with potential expansion and it considers the LOI we have approved with Fieldstone solar to the north. Also, the area south for APT for the apartments.

Mark Ferrell made a motion to pursue a spec building on FM 1616 and the motion was seconded by Donna Meredith. The motion passed unanimously.

Board of Director’s request for future agenda items

Danny Tidmore wanted to make sure schools are contacted to help with programs for training.

Adjourn

With no other business to discuss, the meeting was adjourned at 11:33 A.M.

Randy Jones, Secretary

Will Traxson, President