



Athens Economic Development Corporation

Board of Directors

Monthly Board Meeting

October 18, 2022

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held a monthly board meeting on Tuesday, September 20, 2022, at 10 am in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W. Corsicana Street, Athens, Texas.

Directors' present: Randy Jones, Donna Meredith, Danny Tidmore, Joe Mike Murphy, Mark Ferrell and Tim Maxfield

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

Ex-Officio: City Manager Elizabeth Borstad, Councilmen Aaron Smith, Mark Carroll and Robert Gross

Guest: Debra Deas, Drew Boring, Victor Ontiveros

Call to Order

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

Declaration of Conflict of Interest

None.

Public Communication

Victor Ontiveros of Oncor introduced himself as the new area manager. He is taking the place of Tom Trimble. He came by to update Ms. Ahlers on the gas station project on Hwy 175. They have gone with TVEC in providing their services.

A thank you letter was presented from Keep Athens Beautiful thanking the board for the donation for the fall and Christmas décor.

Introduction of new board member Tim Maxfield

Director Danny Tidmore stated Mr. Maxfield will be an asset to our board. He was welcomed as a new member.

Consider discussion and possible action for Election of Officers

Director Randy Jones stated as current Vice-President, he will be handling the election of officers. There are four positions to be filled. President, Vice-President, Secretary and Treasurer.

Donna Meredith nominated Randy Jones for President. Joe Mike Murphy seconded the motion. Danny Tidmore made a motion to close the nominations. The nomination passed unanimously for Randy Jones as President.

Danny Tidmore nominated Donna Meredith for Vice-President. Joe Mike Murphy seconded the motion. A motion to close the nominations was made by Mark Ferrell. The nomination passed unanimously for Donna Meredith for Vice President.

Donna Meredith nominated Mark Ferrell for Secretary and it was seconded by Joe Mike Murphy. A motion to close the nominations was made by Danny Tidmore. The nomination passed unanimously for Mark Ferrell as Secretary.

Donna Meredith nominated Cliff Bomer for Treasurer. The motion was seconded by Danny Tidmore. Joe Mike Murphy made a motion to close the nominations. The nomination for Cliff Bomer was unanimously.

Consider discussion and possible action regarding the approval of minutes for September 20, 2022, monthly board meeting

Donna Meredith made a motion to approve the September 20, 2022, meeting minutes. The motion was seconded by Danny Tidmore and passed unanimously.

Consider discussion and possible action regarding the approval of September 2022 financials

Executive Director Ahlers stated we still have an 18% year over year increase for September. We still have an outstanding incentive of \$250,000 to Oakwood. It is not ready to be paid as there are still some issues with obtaining a CO.

Donna Meredith made a motion to approve the September 2022 financials. The motion was seconded by Mark Ferrell. The motion passed unanimously.

Consider discussion and possible action authorizing the Board President to enter an engagement with Brooks, Watson and Co., PLLC for auditing services

Executive Director Ahlers stated we use the same auditing firm the city does, and we get a good price at \$5,000 per year.

Joe Mike Murphy made a motion to approve the use of Brooks, Watson and Co., PLLC as our auditing firm. The motion was seconded by Donna Meredith. The motion passed unanimously.

Spec building update

Executive Director Ahlers introduced two memos that were attached to the packet. The first one was in colored provided by City employee Randy Williams who is the city utilities director. It shows the existing status of the sewer line. There are sewer lines in the middle of our property which affects the spec

building. It is a liability. Randy Williams, Utility Director for the City of Athens gave us an estimate. We are looking at \$60,000-\$70,000 to move the line. The committee voted to move it and precede forward with the spec building. Is the board good with the plan of moving forward? Locations were discussed.

Consider discussion and possible action regarding engagement of a civil engineer for the Industrial Drive sewer line relocation and sitework

President Randy Jones asked was there a need for bids? Executive Director Ahlers stated the city has a list of approved contractors on file. Mark Ferrell made a motion that the director engage a civil engineer to design the industrial drive sewer line relocation. The motion was seconded by Danny Tidmore. The motion passed unanimously.

Consider discussion and possible action regarding appointment of Investment Committee

Executive Director Ahlers stated at our September meeting we approved our investment policy and now need to reappoint the investment committee. It usually consists of the CFF for the city, the executive director of the EDC and three board members of the AEDC. Randy Jones volunteered Cliff Bomer. Donna Meredith nominated Randy Jones. Joe Mike Murphy volunteered.

A motion was made by Donna Meredith to make Cliff Bomer, Randy Jones and Joe Mike Murphy our investment committee for FY23. The motion was seconded by Mark Ferrell. The motion passed unanimously.

Consider discussion and possible action regarding the development and appointment of a Real Estate Committee

Executive Director Ahlers stated as part of our strategic plan action plan. There is a list of criteria, and it would be nice to put a committee together that could vet for the board. Committee members would have their duties assigned. There would be an option period. The board would consist of the AEDC Executive Director, Elizabeth Borstad as permitted, and no more than three AEDC board members and one city council representative. Tim Maxfield volunteered to serve on this board. Mark Ferrell also volunteered. Danny Tidmore volunteered. Mark Carroll volunteered.

A motion was made by Joe Mike Murphy to approve the Real Estate Committee of Joanie Ahlers, City Manager, Elizabeth Borstad, AEDC board members Tim Maxfield, Mark Ferrell and Danny Tidmore and City Councilman Mark Carroll. The motion was seconded by Mark Ferrell and the motion passed unanimously.

Presentation of the development projects listing from DSC weekly planning meetings

Executive Director Ahlers stated there is one small difference from last month. The additional column of on hold or cancelled. The example of the Cefco at Sandys Springs Church has been cancelled.

Consider discussion and possible action regarding Business Assistance Grant funding for signage.

Executive Director Ahlers explained a city councilor took issue with signage being an approved item for grant money to be spent on. If an applicant goes out of business in three years, the signage is a total waste of money. This issue is being brought back to the board before the next reading at city council to possibly work out some details. We have the option to leave it the way it is, let it go back to city council and vote or we can amend the criteria or remove it before the next reading. The already approved grants would not

change. There was discussion on various ways to approve signage.

Donna Meredith made a motion to remove paragraph B of the performance agreement in the Business Assistance Grant and add language to paragraph A to include signage. The motion was seconded by Joe Mike Murphy and passed unanimously.

Director's Update

Executive Director Ahlers explained she has been in contact with Jennifer Harris who is with National Telecommunications and Information Agency regarding the federal infrastructure bill. A portion of the bill focuses on broadband. Texas is anticipating getting \$2-5 billion. By January 1, 2023, a map to include Henderson County will be released to identify "underserved" communities eligible for grant funds. Henderson County will have an opportunity to challenge that map. We will encourage county commissioners to hold townhall meetings to have citizens speak out on the service.

There will be a county-wide workforce committee – Henderson County Business & Education Taskforce. It will focus on workforce development and ensuring our local educational institutions are aligned with industry needs. The first initiative will be healthcare careers.

Keep Athens Beautiful has decorated the square and the Partnership Center for Fall Harvest.

The city will be entering into a new 380 Agreement with Tower Holdings LLC (TH). They will be constructing a 33-unit single family home subdivision off Mill Run Road. The 380 agreement is to assist the developer in relocating a 12" water line that will become public infrastructure once it is completed.

Director's request for future agenda items

Danny Tidmore asked if someone would come and speak on the broadband project.

City Manager Elizabeth Borstad stated we would like to discuss a housing incentive programs.

Adjournment

With no other business to discuss, the meeting was adjourned at 11:03am.

Donna Meredith, Secretary

John Trent, President