



Athens Economic Development Corporation

Board of Directors

Monthly Meeting Minutes

August 17, 2021

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held their monthly meeting of Tuesday, August 17, 2021 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors' present: John Trent, Randy Jones, Danny Tidmore, Mark Ferrell and Cliff Bomer

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

Ex-Officio: Mayor Toni Clay and City Manager Elizabeth Borstad

Guests: Councilmen Robert Gross and Mark Carroll, and Chip Perryman

Call to Order

The meeting was called to order at 10:07 A.M. by Vice President John Trent for all agenda items. A quorum was present.

Declaration of Conflict of Interest

None.

Public Communication

None.

Consider discussion and possible action regarding the approval of minutes from AEDC July 20, 2021 board meeting.

Danny Tidmore made the motion to approve the July 20, 2021 minutes. The motion was seconded by Cliff Bomer. The motion passed unanimously.

Consider discussion and possible action regarding 3rd quarter reimbursable expenditures, quarterly administrative fees and payroll expenses

Director Ahlers explained these fees are paid four times per year to the city for reimbursable expenses, administrative fees are what we pay the city to process our financials and payroll expenses for Ms. Ahlers

and Valerie Franklin per quarter which totals \$48,204.20.

Randy Jones made a motion to approval the reimbursable expenditures, quarterly administrative fees and payroll expenses to be paid to the City of Athens. The motion was seconded by Mark Ferrell and the motion passed unanimously.

Consider discussion and possible action regarding the approval of July 2021 Financials – Mandie Quigg

A motion was made by Cliff Bomer to approve the July 2021 financials and Randy Jones seconded. The motion passed unanimously.

Discuss AEDC capital projects for 2021/2022 fiscal year budget.

City Manager Elizabeth Borstad stated there have been several budget meetings on the city side and the AEDC budget was the discussion at one of the meetings. Capital projects for next year were discussed. Councilman Mark Carroll was not familiar with the capital projects and he had some ideas about these projects.

Councilman Carroll stated the biggest expenditure in the AEDC budget was the build to suit. Is it better to pay cash for that or is it better to look at a finance model over a long period of time? How will the tenant improvements be handled? How are other cities our size handling built to suit? Is there a timeline?

Director Cliff Bomer stated the reason the board did not plan to finance it was there is \$3,000,000 in cash earning very little if any interest. We want to spend the money to help the economy. We are following the Sulphur Springs model and how well they have done, and we wanted to try it out with this building. We are generating about \$1.6 million per year and we have not spent it. From a banker's perspective, we could get a loan at any point in the project. He didn't see any real risk in using cash. Not worried by rates going up so much.

Director Danny Tidmore stated if we wanted a building right now, it would be about seven months before we could start, and we do not know what it will look like then.

Councilman Carroll stated he was wondering how the lease rate would be set.

Executive Director Ahlers explained there has been discussion as to how far the building will be built out. From an open pavilion to no floor and windows. Different levels of finish. We will not do this until we know who will occupy the building. Everything is negotiable including lease rate.

Director's Update

Executive Director Ahlers gave an update on the Community Development and Business Assistance Performance Agreements have been drafted and all but one has been signed.

The photo shoot for the website is scheduled for this Thursday. There is a 30 % chance of rain. The photo shoot is scheduled for about 12 hours. The list is attached for photos and schedule. Mr. Bomer and his boat are scheduled for about 6pm. We still need people for photos. Please let her know.

Councilman Carroll asked about the neighborhood housing that would be shot and the spec building being added at some point. Executive Director Ahlers explained it could be added at some point.

Last month we renewed the 6-month CD and discussed if we could make it for one year. It is easier to

leave it the way it is. If we choose to change it the bank would have to close that account and open a new one.

Executive Session:

Pursuant to the Texas Government Code

Section 551.072 – Deliberation Regarding Real Property: to deliberate, exchange, lease or value of property

The board entered in executive session at 10:31am.

The board re-entered in open session at 11:30 am.

Consider discussion and possible action concerning items discussed under Agenda #9

No action was taken.

Board of Directors' request for future agenda items

September zoom for leakage study.

Adjourn

The meeting was adjourned at 11:37a.m.

Randy Jones, Secretary

Will Traxson, President