



Athens Economic Development Corporation

Board of Directors

Minutes of Board Meeting

January 19, 2021

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held a Board Meeting at 10:00 A.M. on Tuesday, January 19, 2021 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors present: John Trent, Morgan Jones, Randy Jones, Donna Meredith and Cliff Bomer

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

Ex-Officio: Mayor Monte Montgomery

Guest: Councilmen Aaron Smith, Neal Velvin, Sr., and Blake Daniels

Call to Order

The meeting was called to order at 10:03 A.M. by Vice-president John Trent for all agenda items. A quorum was present.

Declaration of Conflict of Interest

None.

Public Communications

None.

Consider discussion and possible action regarding the approval of Minutes from AEDC Board Meeting on December 15, 2020 and special work session December 15, 2020

A motion was made by Donna Meredith and seconded by to approve the December 15, 2020 and special work session for December 15, 2020 minutes. The motion passed unanimously.

Consider discussion and possible action regarding the December 2020 Financials

Cliff Bomer made a motion the accept the December financials. It was seconded by Randy Jones and the motion carried unanimously.

Consider discussion and possible action regarding 1st Quarter Reimbursement request from the City of Athens

Cliff Bomer made a motion to reimburse the City of Athens for Administrative Services. The motion was seconded by Donna Meredith. The motion carried unanimously.

Consider discussion and possible action regarding CD renewal

Randy Jones made a motion to approve the CD renewal. The motion was seconded by Morgan Jones and the motion passed unanimously.

Consider discussion and possible action concerning cancellation of Guaranty Fee Agreement

Cliff Bomer made a motion to cancel the Guaranty Fee Agreement. The motion was seconded by Randy Jones and the motion passed unanimously.

Consider discussion and possible action concerning agreement with LJA Engineering for the Athens Industrial Park

Executive Director Joanie Ahlers made a call to City Manager Elizabeth Borstad concerning her review of the agreement with LJA. City Manager Borstad stated she had questions concerning the agreement and had tried to contact with LJA. She recommended this line item be tabled until there is clarification.

Cliff Bomer made a motion that this line item be tabled. The motion was seconded by Morgan Jones and it passed unanimously.

Consider discussion and possible action for extension of the Performance Agreement between AEDC and OWP Partners, LP

Board Director Cliff Bomer stated he had a conflict of interest with this item. OWP Partners, LP asked for an extension and the completion date to April 30, 2021 and the date of Occupancy to July 1, 2022. A motion was made by Morgan Jones to grant the extension and seconded by Randy Jones. The motion passed unanimously.

Mr. Daniels asked if there is a problem would the process remain the same as far as asking for an extension.

Mr. John Trent asked Ms. Ahlers to explain how AEDC is funding the project. She explained once OWP Partners expends the funds, who would reimburse them up to \$250,000. As of this date, no funds have been expended. It is already in the budget.

Director's Update

Extreme Engineering (Poseidon) are several months behind on their loan payments. We attempted to make collection calls and emails that have gone unanswered. AEDC attorney, Mr. Jeff Moore was asked to send a letter them requesting to respond within ten days. They have given Mr. Moore the date of February 7, 2021 that they will bring their loan up to date.

Morton Small Animal Clinic is moving forward. It will be going to City Council. We approved an incentive in May 2020. We approved up to two acres for a retention pond and an employee incentive of

approximately 15 new jobs, however, Morton Small Animal Clinic has declined the employee incentive and will only be accepting the 1.59 acres of land.

The stimulus package has been released. It concerns the PPP.

Dan Maytubby from DMC. They have taken on additional property in Corsicana. They would like to maintain their warehouse here in Athens. They have made repairs to the old Curtis Mathis building. Ms. Ahlers asked if a few board members would go to DMC. Mr. Maytubby would like to expand and look at buying part of the Curtis Mathis building. They would like some type of incentive. They employ about 280 employees. We would like to keep them here.

AEDC Board of Directors' future agenda items

Executive Director Joanie Ahlers stated LJA contract would be put back on the agenda for next month.

None.

Adjourn

With no other business to discuss, the meeting was adjourned at 10:48 a.m.

Randy Jones, Secretary

John Trent, Vice- President