

**Athens Economic Development Corporation
Board of Directors
Minutes for March 17, 2020**

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, March 17, 2020 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, Danny Tidmore, Morgan Jones and Cliff Bomer

Staff present: Joanie Ahlers, Executive Director and Valerie Franklin, Office Manager

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

Guests: Deborah Deas and Thomas Strand

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

Mayor Monte Montgomery will remove himself from executive session prospect #1802.

Public Communications

Deborah Deas from the East Texas Arboretum commented concerning the COVID-19 virus.

Consider discussion and possible actions regarding the approval of Minutes from the February 2020 AEDC Board Meeting and Minutes from Special Board Meeting for Planning February 18, 2020

A motion was made by John Trent to approve the February meeting minutes and the February 18, 2020 minutes from special board meeting. It was seconded by Cliff Bomer. The motion passed unanimously.

Consider discussion and possible action regarding the approval of February 2020 Financials

A motion was made by Cliff Bomer and seconded by Danny Tidmore to approve the February 2020 financials. The motion carried unanimously.

Presentation of Final Report – Greg Last EP Best Practices LLC

Mr. Last presented a summary of the 2020 AEDC Action Plan. He received feedback from board members. He will provide a final report prior to the board's April meeting for the Board to take action on.

Consider discussion and possible action regarding GIS Mapping

There was discussion concerning GIS mapping abilities. The initial portion of the project will be the parcel layer only. A motion was made by John Trent and seconded by Cliff Bomer to contribute up to \$25,000 toward GIS mapping. The motion passed unanimously.

Consider discussion and possible action concerning an AEDC spec building

Potentially four or five sites for a spec building. Four in Industrial Park area and one on Flat Creek Road. Chart shows completed shell cost only. Utilities up to the building, engineering/architectural site plans and the shell.

The Board instructed Executive Director Joanie Ahlers to look at more specifically building a 30,000 square foot building on lot 5 in the industrial park and a 50,000 square foot building on FM 1616. This item was tabled until the next board meeting.

Cain Center Presentation

City Manager Elizabeth Borstad informed the Board on the Cain Center project. She stated the City is working with Berry & Clay construction Managers at Risk on finalizing the cost of the project. The City has applied for grants from the Murchison Foundation and the Cain Foundation. The City will meet next week and are waiting on the final numbers to come in.

Cliff Bomer stated he would like the AEDC to help the Cain Center project. There was further discussion about funding from AEDC in the future.

Consider discussion and possible action for Biomerics draw #10 for 84,538.58

Executive Director Joanie Ahlers stated Dub Hurst has completed his report and we are waiting in City of Athens Building Inspector to complete his inspection. We are requesting the payment be approved pending inspection prior to releasing payment.

A motion was made by Cliff Bomer and seconded by John Trent to approve payment to Biomerics for draw #10. The motion carried unanimously.

Executive Session

Executive Session began at 11:48 a.m.

Consider discussion and possible action concerning items discussed under Agenda item #11

The board re-convened in open session at 12:40 p.m.

Danny Tidmore made a motion to approve Prospect #1802 was approved as the details on deal structure as outline in Executive Session in the amount of approximately \$180,000 in land It was seconded by Cliff Bomer. The motion carried unanimously.

A motion was made by John Trent and seconded by Cliff Bomer to approve Prospect #1803 for the details on deal structure as outline in Executive Session in the amount of \$25,788 total over a three-year period. The motion carried unanimously.

AEDC Board of Director's request for future agenda items

Approval of 2020 Action Plan
Further discussion on Cain Center
Construction discussion for spec building

Adjourn

The meeting was adjourned at 12:49 p.m. with no other business to discuss.

Carmen Hunt, Secretary

Will Traxson, President