

**Athens Economic Development Corporation  
Board of Directors Meeting  
Minutes for April 16, 2019**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Board Meeting at 10:00 A.M. on Tuesday, April 16, 2019 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W. Corsicana Street, Athens, Texas.

Directors present: Jeaneane Lilly, Carmen Hunt, Cliff Barrett, Randy Jones, John Trent, Will Traxson and Cliff Bomer

Ex-Officio: Elizabeth Borstad, City Manager and Ed McCain, Mayor Pro-Tem

Staff present: Lisa Denton, Sherri Skeeters and Dede Sims

Guests: Carlton Schwab, Texas Economic Development Council  
Aaron Smith, Athens City Council; Robert Gross, Athens City Council;  
Kari Wilmeth; Debra Deas; Jeannie Klepper, Color Me Pretty; Michael Hannigan, Hannigan Media

**Call to Order**

The meeting was called to order at 10:01 A.M. by President Jeaneane Lilly for all agenda items. A quorum was present.

**Citizen Comments**

None

**Declaration of Conflict of Interest**

None

**Consent Agenda:**

- A. Approval of Minutes from AEDC Board Meeting March 26, 2019
- B. Approval of Minutes from AEDC Facility Use Committee Meeting April 8, 2019
- C. Approval of Minutes from AEDC BAG Committee Meeting April 10, 2019
- D. March 2019 Financial Summary

Will Traxson made a motion to approve the Consent Agenda. Randy Jones seconded and motion carried 7-0.

**Consider discussion and possible action on the following items associated with AEDC Business Assistance Grant Programs:**

- A. Public Hearing for proposed expenditures for property located at 217 E. Tyler Street by Jeannie Klepper and Fred Head

The public hearing was opened at 10:13 AM by President Lilly. Ms. Klepper presented information regarding the proposed project to the AEDC Board. Plans include primary façade improvements on the front and rear of the property located at 217 E. Tyler Street, new HVAC system, new roof, new loft area to rear of building and an arbor area outside the rear entrance.

Applicant anticipates investing up to \$200,000 for all improvements, interior and exterior. With no other public comments, the public hearing closed at 10:55 A.M.

- B. Application presentation and recommendation from BAG Committee for grant request from Jeannie Klepper and Fred Head

The BAG Committee shared their thoughts regarding the project, and recommended approval of a grant for qualifying exterior improvements, in an amount up to \$12,500. Qualifying exterior improvements, as of the date of this meeting, totaled \$50,928.

Cliff Barrett made a motion to approve the business assistance grant, in an amount up to \$12,500, contingent upon work being done structurally and the full project being brought to completion before payment is made. Project must pass all inspections by the City of Athens. John Trent seconded the motion and motion carried 5-1-1 with Jeaneane Lilly opposed and Will Traxson abstaining.

**Consider discussion and possible approval of the following items associated with AEDC owned properties:**

- A. 201 W. Corsicana  
1. Exterior stucco repair

The board was presented with three quotes for exterior stucco repairs to the Athens Partnership Center, along with removal of the City of Athens Tourism department signage, whose offices are no longer located in the APC. After discussing possible causes of the cracked stucco, it was recommended to have the roof checked for potential water issues. Staff is to gather additional information and bring back at a subsequent meeting.

**Consider discussion and possible action on the following items associated with AEDC:**

- A. Type B Economic Development overview with Carlton Schwab, Texas Economic Development Council

Carlton Schwab, President of Texas Economic Development Council, presented an overview of economic development and the types of organizations that are established in Texas. He stated that AEDC is a high functioning and ambitious EDC, and is an example he uses around the state of an organization balancing both community and economic development. After the presentation, board members were given the opportunity for a Q & A session.

- B. Meeting between AEDC officers and council members on April 4, 2019

Jeaneane Lilly updated the board on a meeting that was held between her, John Trent, Aaron Smith and Robert Gross, to discuss items that had come out of the city council work session on March 26<sup>th</sup>. The following items were discussed:

- Transferring funds from certain budget categories to focus on infrastructure
- Council would like monthly financial reports from the packets to be shared for review
- Reviewing staffing and marketing levels

- Filling upcoming board seats with council members
- ED Director reporting to City Manager in other cities

This covers the majority of items discussed with this group. Next steps are to come together and have a joint meeting to discuss and plan how to move forward.

**Consider entering into Executive Session according to TEXAS GOVERNMENT CODE Chapter 551 to discuss the following:**

At 12:24 P.M., President Lilly announced that the board would enter into Executive Session pursuant to the provisions of the TEXAS GOVERNMENT CODE Chapter 551, in accordance with the authority contained in the following sections:

- A. Section 551.087 - Deliberation regarding Economic Development Negotiations with the following prospects:  
Prospect #1687      Prospect #1764      Prospect #1784
- B. Section 551.074 – Deliberation on Personnel Matters  
AEDC Executive Director Employment Agreement

The board reconvened into open session at 1:25 P.M.

**Consider discussion and possible action on items discussed under Agenda Item 8**

Will Traxson made a motion, seconded by John Trent, to amend the Executive Director's Employment Agreement to a term of two years, retroactive to January 1, 2019. The severance will remain the same, with no recommended changes. Executive Director will work with AEDC Counsel on the amendment and send to the board president for approval. Once approved and executed, the amendment is to be sent on to council. Motion passed 6-1, with Carmen Hunt opposed.

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Carmen Hunt, Secretary

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Jeaneane Lilly, President