



Athens Economic Development Corporation

Board of Directors

Minutes of Special Meeting

July 21, 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, July 21, 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

Call to Order

The meeting was called to order at 10:05 A.M. by President Will Traxson 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 June 16, 2020

A motion was made by Cliff Bomer and seconded by Danny Tidmore to approve the June 16, 2020 minutes. The motion passed unanimously.

Consider discussion and possible action regarding:

- A. the approval of June 2020 Financials
- B. Quarterly reimbursement to the City of Athens for Administrative Services Agreement

Finance Director Mandie Quigg updated the June financials which reflect April's Sales Tax collections. There was an increase of over 23% and July was up about 16.5% over last years.

John Trent made a motion to accept the June 2020 financials. The motion was seconded by Morgan Jones and the motion carried unanimously.

Executive Director Joanie Ahlers explained this is the quarterly administrative fee agreement payment to the City of Athens for AEDC's salaries and expenditures. The amount is \$41,681.17.

A motion was made by John Trent and seconded by Cliff Bomer to accept the payment of the quarterly reimbursement to the City of Athens for administrative services. The motion carried unanimously.

Consider discussion and possible action of \$50,000 payment to the City of Athens for master planning

The August board meeting minutes were presented in which the board agreed to pay \$50,000 toward the city's master plan.

Cliff Bomer made a motion to approve the \$50,000 payment to the City of Athens for master planning. It was seconded by Danny Tidmore. The motion carried unanimously.

Consider discussion and possible action regarding final FY21 AEDC Budget

Executive Director Joanie Ahlers stated there is one small potential change to discuss. That being, the concept of the Community Development Grant. This change would get all of the grants in one place to prevent applicants from "double dipping". It also reinstates the AEDC's Business Assistance and Community Development Grants into the AEDC Budget, however, AEDC would need to rewrite the Grant guidelines.

City Manager Elizabeth Borstad stated council would like for everyone to come to one source for funding.

There was further discussion on making the Community Development grant program \$175,000 and the Business Assistance grant \$75,000.

Cliff Bomer made a motion to approve the FY21 AEDC budget pending the changes discussed. It was seconded by Danny Tidmore. The motion carried unanimously.

Consider discussion and possible action regarding CD Renewal at First State Bank 7-31-20

It was suggested that in the future the Investment Committee would make recommendations to the AEDC board regarding CD's. John Trent made a motion to renew the CD and it was seconded by Danny Tidmore. The motion carried unanimously.

Consider discussion and possible action regarding AEDC Incentive Guidelines

Executive Director Ahlers presented incentive guidelines and asked for feedback from the board. The president asked for an opinion from our attorney or a state agency. This agenda item was tabled, no action was taken.

Executive Director's Update

COVID Small Business grant program - \$31,612.39 was awarded in round 1. The businesses that

received the grants were Athens Gymnastic Academy, Ole West Bean & Burger, Eagle King Auto Parts, Against the Grain Cabinets, 360 Restoration and Simply Gorgeous Hair Salon. President Traxson commended AEDC Staff on the work that was put in on the grant program. The businesses were required to counsel with the SBDC prior to receiving money. There are three applications to review in round 2.

Board member Morgan Jones asked if we would consider opening the grant to businesses who have received federal funding. If we change the program, it would have to go back in front of City council.

Agreement with Morton's Small Animal Clinic the agreement is almost complete. AEDC is going to provide the land and offer an employee incentive and Dr. Morton will construct a shared detention structure.

Winter's Oil is moving into the agreement stage. We have been on hold for the engineering and bid documents for the sewer lines to be run. They have shifted the site because of topography.

The RFQ for engineering services in the industrial park closes July 23, 2020.

Joel from ED Suite has summited his proposal and bid which is going to cost us about 50% of what a new website would cost.

Executive Session Pursuant to the Texas Government Code, Section 551.072 (Deliberation regarding real property; Closed Meeting) to deliberate the purchase exchange, lease or value of real property: Athens Industrial Park Lot TR 64, Ab 19 J B ATWOOD SUR, TR 64 (RE:LTS 33A,35)

The board entered executive section at 10: 47 A.M.

The board reconvened into open session at 11:14 A.M.

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

The discussion was tabled. No further action was taken.

AEDC Board of Directors' future agenda items

President Traxson asked that Officer Elections be a part of the next agenda

Adjourn

With no other business to discuss, the meeting was adjourned at 11:16 A.M.

Carmen Hunt, Secretary

Will Traxson, President