

**Athens Economic Development Corporation  
Board of Directors Meeting  
Minutes for August 15, 2017**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Regular Board Meeting at 10 a.m. on Tuesday, July 25, 2017, in the Derek Daniels Board Room of the Athens Partnership Center, 201 W. Corsicana, Athens, Texas.

Directors present: Jess Laird, President, Jeaneane Lilly, Carmen Hunt, Cliff Barrett, John Trent, Will Traxson and Maurice Cox

Staff present: Lisa Denton, Dede Sims and Sherri Skeeters

Ex Officio: Mayor Monte Montgomery

Media: Rich Flowers, Athens Review

**Call to Order**

The meeting was called to order at 10:02 a.m. by President Jess Laird for all agenda items. A quorum was present.

**Declaration of conflict of interest**

There were no conflicts of interest.

**Citizen Comments**

None

**Consider discussion and possible approval of minutes from the following AEDC Board Meetings:**

**A. July 25, 2017**

John Trent made a motion, seconded by Cliff Barrett, to approve the minutes of the July 25, 2017 AEDC Board meeting. Motion carried 7-0.

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

**A. July Financials**

The board received an update on the revenues, expenditures and commitments of AEDC, for the month of July.

Will Traxson made a motion to approve the July financials. Cliff Barrett seconded the motion. Motion carried 6-0.

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

**A. 1704 Enterprise St.**

- 1. Proposal from Cole's A/C, in the amount of \$2,340, for costs associated with replacement of compressor on 10 Ton Rheem unit**

Jeaneane Lilly made a motion to approve replacement costs. Will Traxson seconded the motion. Motion carried 6-0.

**Consider discussion and possible action to cancel MOU with Trinity Valley Community College for lease of property located at 1704 Enterprise.**

The school has relocated the machining equipment to their new CTE building. With that being moved to the school, the MOU is being cancelled with the college for the training space.

A motion was made by Will Traxson to cancel the MOU and seconded by Carmen Hunt. Motion carried 6-0.

**Consider discussion and possible approval of amendment to Economic Development Performance Agreement with Athens Screen Printing.**

Athens Screen Printing is requesting a location change on their Economic Development Performance Agreement. They will be moving their manufacturing to a building on East Tyler. The investment amount and job numbers will not change.

A motion was made by Will Traxson to approve the amendment and Carmen Hunt seconded. Motion carried 6-0.

**Compliance review of Economic Development Performance Agreement with the following:  
A. HVAC Manufacturing, Inc.**

The Performance Summary Report for HVAC was discussed. Their original Performance Agreement dated April of 2016, stated they had to create 19 jobs by the end of the first year. As of April 1, 2017 they currently have 31 employees with 19 of those having 1820 hours or more. The Incentive money was paid up front at the time of the agreement so no money is due at this time. They are in compliance with their agreement.

A motion was made by Cliff Barrett and seconded by John Trent to approve the Compliance Summary Report. Motion carried 6-0.

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

At 10:10 a.m., Jess Laird, President, announced that the Board would retire 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 551.072 – Deliberation regarding Real Property  
Possible purchase of real property
- B. Section 551.074 – Deliberation of Personnel Matters  
AEDC Staff compensation and benefits FY 2017-18
- C. Section 551.087 - Deliberation regarding Economic Development  
Negotiations with the following prospects:

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Prospect #1550  
Prospect #1559

Prospect #1569  
Prospect #1571

The board reconvened into Open Session at 11:20 a.m.

**Consider discussion and possible action on items discussed under Agenda Item 10**

No Action taken on Item 10

**Consider discussion and possible approval of AEDC FY 2017-2018 Budget**

The board made a few amendments to the budget. The Business Assistance Grants amount was increased to \$50,000. The landscaping/mowing of the Industrial Park should be 4 times a year, which be \$12,000 in the budget.

A motion was made by Jess Laird to approve the FY 2017-18 Budget and Maurice Cox seconded. Motion carried 6-0.

With no further action to be taken, the meeting was adjourned at 12:01 p.m.

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Carmen Hunt, Secretary

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Jess Laird, President