



**Athens Economic Development Corporation**

**Board of Directors**

**Minutes of Board Meeting**

**February 23, 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, February 23, 2021 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, Morgan Jones, Randy Jones, Danny Tidmore, Donna Meredith, and Cliff Bomer

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

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

Guest: Councilmen Aaron Smith, Neal Velvin, Sr., Finance Director Mandie Quigg, IT Director Derek Whitely, and Deborah Deas

**Call to Order**

The meeting was called to order at 10:04 A.M. 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 January 19, 2021**

A motion was made by Donna Meredith and seconded by Morgan Jones to approve the January 19, 2021. The motion passed unanimously.

**Consider discussion and possible action regarding the January 2021 Financials**

Randy Jones made a motion to accept the January financials. It was seconded by Danny Tidmore and

the motion carried unanimously.

**Consider discussion and possible action concerning AEDC Audit Report PBH**

Mr. Kent Willis appeared virtually and thanked the board for selection his organization to perform the audit. Mr. Willis stated the AEDC was found to be in compliance with accounting principles accepted in the USA.

Randy Jones made a motion to accept the AEDC Audit Report. It was seconded by John Trent. The motion carried unanimously.

**Consider discussion and possible action concerning Biomerics Draw Request #13**

Executive Director Joanie Ahlers explained this is Biomerics final draw request on their Tenant Improvement loan. If approved, it will be pending final inspection.

Finance Director Mandie Quigg stated there was retainage withheld in the amount \$99,999.90. These funds would be released after inspection is completed and verification of a CO obtained.

John Trent made a motion to approve Biometrics draw request #13 pending inspection by Dub Hurst and Michael Climer. The motion was seconded by Cliff Bomer and the motion passed unanimously.

**Consider discussion and possible action concerning a resolution for SBI land sale**

Executive Director Joanie Ahlers stated the Underwriter requested a Resolution be passed prior to closing. This is to assure President Traxson has authority to sign the closing documents.

Cliff Bomer made a motion to approve a resolution for SBI land sale. The motion was seconded by Morgan Jones and the motion passed unanimously.

**Consider discussion and possible action regarding a title company**

Executive Director Joanie Ahlers explain Board member Meredith asked how we determine which title company we used. She stated from prior experience RFP's were used. She asked that we have a single point of contact. There was further discussion.

Cliff Bomer made a motion that a RFP be submitted to select a title company on an annual basis. The title company should be based on value and customer service. The motion was seconded by Morgan Jones and it passed unanimously.

**Consider discussion and possible action regarding LJA Engineering**

Executive Director Joanie Ahlers explained at our last board meeting we had the professional services agreement brought forth. They have resubmitted a new proposal and the price increased slightly due to the additional scope of the roadway plan.

City Manager Borstad stated we have been going back and forth for several months and we need to either accept their proposal or move on. We had \$50,000 already budgeted. The final proposal came in at \$57,900, \$7,900 over budget.

Mr. John Trent made a motion to approve LJA Engineering to complete the industrial park drainage

project. The motion was seconded by Donna Meredith and the motion passed unanimously.

**Executive Session: Pursuant to the Texas Government Code, Section 551.072 (Deliberating regarding real property; Closed meeting) to deliberate the purchase, exchange, lease, or value of real property**

The board entered executive session at 10:38 am.

The board re-convened in open session at 11:44 am.

**Consider discussion and possible action concerning items discussed under Agenda item #12**

Board member Danny Tidmore made a motion to approve the sale of AEDC referenced property at \$4,000 per acre. The board is requiring a surety bond for decommissioning the solar panels. Also, the company must secure the additional property within six months. The motion was seconded by Cliff Bomer and passed unanimously.

**Consider discussion and possible action regarding board member resignation and appointment process**

President Traxson thanked Board member Morgan Jones for serving on the board. Board member Morgan Jones stated it has been an honor to be a resident of Athens. The mayor also thanked Morgan Jones for serving on the board.

President Traxson stated a few names have been brought forward to replace Morgan Jones on the board.

Executive Director Joanie Ahlers stated Roseanne Greene has expressed interest in the position. She knows Ms. Greene from Rotary. Board member Meredith stated Ms. Green has lived here about five or six years and she is a trainer for financial investors. She thinks outside the box and is eager to promote Athens.

President Traxson stated Mark Carroll's name had been brought up but there were concerns about him being on both the Athens Municipal Water Authority (AMWA) Board and this board. We may need to get our attorney's opinion on this. Mr. Traxson also stated that Boog Ferrell would be a good candidate. He is been around Athens for some time and he and his father owns Hearn's Surveying. He and his wife have opened a retail business and bought some buildings downtown. There was further discussion.

Two names would be recommended to city council. Roseanne Green and Mark (Boog) Ferrell.

**Director's Update**

Extreme Engineering (Poseidon) are several months behind on their loan payments. They had given Mr. Moore the date of February 7, 2021 that they will bring their loan up to date. They have made three payments but asked that they be given until the end of February to catch up the payments. They were given additional time.

Morton Small Animal Clinic was approved by City Council on January 24, 2021.

The AEDC, SBDC and SBA was scheduled a PPP Loan Education. It will be re-scheduled. The program is open until March 31<sup>st</sup>.

The Finance Committee is due to have a meeting. You will receive an invite.

The Business Assistance and Community Development grant were to close on February 15, 2021. We extended this until noon on February 22, 2021 due to our weather closure. We need to set a grant committee meeting. The committee is Bubba Smith, Randy Jones, Will Traxson, Elizabeth Borstad and Donna Meredith. The awards will be announced at our next board meeting. The grant committee will be in morning of Tuesday, March 9, 2021.

A website design survey will be sent out to board members and the City Manager and ask that it be sent out to city council members. Ms. Ahlers asked that Board Members sent her any other names you feel it should be sent to.

The Dallas Manufacturing meeting (DMC) will be re-scheduled. Dan Maytubby will get back to us with dates and times. The members scheduled to attend are Donna Meredith, Cliff Bomer, Will Traxson the Mayor, City Manager and any other city council member who wishes to attend. Just remain flexible.

Biomerics will be having a ribbon cutting on March 5, 2021 at 10:30 am. Executive Director Joanie Ahlers and the Mayor are scheduled to speak. They have also scheduled a meeting for Thursday at 1:30pm concerning further incentives.

**AEDC Board of Directors' future agenda items**

None.

**Adjourn**

With no other business to discuss, the meeting was adjourned at 12:12pm .

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Randy Jones, Secretary

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Will Traxson, President