

**Athens Economic Development Corporation
Board of Directors
Minutes for January 21, 2020**

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, January 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, Carmen Hunt, Randy Jones, 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: Councilmembers Aaron Smith, Ed McCain, Robert Gross, and Toni Clay. Other members of the Public; Julie Rogers, Elizabeth Roberts, Amber Baeza, Delaney Worth, Mick Coffman, Jackie Hablinski and Ed Gatlin

Call to Order

The meeting was called to order at 10:03 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 held December 17, 2019.

A motion was made by John Trent to approve the December board meeting minutes. It was seconded by Carmen Hunt. The motion carried unanimously.

Consider discussion and possible action regarding the approval of the December 2019 Financials

A. December monthly Financials

B. Quarterly reimbursement to City of Athens for Administrative Services Agreement

Board president Will Traxson welcomed AEDC Executive Director Joanie Ahlers. Executive Director Ahlers recommended the financial items be separated into two motions.

President Will Traxson had questions on the monthly financials concerning the schedule of commitments being the roadway construction commitments from the prior year. He questioned the commitment of money for the road on the side of Coleman Park, whether it was returned to the general fund. Financial Director Mandie explained the gray items were listed from the prior year. These items can be removed at the request of the board.

President Traxson questioned Administrative Services, what was the timeframe. Financial Director Mandie Quigg explained it was from the period of October-December 2019. AEDC is billed for Administrative Services on a weekly basis.

President Traxson had questions on the insurance, is BX insurance the property insurance. City Manager Elizabeth Borstad stated it is property insurance through Travelers, that is bid on yearly. This year it was bid for two years.

A motion was made by Cliff Bomer to approve item A, December 2019 financials. It was seconded by John Trent. The motion carried unanimously.

A motion was made by Randy Jones to approve item B, the quarterly reimbursements to the City of Athens for Administrative Services Agreement. It was seconded by Danny Tidmore. The motion carried unanimously.

Consider discussion and possible action regarding AEDC Investment Policy

Executive Director Joanie Ahlers explained the Investment policy needs to be renewed each year. The policy was sent out to the sub-committee and no changes were recommended. She asked the board to consider the policy as is. The goal would be to renew prior to the end of the physical year, September 2020.

President Will Traxson asked if Logic was FDIC insured and also if officers or members need to be assigned. Financial Director Mandie Quigg stated on the resolution in section two states the Financial Director and Economic Development Director as the two investment officers. There was further discussion concerning having someone from the board to make discussions. Cliff Bomer asked if all 1.3 million was FDIC insured or pledge and Financial Director Mandie Quigg explained it was pledged.

A motion was made by Cliff Bomer and seconded by Carmen Hunt to adopt the renewal of the current Investment Policy. The motion passed unanimously.

Consider discussion and possible action concerning right of way – Oncor for Thrive Church

Executive Director Joanie Ahlers explained she spoke with Oncor and there was an issue with Exhibit A. The document is not specific enough to file an easement. It was not demonstrated specifically where AEDC is granting an easement is the issue. AEDC has requested a certified survey.

President Will Traxson explained this was standard. We requested the survey before. Some of our concerns are we don't know if they are going to change the poles or use existing poles. If we are going to modify or put in a road, we need to make sure Oncor would replace damaged poles.

Mayor Monte Montgomery stated we have to make sure through this easement, we have access for further

utilities. Make sure if it is placed overhead that it is high enough to clear any trucks to go through. Director Danny Tidmore suggested a meeting be set up with Oncor, Thrive Church and members of the AEDC. No further action was taken.

Consider discussion and possible action regarding First State Bank CD maturity on January 31, 2020

Financial Director Mandie Quigg explained this is a million-dollar CD at 1st State Bank. It is collateral for the Biometrics TI loan and it renews every six months. No action is needed, it renews automatically until the construction loan is paid. The rate is set at 1%.

Director Cliff Bomer asked what the loan rate is. He stated at this point the CD renewing is not an issue. If we are going to pledge a CD, we are worrying about our spread. It should be two points. If we want to move the CD and make two percent, we still have to borrow the money. If we get them to lower the spread on the rate, it would be great. He stated he would speak with the officials at 1st State Bank.

Cliff Bomer made a motion to renew the CD. It was seconded by John Trent and the motion passed unanimously.

Consider discussion and possible action concerning rental of property of empty office suite Athens Partnership Center

Executive Director Joanie Ahlers explained that she relocated her office to the front of the building stating that security is an issue as far as being in the back of the building. This leaves a three-room suite open in the building. She would like feedback from the board as to their feelings on leasing it out.

President Will Traxson asked if we had anything in our current leasing agreement that covers animals or unattended children. Executive Director Joanie Ahlers stated the lease states the tenant is not permitted to create a nuisance. This would then be addressed with the tenant. President Traxson stated he thinks this might need to be looked at because we have had issues in the past of someone bringing their dog to work.

Director Morgan Jones asked if the tenant would have 24-hour access to the front door. It was explained they would be able to get in and out of the building and their specific office only same as existing tenants.

Director John Trent said he would like to see a like “governmental organization” as our first option. No further action was taken.

Consider discussion concerning February Strategic Planning Session

ED Joanie Ahlers proposed that immediately following the regular February 2020 Board of directors meeting, that the board go into a special meeting for strategic planning for the EDC. She wants the board to give her direction. If any board member has an agenda item to be included, please email it to her.

President Will Traxson stated he had a conversation with Councilman Ed McCain. In the past the previous Executive Director, the board went by her direction. He would love for as many councilmembers that could be present, to please attend. We would like to get feedback from the councilmembers so we could all go in one direction. He asked that time be set aside for the day.

Councilmember Gross asked that it include AAMVA. There was further discussion.

Executive Session

Pursuant to the Texas Government Code:

A. Section 51.087 – Deliberation Regarding Economic Development Negotiations:

Prospect #1799

The board entered into Executive Session at 10:43 A.M.

The board re-convened in open session at 11:12 A.M.

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

No action was taken.

AEDC Board of Director's request for future agenda items

President Will Traxson asked that we talk to Michael Hannigan concerning marketing the AEDC.

Adjourn

With no further business to discuss, the meeting was adjourned at 11:20 A.M.

Carmen Hunt, Secretary

Will Traxson, President