

**Athens Economic Development Corporation  
Board of Directors Meeting  
Minutes for January 17, 2017**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Regular Board Meeting at 10:00 a.m. on Tuesday, January 17, 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, Maurice Cox, John Trent and Will Traxson (joined in Ex. Session)

Directors absent: None

Staff present: Lisa Denton

*Ex-officio*: Mayor Jerry Vaught, Philip Rodriguez, City Manager

Guests: Rich Flowers, Athens Review

**Call to Order**

The meeting was called to order at 10:00 a.m. by President Jess Laird for all agenda items. A quorum was present.

**Declaration of conflict of interest**

None

**Citizen Comments**

None

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

**A. November 22, 2016**

Maurice Cox made a motion to approve the minutes from November 22, 2016, as presented. Jeaneane Lilly seconded the motion. Motion passed 6-0

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

**A. December Financials**

- A. **Revenue**- Total revenue for the month was \$117,259.12; sales tax accounting for \$100,190.32 of that amount. Sales tax collections were up 1.60% over this time last year. Sales tax collections are up 1.36% for the year. (as of 1/2017)
- B. **Expenses**-Expenses for the month totaled \$70,701.39
- C. **Balance Sheet**-The Balance Sheet shows the corporation has \$2,265,762.37 in liquid assets, as of December 31, 2016.

- D. **Commitments/LTD**-AEDC has ED project commitments totaling \$1,477,904, and Long Term Debt Obligations of \$2,019,987.20.

John Trent made a motion to approve the December financials. Carmen Hunt seconded the motion. Motion passed 6-0

**B. Audit Update**

Ms. Denton reported that Conway CPA's would not be able to meet the desired timeline of 1/31/2017. This is due to delays with a city audit being performed by another firm. AEDC's annual report to the Texas Comptroller of Public Accounts will be completed with the fourth quarter financials prepared by Holdrege, Shaddox and Habibelahian.

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

**A. Athens Industrial Park:**

**1. Property transfer with FutureMatrix Interventional**

No update was provided. There was no action on this item.

**2. Road/Utilities dedication to the city**

Ms. Denton reported that the roadway extension of Enterprise St. and Alliance Circle, along with the utility extensions, had been accepted by the city of Athens. Special thanks were expressed to Barbara Holly, Managing Director of Development Services Department, for bringing this to fruition.

**B. Athens Partnership Center-201 W. Corsicana**

**1. Blind Bids**

Several companies were contacted for bids to install solar blinds in the Athens Partnership Center. The three bids that were received follow:

The Blind Man	Edom	\$3,917
Cedar Creek Carpet & Tile	Kemp	\$9,325
Mitchell Outdoors	Gun Barrel City	\$12,447

Jeaneane Lilly made a motion to approve the purchase of solar screens for the Athens Partnership Center from the Blind Man, with a cost not to exceed \$3,917. John Trent seconded the motion. Motion passed 6-0.

**Consider discussion and possible approval of final invoice #6202 from Athens Steel Building, in the amount of \$33,700, for renovations completed at 1010 W. Corsicana**

Ms. Denton reported that all punch list items related to construction have been completed and accepted by HVAC Manufacturing Inc. There are plans underway to construct a concrete flume and taper the ADA parking area. This will be done under a separate contract between Athens Steel Building and HVAC.

Jeaneane Lilly made a motion to approve payment of invoice #6202 to Athens Steel Building, in

the amount of \$33,700. Cliff Barrett seconded the motion. Motion passed 6-0

**Consider discussion and possible approval of amendment to economic development performance agreement with Palestine St. LLC, d/b/a Advanced Rehabilitation and Healthcare of Athens**

Due to numerous delays and plan changes, the skilled nursing facility to be located at Hwy. 19 S and Loop 7 will not meet the required deadline for construction, as called for in the current EDPA with AEDC. The owner feels they can have the project completed if allowed an additional 18 months. Counsel has prepared an amendment to the EDPA allowing for this additional time. This would require that the project be complete by May 2018.

Maurice Cox made a motion to approve an amendment to the EDPA with Palestine St. LLC, d/b/a Advanced Healthcare and Rehabilitation of Athens, extending the completion date to May 2018. Carmen Hunt seconded the motion. Motion passed 6-0

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

At 10:37 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 551.074-Deliberation on Personnel Matters  
AEDC staffing positions
- B. Section 551.087 - Deliberation regarding Economic Development Negotiations with the following prospects:
  - Prospect #1542
  - Prospect #1549
  - Prospect #1553

The board reconvened into Open Session at 11:30 a.m.

**Consider discussion and possible action on items discussed under Agenda Item 9:**

No action was taken.

**With no further action to be taken, the meeting was adjourned at 11:30 a.m.**

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Jess Laird, President

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Carmen Hunt, Secretary