

**Athens Economic Development Corporation
Board of Directors Meeting
Minutes for April 18, 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, April 18, 2017, in the Derek Daniels Board Room of the Athens Partnership Center, 201 W. Corsicana, Athens, Texas.

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

Directors absent: Jeaneane Lilly

Staff present: Lisa Denton, Dede Sims

Ex-officio: None

Guests: Rich Flowers, Athens Daily Review, Thanasis Kombos, City of Athens
Bob Miars, Henderson County Regional Fair Park

Call to Order

The meeting was called to order at 10:01 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. March 21, 2017

Cliff Barrett made a motion to approve the minutes from March 21, 2017, as presented. Will Traxson seconded the motion. Motion passed 6-0.

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

B. March Financials

1. **Revenue** – Total revenue for the month of February was \$130,377.52; sales tax accounting for \$96,194.44 of that amount. Sales tax collections were up 1.47% from this time last year. Sales tax collections are up .84% for the year. (as of 4/2017)
2. **Expenses** – Expenses for the month totaled \$70,147.03
3. **Balance Sheet** - The Balance sheet shows the corporation has \$2,476,206.08 in

liquid assets, as of March 31, 2017

4. **Commitments/LTD** – AEDC has ED project commitments totaling \$1,465,901 and Long Term Debt Obligations of \$1,968,098.01.

Cliff Barrett made a motion to approve the March financials. John Trent seconded the motion. Motion passed 6-0.

Update on Athens Municipal Airport Master plan, as presented by Thanasis Kombos

Mr. Kombos provided an overview of a presentation given at the previous city council meeting by Garver Engineering. The Master Plan has been approved by city council and submitted for review and possible approval by TXDOT.

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

A. Athens Industrial Park:

1. Texas Capital Fund Update
The project kick off meeting was held on 3/28/2017. The engineering design work is well underway and further wetlands delineation was required.
2. Indemnity Agreement
The board was presented with the final indemnity agreement that was reviewed and approved by both city and AEDC counsel. This contract will indemnify FutureMatrix against any claims that could arise from FMI's deficiency in project investment.

Will Traxson made a motion to approve the Indemnity Agreement, as presented. Maurice Cox seconded the motion. Motion passed 6-0.

Consider discussion and possible action on the following items associated with the Business Assistance Grant Program:

A. Application from Tara Vineyard & Winery, d/b/a Athens Brewing Company

Ms. Denton presented the application submitted for new entry doors, window repairs and sun shades for the patio area. An application for sun shades was submitted and rejected last year, as it does not fit with the guidelines and criteria of the program. The Board discussed the fact that the doors and window repairs do not seem to meet the city's goal for historic preservation in the downtown district. Board directed staff to follow up with application for additional information to present at the next meeting. No action was taken on this item.

B. Application from MWCSTFP, LLC

Applicant is the property owner at 508B W. Corsicana, which is leased to Pitt Grill. Owner proposes to repair and overlay 14,501 sq. ft. parking lot, at a cost of \$18,416, which would qualify for 50% reimbursement.

Cliff Barrett made a motion to approve the Business Assistance Grant application from MWCSTFP, LLC, in an amount not to exceed \$9,208. Carmen Hunt seconded the motion. Motion carried 5-1, with opposition from Will Traxson.

Public Hearings to be conducted for the following proposed expenditures:

A. \$22,500 for Athens Teenage Baseball, Inc.

President Laird opened the Public Hearing at 10:48 AM for public comment. Hearing no comments, the Public Hearing was closed at 10:49 AM.

B. \$16,000 for Henderson County Regional Fair Park

President Laird opened the Public Hearing at 10:49 AM for public comment. Mr. Miars, with Henderson County Regional Fair Park discussed the project and thanked AEDC for their participation. Hearing no other public comment, the Public Hearing was closed at 10:52.

Consider discussion and possible approval of Community Development Grant Performance Agreements with the following entities:

A. Athens Teenage Baseball, Inc.

Will Traxson made a motion to approve the Community Development Grant Performance Agreement, as presented. Carmen Hunt seconded the motion. Motion carried 6-0

B. Henderson County Performing Arts Center

Will Traxson made a motion to approve the Community Development Grant Performance Agreement, as presented. John Trent seconded the motion. Motion carried 6-0

C. Henderson County Regional Fair Park

Will Traxson made a motion to approve the Community Development Grant Performance Agreement, as presented. Maurice Cox seconded the motion. Motion carried 6-0

D. Keep Athens Beautiful

Cliff Barrett made a motion to approve the Community Development Grant Performance Agreement, as presented. Carmen Hunt seconded the motion. Motion carried 6-0

Compliance review of Economic Development Performance Agreement with Med-Logics

Ms. Denton presented a summary of the performance summary review for the 3rd year of Med-Logics EDPA. Through the period of January 31, 2017, Company maintained 15 full time positions. All requirements of the agreement have been met and Company qualifies for the third and final operations incentive payment of \$35,000, and the 3rd year land payment of \$22,560.95 forgiven.

Will Traxson made a motion to rule Med-Logics in compliance for year 3 of the EDPA and approve the incentive payment of \$35,000 and land payment forgiven in the amount of \$22,560.95. Carmen Hunt seconded the motion. Motion carried 6-0.

Update on project to explore Freeport Tax Exemption opportunities with local taxing entities

Ms. Denton reported that she will be meeting with TVCC President, CFO and two Board members on Wednesday, April 19th, to present initial data and information. The college will have this item listed for presentation and discussion on their agenda for Monday, April 24th at 7:30. The city is to also have this on their agenda for 5:30 the same evening. Board is requested to attend either or both meetings to show support for this item.

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

At 11:25 AM, 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 551.087 - Deliberation regarding Economic Development Negotiations with the following prospects:

Prospect #1542	Prospect #1557
Prospect #1549	Prospect #1559
Prospect #1550	Prospect #1560
Prospect #1554	Prospect #1561

- B. Section 551.072 – Deliberation Regarding Real Property
Possible lease of real property located at:
1. 1704 Enterprise St.

The board reconvened into Open Session at 12:10 p.m.

Consider discussion and possible action on items discussed under Agenda Item 13:

With no further action to be taken, the meeting was adjourned at 12:10 p.m.

Carmen Hunt, Secretary

Jess Laird, President