

**Athens Economic Development Corporation  
Board of Directors Meeting  
Minutes for February 19, 2019**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Board Meeting at 9:00 A.M. on Tuesday, February 19, 2019 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W. Corsicana Street, Athens, Texas.

Directors present: Jeaneane Lilly, John Trent, Carmen Hunt, Cliff Barrett, Randy Jones, Will Traxson and Cliff Bomer

Ex-Officio: Mayor Monte Montgomery

Staff present: Lisa Denton, Sherri Skeeters and Dede Sims

Guests: Deborah Deas, East Texas Arboretum  
Robert Gross, Council member

**Call to Order**

The meeting was called to order at 9:00 A.M. by President Jeaneane Lilly for all agenda items. A quorum was present.

**Citizen Comments**

Deborah Deas with East Texas Arboretum and Botanical Society thanked the AEDC Board for their Community Development Grant of \$5,000 for benches at the Arboretum.

**Declaration of Conflict of Interest**

None

**Consent Agenda:**

- A. Approval of Minutes from AEDC Board Meeting January 15, 2019
- B. First Quarter Financial Statements
- C. January 2019 Financial Summary

Randy Jones made a motion to approve the Consent Agenda. John Trent seconded and motion carried 7-0.

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

- A. Business Assistance Grant Program
  - 1. John Johnson – 215 N. Prairieville Street project

John Trent made a motion to request an additional detailed bid for the project, from an independent contractor. Randy Jones seconded the motion and motion carried 7-0.

The board also directed staff to move forward with a second round call for applications for the Business Assistance Grant Program.

## B. Community Development Grant Program

### 1. 2019 Grant Update

The approval of the East Texas Arboretum grant, as well as the first reading of the resolution approving the Henderson County Regional Fair Park grant occurred at the February 11<sup>th</sup> Council Meeting. The second reading for HCRFP will be on February 25, 2019.

Ms. Denton shared with the board that Councilmember Gross was not in favor of this program, nor the Business Assistance Grant program, and would like to see remaining budgeted funds uncommitted and saved for future projects. The committee had agreed to recommend a project with ALLI, for lighting at the soccer fields, once they had all approvals and a plan in place. Staff is looking for direction on how to proceed. After much discussion, the direction was to leave the remaining funds in place and work towards setting a joint meeting with council to set a clear path on moving forward.

### 2. Athens Teenage Baseball Association 2018 project

Due to unforeseen price increases, ATBA has been unable to move forward with the project approved in 2018. They have been working with contractors to try and get the price within a range that allows them to move forward, however, they will not be complete within the 12 month timeframe stipulated in the contract, which will conclude in March 2019.

Cliff Bomer made a motion granting a one year extension to the 2018 Community Development Grant for Athens Teenage Baseball Association. Carmen Hunt seconded and motion carried 7-0.

## **Consider discussion and possible approval of the following items associated with AEDC owned properties:**

### A. 1702/1704 Enterprise Street renovations

Biomerics has submitted the first request for payment of the initial electrical, plumbing, A/C and security improvements. They have also requested approval to use in house labor for minor renovation work, rather than utilizing a general contractor, to allow for better control of the project, in relation to their production schedules. All electrical and plumbing will be done by licensed contractors and all work will be permitted through the city.

Will Traxson made a motion, seconded by Randy Jones, to approve a payment of \$89,373.27, less 10 % retainage, after a visual inspection by Cliff Bomer and Lisa Denton and receipt of proof of payments. Motion carried 7-0. The board directed staff to move forward with identifying someone to handle third party construction observations, as they relate to labor charges going forward.

## **Consider discussion and possible action on the following items associated with AEDC Director's report:**

### A. AEDC activities report

Ms. Denton shared all recent reports that had been provided to council, along with requests for additional information. She will be working on researching the additional data for presentation at the March 11<sup>th</sup> council meeting. Councilman Gross indicated that it would not be necessary to present to council, but rather to simply submit the information directly to him via email. The board's direction was to supply the requested information, while keeping it in a format that matches previous reporting methods with regards to new and existing industry projects.

B. Recruitment activities

Ms. Denton noted the following activities, as they relate to marketing and recruitment:

NETEA CA recruitment mission with 11 visits, of which 8 were considered bona fide

PLASTECH West (MD&M) Show with Oncor, resulting in 22 leads, 8 qualified for Athens

NETEA 2 additional CA visits while attending trade show

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

At 10:41 A.M., President Lilly announced that the board would enter 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 #1687            Prospect #1764

Prospect #1724            Prospect #1784

Prospect #1758            Prospect #1785

The board reconvened into open session at 11:28 AM.

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

With no further business, meeting adjourned at 11:28 AM.

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Carmen Hunt, Secretary

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Jeaneane Lilly, President