

**Athens Economic Development Corporation
Board of Directors Meeting
Minutes for March 21, 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, March 21, 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

Directors absent: None

Staff present: Lisa Denton, Dede Sims

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

Guests: Rich Flowers, Athens Daily 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. February 21, 2017

Will Traxson made a motion to approve the minutes from February 21, 2017, as presented. Jeaneane Lilly seconded the motion. Motion passed 7-0.

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

B. February Financials

1. **Revenue** – Total revenue for the month of February was \$106,875.31; sales tax accounting for \$142,065.60 of that amount. Sales tax collections were up 2.98% from this time last year. Sales tax collections are up 1.72% for the year. (as of 3/2017)
2. **Expenses** – Expenses for the month totaled \$22,127.08.
3. **Balance Sheet** - The Balance sheet shows the corporation has \$2,429,308.79 in liquid assets, as of February 28, 2017

4. **Commitments/LTD** – AEDC has ED project commitments totaling \$1,465,901 and Long Term Debt Obligations of \$1,985,602.43.

Carmen Hunt made a motion to approve the February financials. Will Traxson seconded the motion. Motion passed 7-0.

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

A. Athens Industrial Park:

1. Texas Capital Fund Update
Mr. Rodriguez reported that the city finalized the contract with Stantec for engineering services. A kick off meeting is scheduled for 3/28/2017.
2. FMI Project Update
Gary Traylor, Ms. Denton and Mr. Laird will meet with Scott Jones, COO of Future Matrix Wednesday, 3/23, to discuss any possible changes to the project and the effect to the grant. An update will be provided at the next board meeting.

B. 1704 Enterprise St.

1. A/C Repairs
Ms. Denton updated the board regarding the repairs to the 20-Ton A/C unit. Cole's A/C agreed to incur the compressor cost of \$3,125, and take the matter up with Trane regarding warranty. AEDC will be responsible for other materials and labor costs of \$4,636.15.

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

A. Expansion of qualified area

At the February meeting, the board discussed matching the city's eligible downtown area, as well as expanding to include Hwy 19 North. The board was presented with an updated AEDC Beautification Area map showing the expanded zones.

B. Amended Guidelines

To better match the intent of the city's downtown revitalization efforts, recommended changes to the requirements for eligible areas, based on the property location, were presented to the board. Structures located in the downtown historic district will be required to match the city's revitalization guidelines to qualify for AEDC's grant program. The amended guidelines also addressed the expanded area, to include Hwy 19 N.

Will Traxson made a motion to approve the expanded qualified area and updated guidelines and criteria. Maurice Cox seconded the motion. Motion carried 7-0.

Consider discussion and possible approval of Community Development Grant Committee recommendations for 2017 award recipients, as presented by Will Traxson, Committee Chair

Mr. Traxson gave a brief summary of the project applications, along with the following award recommendations:

1. Athens Teenage Baseball, Inc. recommended award of \$22,500, for the completion of renovations on Fields 3 and 4 at Coleman Park.
2. Henderson County Regional Fair Park recommended award of \$16,000 to replace equine stalls.
3. Henderson County Performing Arts Center recommended award of \$5,000 for replacement and repairing of A/C-Heating units in the original building.
4. Keep Athens Beautiful recommended award of \$1,500 for waste receptacles at Kiwanis Park. This will enable the full replacement of waste receptacles on the South portion of the park.

Will Traxson made a motion to approve the above grant recommendations from the community development grant committee. John Trent seconded the motion. Motion carried 7-0.

Consider discussion and possible approval of economic development performance agreement (EDPA) with Athens Screen Printing

Ms. Denton presented the EDPA prepared by AEDC counsel. It was noted that, once complete, if the capital investment amount is less than anticipated, the incentive paid will be a percentage of the amount (4.366%), up to a maximum of \$6,550. Other claw back amounts will include \$1,500/job and 3% of personal property, if commitments are not reached within the 5 year contract period.

Will Traxson made a motion to approve the economic development performance agreement with Athens Screen Printing, as presented. Jeanene Lilly seconded the motion. Motion carried 7-0.

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

Ms. Denton reported the workshop on Freeport Tax Exemption will be held on Monday, March 27th at 3:00 pm in the TVCC cafeteria meeting room. Henderson County will host a second workshop on Tuesday, March 28th at 10:00 am. The workshop agenda will be sent out when posted.

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

At 10:51 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 #1559 |
| Prospect #1554 | Prospect #1560 |
| Prospect #1557 | 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 11:30 a.m.

Consider discussion and possible action on items discussed under Agenda Item 11:

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

Carmen Hunt, Secretary

Jess Laird, President