



Athens Economic Development Corporation

Board of Directors

Monthly Meeting Minutes

June 15, 2021

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held their monthly meeting of Tuesday, June 15, 2021 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors present: Will Traxson, Mark Ferrell, Randy Jones, Danny Tidmore, and Donna Meredith

Staff Present Joanie Ahlers, Executive Director and Valerie Franklin, Office Manager

Ex-Officio: Mayor Toni Clay and City Manager Elizabeth Borstad

Guest: Councilmen Aaron Smith, Kristen Willingham, Mandie Quigg

Call to Order

The meeting was called to order at 10:00 A.M. by President Will Traxson for all agenda items. A quorum was present.

Declaration of Conflict of Interest

None.

Public Communication

None.

Consider discussion and possible action regarding the approval of minutes from AEDC May 18, 2021 board meeting.

Danny Tidmore made the motion to approve the May 18, 2021 minutes. The motion was seconded by Donna Meredith. The motion passed unanimously.

Consider discussion and possible action regarding the approval of May 2021 Financials – Joanie Ahlers

Director Ahlers explained we had a 36% increase year over year. The last page is a summary of our commitments. A motion was made by Randy Jones to except the May 2021 financials and Donna Meredith

seconded. The motion passed unanimously.

Presentation by Texas Workforce Solutions – Angela Snow

Director Ahlers introduced Angela Snow who is the Director of our local branch of Texas Workforce Solutions. She introduced the programs that they provide. Her comment was that they are not the unemployment office. There are no longer unemployment offices in the State of Texas. They are the employment office. They help people get back to work. All their services are free of charge. They also provide OJT (on the job training). They coordinate with graduating seniors in the local school districts for seniors not going to college.

Consider discussion and possible action regarding AEDC Budget

Executive Director Joanie Ahlers stated the budget committee met which consisted of board members Jones and Bomer along with Director Ahlers and Finance Director Quigg. The packet includes the results of the committee meeting. We opted to keep our tax revenue flat. Today is the board's first look at the budget and we will bring it back to our July meeting.

The items we made changes to are the income to this building. Currently we lease to SBDC an additional office for \$250 per month. The lease is up September 30th and will not be renewed.

Our cash flow statement is also included. It demonstrates how our revenues come in. There is also an expense box later in the budget and those two correspond with each other.

Supplies are down and COVID related and we just move the budget forward.

Contractual services increased. We added \$2500 to professional services, \$50,000 for engineering for the industrial park drainage project, \$30,000 for legal services, \$15,000 for accounting which is the City, \$10,000 for appraisal and \$5000 for the audit.

Communication – we will save about \$500. We have changed internet services and phone, but electricity is going up.

Travel and training we deducted \$2000. Boog, Donna and I will be attending training in September but that is it.

Closing cost is a new line item for when we sell property. It was under service charges but the banker in the room did not like that line item.

Business Retention is taking another business out to lunch and the job fair. This will include anything that helps our existing businesses succeed.

Capital outlay, buildings is the \$1 million to construct the spec building. We will have to look at the engineering for drainage at the industrial park and we make take \$350,000 of this line item and move it to another capital line item. We have \$30,000 to start the architectural portion of the project.

Water and sewer \$250,000 for the Daniels' project will be in this fiscal year and we shifted Winter's Oil to next year's budget. The constructor has been put on whole. We might have to give them an extension.

Aid to others is not the same section as above. These are our jobs, our existing commitments. \$75,000 Business Assistance and \$100,000 for the Cain Center and the \$75,000 for Community Development grants

and Incentives for new businesses.

Consider discussion and possible action on AEDC Industrial Park Drainage Improvements

AEDC hired an engineer to study the drainage issues at the industrial park. The engineers have come up with a plan to correct the drainage issue. The problem starts at the back and floods the road and tries to come down to the drainage ditch. They have a plan to by-sect into two different segments and put in a ditch system and pipe the drainage under the road and improve the drainage ditch. Concrete will be added. If Biometrics builds their building the drainage will be connected, and they will not have a detention or retention pond.

Randy Jones made a motion to send out for bid for industrial park project. It was seconded by Mark Ferrell. The motion was unanimously.

Consider discussion and possible action on Leakage study

Our building permits have increased and there is not a much vacant properties available. To attract new businesses, we need a leakage study. For \$3600 we can put this on our website. This company (HDL) gave Ms. Ahlers a presentation and this is an example their gave us for Athens. Director Ahlers stated this would help her do her job.

Mark Ferrell made a motion to approve a leakage study. It was seconded by Danny Tidmore. The motioned passed unanimously.

Director's Update

On May 24, 2021 AEDC held the first ever Youth Work Expo. The event was host by AEDC and partnered with Workforce Solution of East Texas. The event had a total of 17 employers and approximately 38 attendees. The vendors were very happy with the turnout. The goal next year will be to host the event at Athens High School to improve attendance.

GVD Rentals has executed the Purchase and Sales Agreement for the 12 acres off Wood Street for their apartment complex. They are in the planning/permitting stage and have engaged the City's Community Development Department.

Winter's Oil truck stop project is slow but still making progress forward. They have submitted new site plan elevations and are working with the City's Community Development Department.

Oakwood Senior Living expansion project as stated last month has completed the water and sewer and are awaiting the City's inspection and signoff on the sewer (they already have it for domestic water).

The website has been delayed due to continued rain. We did not want to take photos in the rain.

The meeting was adjourned at 11:09 a.m. and the board entered executive session.

Executive Session:

Pursuant to the Texas Government Code:

Section 551.087 – Deliberation Regarding Economic Development Negotiations: Biomerics

The board re-entered into open session at 11:32 A.M.

No action was taken.

Adjourn

The meeting was adjourned at 11:32a.m.

Randy Jones, Secretary

Will Traxson, President