



Athens Economic Development Corporation

Board of Directors

June 16, 2020

The Board of Directors of the Athens Economic Development Corporation (hereinafter referred to as AEDC) held a Board Meeting at 10:00 A.M. on Tuesday, June 16, 2020 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors present: Will Traxson, Danny Tidmore, Carmen Hunt, Randy Jones, Cliff Bomer and Morgan Jones

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

Ex-Officio: Mayor Monte Montgomery, City Manager Elizabeth Borstad

Call to Order

The meeting was called to order at 10:02 A.M. by President Will Traxson for all agenda items. A quorum was present.

Declaration of Conflict of Interest

None.

Public Communications

None.

Consider discussion and possible action regarding the approval of Minutes from AEDC Board Meeting on May 19, 2020 and special meeting June 2, 2020

A motion was made by Danny Tidmore and seconded by Carmen Hunt to approve the May 19, 2020 and June 2, 2020 minutes. The motion passed unanimously.

Consider discussion and possible action regarding the approval of May 2020 Financials

Randy Jones made a motion to accept the May 2020 financials. The motion was seconded by Danny Tidmore and the motion carried unanimously.

Public Hearing

Executive Director Joanie Ahlers explained that due to state statute we must have a Public Hearing, since some of the \$100,000 grant funds could possibly be awarded to a company who does not meet the

primary job definition.

The AEDC and The City has been discussing the Athens COVID-19 Small Business Support and Recover Grant Program for several weeks. Within the board package are the guidelines and application with a few changes that are to be made.

The public hearing was opened by President Will Traxson at 10:14 A.M. concerning the Athens COVID-19 Small Business Support and Recovery Grant Program.

Ken Stowe, Extreme Auction Services, 360 Restoration and the antique mall that just closed on the square. I have been a resident of Athens since 1967. The monies that came from the government, when to the big companies. I had to close one of my businesses and I am still unable to pay. I am asking you to look at small businesses. I need to pay utilities. I could only do internet sales. He had nine employees when COVID-19 hit and now down to two. I was told I was eligible for \$250.00 of PPP federal monies because of contractor labor.

Mark McCain with McCain Motor Company. We went to the bank and were told they could not get any PPP federal money because all were taken. Then they had a second run and we were told we still could not apply because the people that did not get the money the first time, would be getting the second round and that is why we are here. They would not even take my application.

Michelle Parolini, owner of Ole West Bean and Burger here in town. I am on a waiting list here at a bank. They won't even take my application because I have not been moved up on the list. I am surviving, but spinning my wheels. \$15,000 would push me to the point where I could survive.

President Will Traxson suggested these business owners talk to the Small Business Development Center next door following the meeting.

Debra Deas, Athens, Texas stated the Arboretum has an insurance payment due in August and we have no events. We had the glow run but it was not very successful. We are offering individual tours and scavenger hunts for children.

The public hearing was closed. There was discussion on the application process. The closing date was discussed. President Traxson asked if we could make the applications in two phases. July 1st and July 15th. There was further discussion. The board voted to have a two- phase deadline. The motion passed unanimously.

Executive Session

Pursuant to the Texas Government Code:

A. Section 551.087 – Deliberation Regarding Economic Development

Negotiations: Prospect #1804

The board entered executive section at 10: 47 A.M.

The board reconvened into open session at 11:28 A.M.

Consider discussion and possible action concerning items discussed under Agenda item #7

A motion was made by Danny Tidmore and seconded by Cliff Bomer to allow Ms. Ahlers to draft an incentive agreement with Dr. Morton from Morton's Small Animal Clinic.

Consider discussion and possible action concerning lease agreement with Small Business Development Center

A motion to approve the lease agreement between the Small Business and Development Center and the Athens Economic Development Corporation was made by Cliff Bomer and seconded by Randy Jones. The motion carried unanimously.

President Traxson stated he would like to see a pet clause added to the lease. There was further discussion. The lease would be amended to state not creating a nuisance is at the discretion of the tenant.

Economic Development Director Update

Winters Oil will be building a truck stop and convenient store. They have bought the land and are clearing it. Meeting on site on Thursday. We committed up to \$250,000 for water and sewer. \$50,000 will be paid this year and the \$200,000 will be in next year's budget.

Oakwood Senior Living is covering the building out along Wood Street for water and sewer. They will be reimbursed by us up to \$250,000. They are building 16 independent living cottages.

We have started a website refresh and completed the new logo. Joel with ED Suite gave us a quote to refresh the website. Payment arrangements are ½ up front and ½ when it is complete.

GIS mapping project with the City of Athens. The board agreed to split the cost and it is around \$20,000. This is for the creation of the parcel layer.

Discuss Preliminary Budget

Executive Director Ahlers stated the budget committee met, Cliff Bomer, Randy Jones, Joanie Ahlers and Mandy Quigg. She walked through the budget. We are anticipating an 8% reduction in what we received in FY 20.

City of Athens Finance Director Mandie Quigg explained what the estimation came from. She looked at the last economic downturn from 2008-2009. It is preliminary.

President Traxson asked if salaries budget included potential raises for personnel. City of Athens Finance Director Mandie Quigg stated City of Athens employees are on a step and grade scale. At their annual evaluation, employees receive their step and the budget allows for that. It is around three percent.

There was further discussion concerning the budget.

AEDC Board of Directors' future agenda items

None.

Adjourn

With no other business to discuss, the meeting was adjourned at 12:27 A.M.

Carmen Hunt, Secretary

Will Traxson, President