



Athens Economic Development Corporation

Board of Directors

Minutes of Board Meeting

October 20, 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, October 20, 2020 in the Derek D. Daniels Room of the Athens Partnership Center located at 201 W Corsicana Street, Athens, Texas.

Directors present: Will Traxson, John Trent, Danny Tidmore, Donna Meredith, Randy Jones

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

Ex-Officio: Mayor Monte Montgomery

Guest: Mark Carroll and Councilmen Aaron Smith

Call to Order

The meeting was called to order at 10:04 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 September 15, 2020

A motion was made by Danny Tidmore to accept the September 15, 2020 minutes. It was seconded by John Trent. The motion passed unanimously.

President Traxson asked that we pause a moment to welcome new board member, Donna Meredith.

Consider discussion and possible action regarding the September 2020 Financials

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

Consider discussion and possible action regarding 4th Q payment for Administrative Services to the City of Athens

Executive Director Ahlers stated AEDC employs the City of Athens for administrative services. We have approximately \$1500 in reimbursable expenses, the administrative fee of \$2700 and payroll expenses of about \$48,000 for the quarter for a total of \$52,357.02 due to the City.

A motion was made by Randy Jones to pay the 4th quarter administrative services fees to the City of Athens. It was seconded by John Trent. The motion passed unanimously.

Consider discussion and possible action regarding Administrative Services Agreement with the City of Athens

Director Ahlers stated we need to enter into a new contract with the City for Administrative services for FY21. \$15,000 is the fee for a yearlong contract.

President Traxson asked if the fees changed. Director Ahlers stated they did from \$12,500 to \$15,000.

Danny Tidmore made a motion to enter into agreement with the City of Athens for the next year. Donna Meredith seconded and the motion carried unanimously.

Consider discussion and possible action regarding Community Development and Business Assistance Grants and confirm/appoint Grant Review Committee

President Traxson explained before we had two committees, one for each grant. He suggested we try to save the back and forth for approval by council and set these up like the way the COVID-19 grants were set up a maximum dollar amount and utilize only one committee

There was further discussion concerning the parameters of the grants. Director Ahlers stated we need to set the qualifications. A committee was formed with President Will Traxson, Councilman Aaron Smith, Director Donna Meredith, Director Randy Jones, Joanie Ahlers and City Manager Elizabeth Borstad.

A motion was made by John Trent that a Grant Review Committee be formed for the Community Development and Business Assistance Grants. It was seconded by Donna Meredith. The motion carried unanimously.

Executive Director's Update

Executive Director Ahlers informed the board Extreme Engineering has paid off two smaller loans. The release of liens will be filed with the county. They have one outstanding loan and that is the one we allowed them to assign to another company.

Winter's Oil has signed the performance agreement. It is the project for up to \$250,000 to bring sewer to the west side of the loop at Highway 175 for a convenience store and truck stop. They have submitted their \$75,000 payment and City Council awarded the contract to Duplichain Contractors. The

AEDC entered into contract with Velvin & Weeks for the design work for 7% of the construction cost. They have yet to bill us, Mayor Montgomery asked when the EDC would contribute their funds. Director Ahlers stated we would be paying as bills come in. He asked that she take us through the scenario of utilities are put in and Winter's Oil does not continue with their project. She stated they would be in default and have to re-pay the amount that the EDC has spent for the utilities and the utilities belong to the city.

Director's Ahlers further stated we would hold a judgement against the land. And that there are timelines built into the performance agreement.

Executive Session

Pursuant to the Texas Government Code:

Section 551.087 – Deliberation Regarding Economic Development Negotiations Prospect #1807

The board entered Executive Session at 10:41 A.M.

The board re-convened in open session at 11:09 A.M.

Consider discussion and possible action concerning items discussed under Agenda item #9 Prospect 1807

Danny Tidmore made a motion that the EDC contribute \$10,000 toward the Catalyst proposal. Randy Jones seconded. The motion passed unanimously.

AEDC Board of Directors' future agenda items

Proposal for Community Development/Business Assistance Grants

Cain Center Agreement

Adjourn

With no other business to discuss, the meeting was adjourned at 11:13 a.m.

Randy Jones, Secretary

Will Traxson, President