

**Athens Economic Development Corporation  
Board of Directors Meeting  
Minutes for July 25, 2017**

The Board of Directors of the Athens Economic Development Corporation (hereafter referred to as AEDC) held a Regular Board Meeting at 10 a.m. on Tuesday, July 25, 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, John Trent and Maurice Cox

Directors absent: Will Traxson

Staff present: Lisa Denton, Dede Sims and Sherri Skeeters

Guests: Kevin Habibelahian from Holdredge, Shaddox & Habibelahian, LLP  
Bob Miars, Henderson County Regional Fair Park

**Call to Order**

The meeting was called to order at 10 a.m. by President Jess Laird for all agenda items. A quorum was present.

**Declaration of conflict of interest**

Jess Laird stated a conflict with agenda item 5.C.

**Citizen Comments**

None

**Consider discussion and possible approval of minutes from the following AEDC Board Meetings:**

- A. June 20, 2017**
- B. July 13, 2017 Strategic Planning Workshop**

Maurice Cox made a motion to approve the minutes from both meetings. Carmen Hunt seconded the motion. Motion carried 6-0.

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

- A. June Financials**

The board received an update on the revenues, expenditures and commitments of AEDC, for the month of June.

John Trent made a motion to approve the June financials. Jeaneane Lilly seconded the motion. Motion carried 6-0.

- B. 3<sup>rd</sup> Quarter Financial Report, as presented by Kevin Habibelahian, with Holdredge, Shaddox & Habibelahian, LLP**

A motion was made by Jeaneane Lilly to approve the 3<sup>rd</sup> Quarter Financial Report. Maurice Cox seconded the motion. Motion carried 6-0.

### **C. FDIC and Collateral Risk**

Cliff Barrett presented information from attorney Blake Armstrong along with communications from the FDIC regarding public entity status. Mr. Barrett suggested the appointment of a committee to research AEDC investment options and make recommendations to the board. President Laird appointed Cliff Barrett as chair, along with Jeaneane Lilly and Will Traxson.

### **D. FY 2017-2018 Draft Budget**

Ms. Denton distributed a draft FY 2017-18 budget for board member review and comments.

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

##### **A. Athens Industrial Park:**

1. Approval of Invoice 1212736, from Stantec, in the amount of \$23,180 for costs associated with roadway engineering/design.

Jeaneane Lilly made a motion to approve payment of \$23,180 to Stantec. Carmen Hunt seconded the motion. Motion carried 6-0.

#### **Compliance review of Community Development Grant Agreement with Henderson County Regional Fair Park**

This project was approved in March for \$16,000. Bob Miars, Director of the HCRFP, reported all of the stalls have been installed, completing stall renovations in the back barn. He noted that the facility is fully booked for 2017 and 2018, and that they have also secured a new, multi-year contract with the US Equestrian Drill Team.

Cliff Barrett made a motion to approve the payment of \$16,000 to HCRFP. Jeaneane Lilly seconded the motion. Motion carried 6-0.

#### **Consider discussion and possible action to cancel EDPA with FutureMatrix Interventional**

A request to cancel the EDPA was received from John Feltman, CEO of Brookhaven Technologies/FMI.

Jeaneane Lilly made a motion to cancel EDPA with FutureMatrix. John Trent seconded the motion. Motion carried 6-0.

#### **Director's Update:**

##### **A. Monthly Activity Report**

Ms. Denton referenced the new format of the monthly report, and noted a quarterly report had been emailed. Reports will be sent out on a monthly basis. She noted a restaurant map has been created, along with updating of the Community Profile used for prospects.

**B. Board Meeting Dates**

Due to a conflict, Ms. Denton requested the September meeting be moved to Friday, September 29 at 10 a.m., making it the annual board meeting, and combining it with the October meeting.

**Consider discussion and possible approval of the following items associated with AEDC Board of Directors:**

**A. Request reappointment of Cliff Barrett and Will Traxson**

A motion was made by Jeaneane Lilly to approve the request for reappointment of Cliff Barrett and Will Traxson. Carmen Hunt seconded and the motion. Motion carried 6-0.

**B. Request new board member appointments**

John Trent presented the Nomination Committee’s recommendation of Randy Jones, CFO at Athens ISD and Cliff Bomer, Senior VP and Regional Manager of Citizens National Bank to replace outgoing directors Maurice Cox and Jess Laird.

A motion was made by John Trent to nominate Randy Jones and Cliff Bomer be appointed by Council for a two-year term. Maurice Cox seconded the motion. Motion carried 6-0.

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

At 11:07 a.m., 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 551.072 – Deliberation regarding Real Property
  - Possible purchase of real property
- B. Section 551.087 - Deliberation regarding Economic Development Negotiations with the following prospects:
 

|                |                |
|----------------|----------------|
| Prospect #1542 | Prospect #1565 |
| Prospect #1550 | Prospect #1569 |
| Prospect #1554 | Prospect #1571 |
| Prospect #1559 |                |

The board reconvened into Open Session at 11:40 a.m.

**Consider discussion and possible action on items discussed under Agenda Item 12:**

Jeaneane Lilly made a motion to authorize President Jess Laird to negotiate a Farm and Ranch contract for the purchase of real property. Maurice Cox seconded the motion. Motion carried 6-0. Jeaneane Lilly made a motion to approve a lease at 1702 Enterprise with Prospect #1571, rent free, with tenant being responsible for utilities and maintenance. The term will end December 31, 2017, with an option to extend the term at a negotiated rate. John Trent seconded the motion. Motion carried 6-0.

With no further action to be taken, the meeting was adjourned at 11:41 a.m.

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Carmen Hunt, Secretary

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Jess Laird, President