

Junction Texas Economic Development Corporation * Regular Monthly Meeting
City of Junction * March 7, 2017
State of Texas *

The *Junction Texas Economic Development Corporation* was called to order by Vice President Michael Townsend for its regular monthly meeting on Tuesday, March 7, 2017, at 5:15 p.m. in the City Hall Meeting Room. A quorum was established with the following Board members present:

Vice President: Michael J. Townsend
Treasurer: Jean Jacoby
Secretary: Carol Neiman
Directors Present: Tom Rattan
Kay Vickery
Absent: **President:** Polly Robinson
Director: Jessica Gardner

Also Present: Donna E Oliver-Leep, JTEDC Office Manager; James Murr, journalist with The Junction Eagle newspaper; Paul Ramsdell, KIMBCO Hotel Group; and Nick Lumbley, LUM’s Country Store.

Public Forum: No one wished to speak during the time allotted for the public forum.

Mr. Townsend decided that for the sake of efficiency in dealing with matters at hand, the order of business would be adjusted as follows:

Item 5. Performance Grant Policy Guidelines: Mr. Ramsdell started out the discussion on the Performance Grant Policy by raising questions regarding various items in Ms. Robinson’s memo (included in the board packet) outlining proposed revisions to the performance grant policy guidelines. Mr. Rattan asked whether the city attorneys have gone over the policy and the contract. Discussion included questions about the timeline of the performance agreement being signed, requirements for notices to the public, presentation to the city council, and the starting of the project. Board members present addressed these questions to the best of their ability, but further discussion and approval of the grant policy guidelines was tabled until the April board meeting when President Robinson can be present.

Item 6. Holiday Inn Express: Mr. Ramsdell said KIMBCO is looking at starting construction May 1 to May 15th; they hope to have the slab completed by September; and they are happy with any grant funding they can get. Mr. Ramsdell expects the hotel to generate approximately \$125,000 a year of tax revenue to the city, and he anticipates that the water use for the hotel will be 56,000-110,000 gallons a month. Ms. Jacoby made a motion to give KIMBCO Hotel Group LP \$126,000 Grant for the Holiday Inn Express infrastructure; Mr. Rattan seconded the motion; it passed unanimously. Mr. Townsend said we need to move as expeditiously as possible for the first public hearing.

Item 7. **LUM's Country Store:** After a discussion regarding the *Advertising and Promotion Grant Program* application for \$2,500.00 requested by Nick Lumbley of Lum's Country Store, Ms. Jacoby made a motion to grant \$1,727.00 (70% of the \$2,467 bid) for new tinted glass doors; Ms. Neiman seconded the motion; and it passed unanimously.

Consent Items: (A.) **Minutes** and (B.) **Financials:** After a review of the minutes and the financials, Mr. Rattan made a motion to accept the minutes and financials as presented; Ms. Neiman seconded the motion; Ms. Jacoby abstained because she did not have time to review the minutes; and the motion passed unanimously.

Committee Reports:

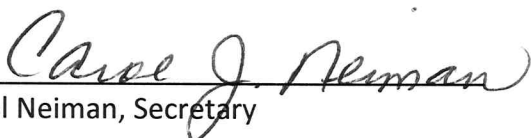
(A). **Citywide Cleanup** – Kay Vickery reported that Mr. Rattan talked to the newspaper about articles versus advertising; Mayor Russell Hammonds has agreed to be on the committee; Mr. Rattan would like to work with the Chamber of Commerce and Tourism on advertising for a Citywide cleanup. No action was taken.

(B). **Business Outreach** – Ms. Neiman went over her report provided in the board packet. The Junction City Council approved board members taking business owners to lunch as a business expense. Ms. Vickery suggested that a monthly budget be determined. No action was taken.

Office Manager's Report: Ms. Oliver-Leep's report was included in the board meeting packets for the board members to review on their own. No action was taken.

Junction Tourism Board: Ms. Robinson was unable to attend the last meeting, and that information was included in the board meeting packet; James Murr provided the further information that the Tourism Board did not meet for lack of a quorum. No action was taken.

Meeting adjourned at 6:05 p.m. on March 7, 2017.



Carol Neiman, Secretary