

Junction Texas Economic Development Corporation * Regular Monthly Meeting
City of Junction * April 4, 2017
State of Texas *

The *Junction Texas Economic Development Corporation* was called to order by Polly Robinson for its regular monthly meeting on Tuesday, April 4, 2017, at 5:16 p.m. in the City Hall Meeting Room. A quorum was established with the following Board members present:

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

Also Present: Donna E Oliver-Leep, JTEDC Office Manager; and James Murr, journalist with The Junction Eagle newspaper.

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

Consent Items:

(A.) **Minutes:** After a review of the minutes, Ms. Neiman made a motion to accept the minutes; Ms. Vickery seconded the motion; and Ms. Robinson and Ms. Gardner abstained from voting because neither was present at the March meeting; the motion passed.

(B.) **Financials:** After a review of the March financials, it was determined that the March 31, 2017 P&L Statement was not included in the board package. Ms. Oliver-Leep will rerun the statement and email to the JTEDC board members. This information will be presented and approved at the May meeting. Mr. Rattan made a motion to approve the Overview, Accounts Receivables and Accounts Payables as presented; Ms. Neiman seconded the motion; and it passed unanimously.

Committee Reports:

Citywide Cleanup: Ms. Gardner said that there has been some interaction with City officials:

- Mayor Hammonds is checking on a car crusher.
- Ms. Vickery said we need to recruit more resources.
- Ms. Robinson suggested a special called meeting with the board and volunteers to work on a plan with the City to coordinate efforts.
- Ms. Neiman suggested that the committee include the City Secretary in their conversations.

Performance Grant Policies and Agreements:

- a. General Policy and Procedures – Loan & Grant Programs;
- b. Performance Grant Program – Policy Guidance & Procedures;
- c. Contract and Performance Agreement;
- d. Personal Guarantee; and
- e. Promissory note.

After a discussion on the above documents, Mr. Rattan made a motion to send all the documents to attorney Laura Mueller at Bojorquez Law Firm for legal review; Ms. Gardner seconded to motion; and it passed unanimously.

It was agreed that Ms. Robinson will be talking to a bank(s) regarding partnering with the JTEDC on loans to JTEDC customers. The EDC Finance Committee will report back at the next meeting.

Holiday Inn Express: The 60-Day Public Hearing Notice was published March 15th in The Junction Eagle Newspaper, with a hearing date of May 15, 2017.

- President Robinson discussed the board's approval of a \$126,000 grant with the city council at its last meeting. She noted the council's discussion regarding the insufficient capacity of the lift station behind Parker Lumber to carry waste water from the I-10 intersection to the sewage treatment plant.
- The mayor had made it clear that the current lift station will not accommodate a new 70-room hotel and must be upgraded/expanded before the hotel begins operation. While the cost is unknown, the mayor stated there are no monies to pay for such a project, as most of the city's excess reserves were spent on recent repairs to the water plant.
- The council had expressed its expectation that the KIMBCO Group, developers of the hotel, should commit to making a financial contribution to the project before final approval of the JTEDC grant.
- The JTEDC board agreed that the resolution of this problem is between the City of Junction and KIMBCO Group.

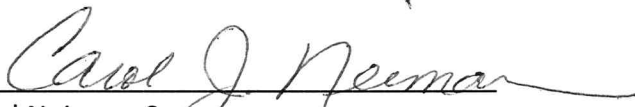
No action was taken.

New Website: Ms. Oliver-Leep went over the two website bids presented in the board packet by *Revize Government Website* and by *Cognition Design & Development*. She stated that Cognition also does the Junction Tourism website, which they are in the process of upgrading. She highly recommended *Cognition Design & Development* as the company to use for the JTEDC. No action was taken at this time.

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.

Junction Tourism Board: Ms. Robinson's report was included in the board meeting packets for the board members to review on their own.

Meeting adjourned at 7:06 p.m. on April 4, 2017.



Carol Neiman, Secretary