

**State of Texas  
City of Junction  
Economic Development Corporation**

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\* **Scheduled Meeting – SEPTEMBER 1, 2015**  
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The Junction Texas Economic Development Corporation met for its regular monthly meeting at 5:15 p.m. on Tuesday, Sep 1, 2015 in the City Hall Meeting Room with the following Board members present:

President: Jean Jacoby  
Vice President: Polly Robinson  
Secretary/Treasurer:  
Member: Ron Fuquay  
Member: Carol Neiman  
Member: Nicholas Lumbley  
Member:  
Office Manager: Amber Morales

Board Members Mindy Supak and Larry Harrison were absent.

Visitors included: Alex Gonzales, Denise Meader, Valarie Williams, Gary Gold, Jennifer Ramsey-Holleman and *The Junction Eagle* Newspaper Reporter James Murr.

President Jacoby called the meeting to order at 5:15 p.m.

**CONSENT ITEMS:** A motion was made by Carol Neiman and seconded by Polly Robinson to approve the consent items with changes to the minutes as noted. After a vote, the motion carried unanimously.

**PUBLIC FORUM:** There were not any comments presented by the public during the public forum aspect of the meeting.

**OFFICE MANAGER’S REPORT-Amber Morales:** Three applications for the Open Access Wi-Fi, and Advertising & Promotion Program were handed out this month. I also gave out three Grant Applications and two Financial Assistance packages this month. We had our Open House on Aug 20, 2015, and we had 31 people come in to the office that day. I met with 12 businesses in the month of August. A lot of time was devoted to the 2015-16 Budget this month. We now have a Facebook page.

**SWEARING IN OF NEW BOARD MEMBER NICHOLAS LUMBLEY:** President Jacoby performed the swearing in of newly elected Board Member Nicholas Lumbley. Nicholas’ appointment was approved by the City Council at their Aug 10, 2015 meeting.

**JUNCTION SENIOR APARTMENTS:** Arx Advantage approached the JTEDC in February 2014 requesting a loan in the amount of \$14,301 for the rehabilitation of the Junction Senior Apartments. This loan is for a period of 15 years at 3% interest and may be repaid at any time without any penalty and will require collateral. After receiving approval for the Housing Tax Credits through the USDA, Arx Advantage is now ready to begin the construction phase. Because the amount is over \$10,000 City Council must approve the expenditure.

**ADVERTISING & PROMOTION PROGRAM APPLICANTS (2015-2016 Fiscal Year)**

**Ed's Fix-It Shop & Lone Star Gallery:** President Jacoby stated these applications would have to be tabled till next month's meeting since we are not in the new fiscal year yet.

**CITY SWEETS BAKERY & CAFE:** A completed Grant application was received and is in the review process, contingent on additional information requested to include updated financial projections and any major changes to the business plan.

**REQUEST FOR FUNDS FROM AUTHOR JENNIFER RAMSEY-HOLLEMAN:** A presentation was made at our Aug 4, 2015 meeting and was tabled until she could present this to the Tourism Board. Her presentation was made to the Tourism Board on Aug 26, 2015 but there was no action taken at that meeting. The request is now coming back to the JTEDC for approval. Jennifer Ramsey-Holleman is looking to fill 10 spots in the book. President Jacoby made a motion that the JTEDC agrees to pay *up to* \$5,000 depending on the number of business participants she signs up. Robinson seconded the motion. Fuquay was a 'nay'. After a vote, motion passed four to one.

**BOARD TERMS EXPIRING:** The JTEDC has three terms expiring on Sep 30, 2015: Larry Harrison (Secretary), Polly Robinson (Vice-President), and Carol Neiman (Board Director). Mr. Harrison was absent from this meeting but has stated to the Office Manager he will not be seeking reappointment. Robinson and Neiman have already submitted their reappointment applications. No action taken.

**JTEDC SPONSORSHIP OF A WORKSHOP WITH CHARLES MAROHN OF THE STRONG TOWNS ORGANIZATION-Carol Neiman:** Neiman gave a background on Charles Marohn and the Strong Towns Organization. He gave a presentation at the 2014 HCA Leadership Summit and Neiman would like to see that presentation given to our City officials, leaders, bankers, local business owners and those interested in our downtown revitalization. It would be a 2-3 day workshop. The organization's primary focus is preservation. President Jacoby suggested we revisit this next spring. Robinson asked if any background work on our town is done prior to the workshop. Neiman stated yes. Neiman will talk to more City officials to see if the desire is there to bring this organization to Junction and will be following up with Mr. Marohn at the end of this month.

**CREATION OF A 'HANDSHAKE REGISTRY' – Carol Neiman:** Similar to an 'Angie's List', this would be a list of businesses and the services that they offer or provide here in Junction and Kimble County. Jacoby stated she was given a list similar to this and will provide it to Amber. Neiman can work with Amber to create a database with the information and work with businesses on obtaining this. It would be beneficial to the local businesses and citizens of the community.

**JTEDC INITIATIVE TO HELP GRADUATING STUDENTS NOT SEEKING HIGHER EDUCATION – Carol Neiman:** The JTEDC did sponsor a Job Start/Youth Fair and this is something Neiman wants us to revisit again. Perhaps we can match young students with local entrepreneurs who are looking to retire and might want to pass their knowledge on to someone else. We should also consider job training for students along with job fairs for the community.

**EXECUTIVE SESSION:** The JTEDC Board went into Executive Session (*Personnel Matters*) at 7:21p.m. Jacoby closed the executive session discussions and immediately entered in to open session at 7:26p.m. No action was taken.

**Meeting adjourned at 7:27 p.m.**

*Amber Morales*

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Amber Morales, Office Manager

*Jean Jacoby*

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JTEDC Board President