

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

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\* **Scheduled Meeting – Feb. 4, 2014**  
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Junction Texas Economic Development Corporation met during the regular session at 5:15 p.m. on Tuesday, Feb. 4, 2014 in the City Hall Meeting Room with the following directors present:

**President:** Jean Jacoby

**Vice-President:** Larry Maddux

**Secretary/Treasurer:** Larry Harrison

**Directors:** Carol Neiman, Alan Hartt, Polly Robinson and Fred Bowers

JTEDC Executive Director Patricia Whitty was present. Visitors included: Lora Myrick, Alex Gonzales III, Rick Clark, Randy Dunaway, Kirt Kundert and *Junction Eagle* Newspaper Reporter James Murr.

Board President Jean Jacoby called the meeting to order at 5:15 p.m. and Larry Maddux gave the invocation.

**CONSENT AGENDA:** A motion was made by Larry Harrison and seconded by Alan Hartt to accept the consent agenda items and financial reports as presented. After a vote, the motion carried with majority vote while Board President Jean Jacoby abstained from voting as she was not in attendance at last month's meeting.

**PUBLIC FORUM:** No one from the public spoke during this session of the meeting.

**STATUS REPORT OF JTEDC GRANTS AND REVOLVING LOAN FUND (RLF)**

**RECIPIENTS:** Patricia Whitty provided the Board a current status report of all grant and RLF recipients.

**JTEDC ADVERTISING AND PROMOTION PROGRAM – WEST TEXAS GAS:**

A motion was made by Alan Hartt and seconded by Larry Maddux to award West Texas Gas, located at 1001 Main St., up to \$2,500 for signage. After a vote, the motion was carried with a majority vote with Director Carol Neiman casting the only opposing vote. Randy Dunaway, district manager of West Texas Gas, and Kirt Kundert, owner of KBK Construction, were present to answer any questions.

**JTEDC ADVERTISING AND PROMOTION PROGRAM – HILL COUNTRY**

**SPORTING GOODS:** A motion was made by Larry Maddux and seconded by Fred Bowers to award Hill Country Sporting Goods, located at 409 Main St., up to \$2,500 for exterior paint. After a vote, the motion was carried unanimously. Rick Clark, representative from Hill Country Sporting Goods, and Kirt Kundert, owner of KBK Construction, were present to answer any questions.

**LOAN REQUEST TO REHABILITATE THE JUNCTION SENIORS**

**APARTMENTS:** Lora Myrick, president of BETCO Consulting LLC, presented information about how the Board and City could assist the property owner with his grant application to rehabilitate the Junction Seniors Apartments located at 111 Northwest Main St. Myrick proposed the Board approve by Feb. 28, 2014 a loan for \$14,301 for a 15-year term in order to meet the deadline and receive the maximum scoring points for a successful Texas Department of Housing and Community Affairs grant. Other options discussed were: a 5-year term versus a 15-year term loan, the City granting the loan instead of the EDC because the EDC is constrained by a 60-day waiting period; thereby, missing the Feb. 28, 2014 deadline. The Board tabled this agenda item until City Council's discussion and possible action at their next public meeting scheduled for February 10.

**ENTREPRENEURIAL SPOTLIGHT: ALEX GONZALES, OWNER OF CITY**

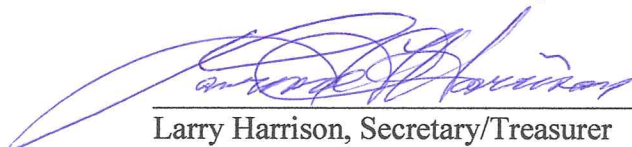
**SWEETS BAKERY & CAFÉ:** Alex Gonzales, a successful JTEDC grant and RLF recipient, provided the Board with an update on the success of his startup business. He also provided the following comments for the Board's consideration on how to improve the grant process for future applicants: Training required by the JTEDC should be a grant application prerequisite.

**2013-14 GOALS AND ACTION/WORK PLAN:** Whitty distributed the one-page action plan created by the Board at its recent January 31 retreat. This agenda item was tabled due to the Board's desire to spend more time to finalize its preliminary 2014 action plan.

**JUNCTION TEXAS TOURISM BOARD (JTTB):** Director Alan Hartt, JTEDC's representative on the JTTB, was not able to attend the recent JTTB meeting but passed along some notes taken by JTTB Board President Johnny Kothmann. No action occurred on this agenda item.

**EXECUTIVE SESSION:** Jean Jacoby closed the open session to go into executive session (Deliberations Regarding Economic Development Negotiations) at 6:28 p.m. Jacoby closed the executive session and immediately entered into open session at 6:38 p.m. No action was taken as a result of the executive session.

The meeting adjourned at 6:38 p.m. on Feb. 4, 2014.

  
Larry Harrison, Secretary/Treasurer