

**Junction Texas Economic Development Corporation \* Regular Monthly Meeting**  
**City of Junction \* January 4, 2018**  
**State of Texas \***

The *Junction Texas Economic Development Corporation* was called to order by Polly Robinson for its regular monthly meeting on Thursday, January 4, 2018, at 5:17 p.m. in the City Hall Meeting Room. A quorum was established with the following:

**Present:**

**President:** Polly Robinson  
**Vice President:** Tom Rattan  
**Treasurer:** Kim Gosney  
**Secretary:** Carol Neiman  
**Directors Present:** Jean Jacoby  
Doug Haynes  
(Vacancy)

**Also Present:** Donna E Oliver-Leep, JTEDC Office Manager; James Murr, journalist with The Junction Eagle newspaper; Tammie Bankston on behalf of Big Hungry Café; Brayden Schulze, board member candidate; and Natascha Hale, friend of Mr. Schulze.

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

**Consent Items:**

- (A.) **Minutes:** for the December 5, 2017 Regular Monthly Meeting and the December 11, 2017 Special Called Meeting were included in the board packet; and
- (B.) **Financials:** for December 2017 were included in the board packet. After a review of the minutes and the financials,
- Mr. Haynes made a motion to accept the minutes and financials as presented; Mr. Rattan seconded the motion; and it passed unanimously.

**Reports:**

- (A.) **Office Manager's Monthly Report:** Report regarding December's activities was included in the board packet. No one had any questions.
- (B.) **Junction Tourism Board's Monthly Report:** Report regarding the JTTB board meeting was included in the board packet. Ms. Robinson informed the board that she did not attend the meeting.

**Board of Director Candidate:** Mr. Brayden Schulze was present and his application for board membership was included in the board packet. He told the board about himself and his interest to be on the JTEDC Board.

- Ms. Neiman made a motion to forward Mr. Schulze's application to the Junction City Council; Ms. Jacoby seconded the motion; and it passed unanimously.

**Media Marketing:** Ms. Robinson has been working on Dr. Tim Chandler's proposal and contract for the JTEDC's media marketing.

- Ms. Robinson explained how applying the JTEDC's advertising and promotion grant budget funds to the media marketing costs would be the way to go and is consistent with the spirit and intent of the rule authorizing such spending to promote economic development.
- Mr. Haynes expressed some concerns with some of the language of the contract.
- After a discussion, it was determined that the project should be discussed further with the City Secretary and the Mayor and presented to City Council for its approval before a contract is signed.
- Ms. Gosney will work with the directors on the contract language and asked them to forward their comments to her.

**Big Hungry Café:** Tammie Dale Bankston, daughter of Billy Dale, the owner of Big Hungry Café, introduced herself to the board.

- The Restaurant opened its doors July 1<sup>st</sup> and business has been steadily increasing, but the owner anticipates a slow sales period during the early months of 2018.
- They are very interested in maintaining the current employees during this time and explained the difficulty of finding dependable staff when business increases.
- Mr. Dale and Ms. Bankston anticipate sales will improve in the second quarter when travel on I-10 increases and with the addition of pizza to the menu.
- For this reason, Mr. Dale is requesting a Business Incentive Grant.

**Executive Session:** At 6:00 p.m., the Board members went into an Executive Session for a discussion concerning purposes permitted pursuant to §551.087 *Deliberations Regarding Economic Development Client Negotiations of the Government Code (Texas Open Meetings Act)*. The JTEDC may meet in closed session to discuss the Business Incentive Grant request by Big Hungry Café. The session ended at 6:35 p.m.

**Resume to Open Session:** At 6:39 p.m., the JTEDC Board meeting reconvened for further discussion and to take action on Executive Session §551.087 *Deliberations Regarding Economic Development Client Negotiations* with Big Hungry Café. Utilities to be paid through the Business Incentive Grant will be internet, gas, water, and electric.

- Ms. Gosney made a motion to give Big Hungry Café the Business Incentive Grant based upon the proposed business incentive guidelines up to the amount allowed by the policy for one year; Ms. Jacoby seconded the motion; and it passed unanimously.

**Meeting adjourned at 6:42 p.m. on January 4, 2018.**

  
Carol Neiman, Secretary

**Board Approved**