



NOTICE OF REGULAR MEETING

Junction Texas Economic Development Corporation (JTEDC)

Tuesday, April 2, 2024 at 5:15 p.m.

City Hall Meeting Room

102 N. 5th Street

Junction, Texas 76849

April 2, 2024 AGENDA

1. **Call to order** (*all cell phones turned off*) and establish a quorum.
2. **Public Forum:** Citizen's comments (limit 3 minutes maximum).
3. **Consent Items:** *Review prior to the meeting and address any concerns with Polly Robinson or Sheila Mills.*
 - (A.) Minutes – approval of minutes for March 6, 2024 regular monthly meeting and executive session.
 - (B.) Financials – approval of financials for February 29, 2024
4. **Policies:** Discussion and possible action on (1) general loan policy and (2) façade grant policy revised at January 13, 2024 meeting.
5. **Strategic Goals:** Discussion and possible action on adopting strategic goals discussed at January 13, 2024 meeting.
6. **Train Mountain:** Presentation and possible discussion on proposed retirement community on Train Mountain property.
7. **Open Session -- Performance Grant:** Discussion and possible action regarding a performance grant application for Kristen Bailey, owner of *Ms. Maes Café*.
Executive Session: Discussion concerning purposes permitted pursuant to §551.087 *Deliberations Regarding Economic Development Client Negotiations of the Government Code (Texas Open Meetings Act)*, JTEDC may meet in closed session to discuss the business incentive grant request by Kristen Bailey, owner of *Ms. Maes Café*.
Resume to Open Session: Discussion and possible action on Executive Session §551.087 *Deliberations Regarding Economic Development Client Negotiations* with Kristen Bailey, owner, of *Ms. Maes Café*.
8. **Reports:** Discussion only; no action.
 - (A.) Office Manager Report – Vinetta Sanders
 - (B.) Tourism Report – Polly Robinson

Notes:

[https://junctiondc-my.sharepoint.com/personal/office_manager_junctiondc_org/Documents/Documents/00 Board of Directors/2024 Board Meetings/04.24 April/AGENDA \(2024.04.02\) regular meeting.docx](https://junctiondc-my.sharepoint.com/personal/office_manager_junctiondc_org/Documents/Documents/00 Board of Directors/2024 Board Meetings/04.24 April/AGENDA (2024.04.02) regular meeting.docx)

The Board of Directors may vote and/or act upon each item listed.

The Board of Directors reserves the right to adjourn at any time into executive session during the course of this meeting to discuss any of the matters listed above whenever necessary and legally justified under the Texas Open Meetings Act pursuant to the Open Meetings Act, Texas Government Code, **Section 551.087 (Deliberations Regarding Economic Development Negotiations)**, **Section 551.074 (Personnel Matters)**, **Section 551.071 (Consultation with Attorney)**, **Section 551.072 (Deliberations about Real Property)**.

Persons with disabilities who plan to attend this meeting and who may need assistance should contact City Hall at 325-446-2622 prior to the meeting so proper arrangements can be made.

This is to certify that I, Vinetta Sanders, posted this notice on the glass window by the front door of the City Hall, the JTEDC office, the public notice bulletin board located outside the City Meeting Room and submitted to our webmaster for posting to the JTEDC website by 5 p.m. on Friday, March 29, 2024.

An information packet is available for public inspection at JTEDC offices located at 702 College Street, Junction, TX.

Vinetta Sanders, JTEDC Office Manager

cc: JTEDC Board Members, City Secretary, Mayor of Junction, the Junction Eagle

This institution is an equal opportunity provider, employer, and lender.