

The *Junction Texas Economic Development Corporation* was called to order by Cliff Robbins for its regular monthly meeting on Tuesday, April 7, 2026, at 4:30 p.m. in the City Hall Meeting Room. A quorum was established with the following:

Present:

President: Cliff Robbins
Vice President: Lisa Heap
Secretary: Carmen Bierschwale
Directors: Dr. Mike Gosney
Tom Rattan
Marcy Levein
Absent: Treasurer Doug Haynes

Also Present: Marie Armes (EDC Coordinator), Kendra McKinney, Luv Bhakta, Nitin Bhakta, Alma Trevino, and Brian Rieck.

Call to Order: Roll call of those in attendance. A quorum was established. Mr. Robbins offered the invocation.

Public Forum: Citizens Comments (limited to 3 minutes). Dr. Gosney relayed comments from Bill Simon, Hospital Board President, thanking the EDC for the Spring Mixer and expressing support for a joint presidents' meeting.

Consent Items: (A.) **Minutes** and (B.) **Financials:** After a review of the minutes and the financials, Mrs. Bierschwale made the motion to accept the minutes from the March regular monthly meeting. Mr. Rattan seconded the motion, and it passed unanimously. Mrs. Armes noted she would contact Garven Adams, City Secretary, to inquire whether "obligated funds" could be added to the financial reports to improve clarity. Mrs. Bierschwale made the motion to accept the financials. Mr. Rattan seconded the motion, and it passed unanimously.

Sassy Seniorita Business Incentive/Facade: Ms. Trevino appeared before the board applying for both a Business Incentive and a Facade grant. Ms. Trevino explained she needed the Facade grant to assist with building a canopy over the front area of her property. The canopy would keep her Mexican pottery out of the weather. Previously, she had to move them every time there was inclement weather. She also intends to work on the handicap entrance and purchase more signage. Mrs. Bierschwale made the motion to approve the Facade Grant. Mrs. Levein seconded the motion, and it passed unanimously.

Ms. Trevino also applied for a Business Incentive Grant to help with her monthly bills. The grant would allow her to work on other projects and possibly hire another part-time employee. Mrs. Bierschwale posed a question regarding the available funds budgeted for the Business Incentive

grants. Mr. Robbins stated that funds would need to be moved within the budget, but there are enough available. Mrs. Heap asked how long she had been in business. Ms. Trevino indicated 11-years and owns the building. Mrs. Bierschwale made a motion to approve the Business Incentive grant. Mrs. Heap seconded the motion, and it passed unanimously.

Pizza Junction Performance /Performance Licensing Grant: Mr. And Mrs. Jenson with Pizza Junction applied for the Performance Licensing grant. They are currently licensed to sell beer but have applied for a full license to serve wine and mixed beverages. They would be hiring a full-time bartender. They will offer signature cocktails, beer, white, and red wine which can be served by the bottle or by the glass. The Jenson's also have plans for future expansion. They intend to add an outdoor area with fire pits for the winter and misters during the summer months. The expanded outdoor area could also be an area to provide live music. Mrs. Bierschwale made the motion to approve the Performance Licensing Grant. Mrs. Levien seconded the motion, and it passed unanimously.

The Jenson's also applied for a Performance Grant in the amount of \$15,000.00 matching funds. The grant would be used to purchase an espresso machine to expand their current business to include a coffee bar. They have secured the required matching funds from a local bank. The Jenson's plan on offering three different roasted beans and adding a coffee tasting experience for their customers. They recently hired a Barista and hope to add two part-time employees. The JTEDC went into executive session from 5:15 to 5:45.

After the executive session, Mr. Robbins explained that the JTEDC could approve a grant of \$9,999 and the funds would be available immediately. Or the Jenson's could move forward with the requested \$15,000, but it would need to go before the City Council for final approval, as the board can only approve \$10,000. Mrs. Jenson chose the first option. Mrs. Bierschwale made the motion to approve the Performance Licensing grant for \$9,999; Mrs. Levien seconded the motion; and it passed unanimously.

Days Inn Business Incentive, Facade, Performance and Performance Licensing Grants: Mr. Bhakta outlined what he envisioned for the Days Inn. It will be a 50-room hotel, marketing it as the "Hotel on the Hill ". They want to make staying there an experience They own two other hotels: a Spark by Hilton in Victoria and a Days Inn in Corpus Christi. They will be adding a playground and manicured outdoor area for live music. The community will be able to rent these areas and pool for parties or events without staying at the hotel. Mr. Bhakta is planning on opening in June. The rooms are all updated and digital. You can check in on your phone and use your phone as a key. They will be adding 8-10 employees. Once TABC licensed, they will purchase a "Pull My Beer" system where guests can use their room key to purchase beer. Mr. Rattan asked if everything was up to code. Mr. Bhakta was assured it was, and he is waiting for the inspection. Mrs. Bierschwale inquired as to why the managed different hotel brands. Mr. Bhakta explained that they chose the brand depending on their market area. A Days Inn by Wyndham fits the Kimble County market as travelers move across the state.

Mr. Bhakta applied for a Facade grant in the amount of \$5,000, a Performance Licensing grant for \$9,000, a Business Incentive grant for \$9,800, and a Performance grant for \$200,000.

The JTEDC went into executive session from 5:15 to 5:45.

After the executive session, Mr. Robbins explained how the Performance Grant would work moving forward. The JTEDC is required to have a Public Hearing and then it would go before the city council in July. Dr. Gosney made a motion to approve the Performance based grant for \$200,000.00 by granting a variance for the project completion date requirement. This approval is conditional upon receiving an opinion from the TEDC Legal counsel, or JTEDC's determination that granting a variance is within its powers. The funds would be dispersed at \$50,000 a quarter. Mr. Rattan seconded the motion, and it passed unanimously. The remaining grants, Business, Facade, and Performance Licensing, were denied for this fiscal year.

Budget: Mrs. Armes requested approval to reallocate \$1,200 from account 5040 (Printing/Advertising) to Account 5035 (Furniture/Equipment) to cover the cost of a new office chair and computer. Mrs. Bierschwale made the motion to approve the reallocation. Dr. Gosney seconded the motion and passed unanimously.

Mrs. Bierschwale made the motion to reallocate funds in the amount of \$18,999 from 6019 (building fund) to 599-02 (Performance Grants) and \$9,800 from 6019 (building fund) to 599-03 (Business Incentive). Mrs. Heap seconded the motion and passed unanimously.

Review of the Spring Mixer: Mr. Robbins was pleased with the turn-out, as did the board. Mrs. Armes reported that 58 in total were in attendance with 18 stating they would enjoy meeting regularly each quarter. Mrs. Heap wants to focus on tourism, chamber, and EDC. Mrs. Bierschwale wants to focus on getting the branding decided. Mr. Robbins agreed to the need for a marketing campaign.

Keep Junction Beautiful Initiative: The JTEDC will host the Spring Recycling event on Saturday, April 11, from 9-12. It will be handled the same as the Fall 2025 event. Mr. Robbins and Mrs. Armes will meet at 8:00 to put up signs and banners. Mrs. Armes has snacks, drinks, and gloves for helpers.

Housing Grants and Affordable Housing Defined: Mrs. Armes gave the board the HUD definition of affordable housing. She also stated that the USDA had many grants for Affordable Housing. Dr. Gosney made the motion to not accept grants for Affordable Housing. Rattan seconded the motion, and it passed unanimously.

Update from Investment Subcommittee: Dr. Gosney discussed the city's investment policy, as the EDC needs one. He stressed the need to have a policy in place to be able to invest in Tex-Pool. He spoke of the paperwork required and will coordinate with Mrs. Armes to get it completed. The investment group requires up to four on the account. Cliff voiced concerns about passwords. Dr. Gosney said that everyone on the account would have their own personal pin, so we know who logged in.

Reports:

- (A.) Office Manager Report: Marie Armes has the upcoming Texas Adventure Riders event at the end of the month. She will be assisting with registration.
- (B.) Tourism Report: No update.
- (C.) City Council Update: No update.

Meeting adjourned at 7:30 p.m.



Carmen Bierschwale, Secretary