

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

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Regular Monthly Meeting
June 3, 2025

Present:

President: Sheila Mills
Secretary: Carmen Bierschwale
Treasurer: Doug Haynes
Tom Rattan
Marcy Levien

Also Present: James Murr; Junction Eagle, Lizette Whitaker (Tia's La Familia), and Norman Belcik (N.B. Quality Homes).

Absent: Lisa Heap
Cliff Robbins

Call to Order: The *Junction Texas Economic Development Corporation* was called to order by President Sheila Mills at 4:30 PM. Ms. Mills had everyone introduce themselves and state their position for the recording record.

Public Forum: During the public portion of the meeting, Ms. Mills gave an update on the historic street markers. Mitch Davis and his crew have done about 10 on Hackberry Street. They have leveled and stabilized them. Sheila had a picture on her phone that she shared with everyone, and all were impressed with the improvements. Mitch is researching quality paint that will last over time. A separate phase will include stenciling the street names.

Consent Items: Minutes from the May regular meeting and the financial reports from April 2025 were reviewed. Mr. Haynes made a motion to approve the minutes and financials; seconded by Ms. Levien. All were in favor.

N.B. Quality Homes: Mr. Belcik was present to give an update on the housing development project. The engineer has marked 10 lots. The road and sewer system have begun construction. Mark Robinson has started working on the underground plumbing and has ordered manholes. The plan is to have underground electric. The board had questions regarding potential homes. Mr. Belcik plans to have a spec home and will work with future homeowners on custom homes. Mr. Haynes reported that City Council is working on ordinances to address home businesses. Mr. Belcik acknowledged that he would need to consider deed restrictions to keep the development aesthetically appealing. Mr. Haynes also addressed the 8" water line the City is requiring for that development. Ms. Mills explained that the JTEDC would be visiting with a law firm in a week. At that point they would gather more information on whether it is legal for the JTEDC to assist with this project. The board tabled the discussion until more information could be gathered on the legalities.

Tia's La Familia Restaurant: Ms. Whitaker was present to give an update on Tia's La Familia restaurant. Ms. Whitaker has been in contact with First State Bank and has outside financing arranged. FSB would like a written guarantee from the JTEDC should approve the grant request. Ms. Whitaker revised her grant application, but that information was not included in the board packet for members. The board agreed to table the discussion until board members could review the updated grant application. The board will be meeting on Wednesday, June 11th and this item will be placed on the agenda.

Liquor Election: Ms. Bierschwale reported that all signatures had been successfully secured for the petitions!! For the city election, we had 290 signatures, 257 were needed. For the county election, we had 677 signatures, 662 were needed. Carmen noted that all the signatures were acquired with two weeks remaining in the 60-day petition window. More signatures could have been gathered as there was avid support from the community. The JTEDC will present to City Council and County Commissioners next week on June 9th and June 10th, respectfully. Ms. Mills will present since Carmen will be out of town. At this point in the project, the petition has been turned over to the respective authorities. Garvene Adams, City Secretary, will request the election for the City, and Karen Page, County Clerk, will request the election for the County with the Texas Secretary of State office. Mr. Haynes commented that we need to ensure the agenda item at the City Council meeting needs to include voting on the Special Election in November. Carmen acknowledged and said she would ensure that with Garvene. Carmen verified that Karen and Garvene are in discussions regarding the election. Carmen also said she has talked with County Judge Hal Rose. He is looking into current businesses and restaurants to see if they need to be grandfathered before the law is changed. For now, there is nothing more the JTEDC needs to do. When we get closer to the election, we will have an active campaign to get voters to the polls.

City Hall Renovation Project: Mr. Haynes requested that the JTEDC board consider taking on the renovation project to make the building into a “community hub”. With the Courthouse renovation, Doug felt like this would be a great time to have the city hall building match the courthouse. There was some discussion regarding the project and all board members were in favor of moving forward. Sheila and Doug will talk with the other entities (chamber, tourism, ect). No action was taken at this meeting.

EDC Legal Representation and Training: Ms. Mills has been in discussion with the Underwood Law Firm, P.C. They represent about 46 EDCs around the state. Furthermore, Ms. Mills was very impressed with their professionalism and response time. The law firm has offered to host training for all JTEDC board members. Ms. Bierschwale made the motion to approve \$750 for the training on Wednesday, June 11. Ms. Levien seconded the motion. All were in favor. The JTEDC will meet next week in the First Presbyterian Church Fellowship Hall at 4:30 PM. Vinetta will post that this will be a public meeting since a quorum will be assembled. Sheila requested that any questions be sent to her first. She will compile all the questions and send them to the law firm.

Recycling Event Date Change: Ms. Bierschwale reported that the football schedule has changed. Since the JTEDC works with the football team to help with this event, the date needs to be changed to October 4, 2025. Mr. Haynes made the motion; seconded by Ms. Bierschwale, to change the date. All were in favor.

Lunch with Leaders: Ms. Mills reported that she had reached out to several restaurant owners regarding the lunch with leader event and unfortunately most were indifferent to the meeting. There was some discussion on changing the theme of the event and who to invite. The date will remain the same, July 14th. Ms. Mills compiled a list of Main Street business owners. We will work on an invitation and get it sent before the lunch.

New Grant Options: Finally, Ms. Mills requested that board members discuss potential grant ideas that are under \$10K. Maybe we can extend more JTEDC funds without the public hearings and city approval. She requested board members send her their ideas.

Reports:

- (A.) Office Manager: Report from Vinetta Sanders included in board packet.
- (B.) Tourism Report: Vinetta also included an update in the board packet.
- (C.) City Council Updates: Doug Haynes had nothing new to report.
- (D.) Downtown Revitalization Group: Doug Haynes had nothing to report at this time.

Meeting adjourned at 5:57 p.m. on June 3, 2025.


Carmen Bierschwale, Secretary