

Ben Campbell, President  
Dan Bochsler, Vice President  
Kim Willmott, Secretary/Treasurer  
Suzanne Eiben, Director  
Joseph Thompson, Director  
Linda Dickens, Director  
Charles Drane, Director

Christophe Trahan, EDC Director  
Lisa Bowman, Admin. Assistant



**NOTICE OF MEETING  
ECONOMIC DEVELOPMENT BOARD  
August 8, 2023  
10:00 A.M.  
PEDC Office  
100 Willow Creek Pkwy, Suite A  
Palestine, TX**

Zoom Link:

<https://us06web.zoom.us/j/85177286781?pwd=M2dzVUhlUjBYVmdlMDhrWXRLbUJRUT09>

Meeting ID: 851 7728 6781

Passcode: 653766

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One tap mobile

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Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands \*6 for toggling mute/unmute and \*9 to "raise your hand." [Learn more here.](#)

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**A. CALL TO ORDER**

**B. PROPOSED CHANGES OF AGENDA ITEMS**

**C. PUBLIC COMMENTS**

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Board. Members of the public may join via Zoom or in person.

**D. CONFLICT OF INTEREST DISCLOSURES**

**E. ITEMS FROM BOARD**

**F. DIRECTOR'S REPORT**

1. Review Monthly Director's Report.

**G. DISCUSSION AND ACTION ITEMS**

1. Consider approval of PEDC Minutes from July 11, 2023.
2. Consider approval of PEDC Minutes from July 18, 2023.
3. Consider approval of the July 2023 Financial Report.

4. Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.
5. Discussion and possible action regarding a Leadership Training Seminar to be funded by the PEDC in conjunction with the Trinity Valley SBDC & the Palestine Area Chamber of Commerce.
6. Discussion and possible action regarding revisions to the Palestine EDC Downtown Grant Program.

**H. CLOSED SESSION**

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.072 deliberation regarding Economic Development negotiations: a business prospect locating, staying or expanding in or near the City of Palestine which the PEDC is conducting economic development negotiations, including financial or other incentives.
  - a.) Project Short Line.
  - b.) Palestine Mall redevelopment.
  - c.) Prospect# 1061.
  - d.) Prospect# 1065.

**I. RECONVENE IN REGULAR SESSION**

1. Section 551.072 deliberation regarding Economic Development negotiations: a business prospect locating, staying or expanding in or near the City of Palestine which the PEDC is conducting economic development negotiations, including financial or other incentives.

Take any action regarding:

- a.) Project Short Line.
- b.) Palestine Mall redevelopment.
- c.) Prospect# 1061.
- d.) Prospect# 1065.

**J. ADJOURNMENT**

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, August 4, 2023, at 4:20 p.m.**



Lisa Bowman, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT [citysecretary@palestine-tx.org](mailto:citysecretary@palestine-tx.org) or 903-731-8414.



Agenda Date: 08/08/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Review Monthly Director's Report.

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**SUMMARY:**

Review Monthly Director's Report.

**RECOMMENDED ACTION:**

Staff recommends the board review the Monthly Director's Report.

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**Attachments**

Director's Report



Agenda Date: 08/08/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of PEDC Minutes from July 11, 2023.

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**SUMMARY:**

Consider approval of PEDC Minutes from July 11, 2023.

**RECOMMENDED ACTION:**

Staff recommends approval of PEDC Minutes from July 11, 2023.

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**Attachments**

PEDC Minutes 7.11.23



Agenda Date: 08/08/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of PEDC Minutes from July 18, 2023.

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**SUMMARY:**

Consider approval of PEDC Minutes from July 18, 2023.

**RECOMMENDED ACTION:**

Staff recommends approval of PEDC Minutes from July 18, 2023.

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**Attachments**

PEDC Minutes 7.18.23



Agenda Date: 08/08/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of the July 2023 Financial Report.

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**SUMMARY:**

Consider approval of the July 2023 Financial Report.

**RECOMMENDED ACTION:**

Staff recommends approval of the June 2023 Financial Report.

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Agenda Date: 08/08/2023

To: Palestine Economic Development Corporation

From: Lisa Bowman, Economic Development Admin

Agenda Item: Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.

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**SUMMARY:**

Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.

**RECOMMENDED ACTION:**

Staff recommends the board discuss PEDC's Budget for fiscal year 2023-2024.

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Agenda Date: 08/08/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Discussion and possible action regarding a Leadership Training Seminar.

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**SUMMARY:**

Discussion and possible action regarding a Leadership Training Seminar to be funded by the PEDC in conjunction with the Trinity Valley SBDC & the Palestine Area Chamber of Commerce.

**RECOMMENDED ACTION:**

Staff recommends discussion and possible action from the board regarding a Leadership Training Seminar to be funded by the PEDC in conjunction with the Trinity Valley SBDC & the Palestine Area Chamber of Commerce.

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Agenda Date: 08/08/2023

To: Palestine Economic Development Corporation

From: Lisa Bowman, Economic Development Admin

Agenda Item: Discussion and possible action regarding PEDC's Downtown Grant Program.

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**SUMMARY:**

Discussion and possible action regarding revisions to the Palestine EDC Downtown Grant Program.

**RECOMMENDED ACTION:**

Staff recommends discussion and possible action by the board regarding revisions to the Palestine EDC Downtown Grant Program.

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