

Larry Weber, President
Kurt Herrington, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member
Open Position, Board Member



Leslie Cloer, City Manager/Acting ED Director
Terry Johnson, ED Project Manager

Minutes from February 18, 2020 Special Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Regular Meeting on Tuesday, February 18, 2020 at 11:30 am, at 100 Willow Creek Parkway, Suite A, Palestine, TX with the following PEDC Board members present: Chair Larry Weber, Charles Drane, Ben Campbell, and Linda Dickens. Absences included Kurt Herrington, Michael Page, and open Board member from the PEDC Board.

Others present: City Manager and Acting Economic Development Director Leslie Cloer, Finance Director Jim Mahoney, Tourism Marketing Manager Mary Raum, Economic Development Project Manager Terry Johnson, and local Palestine residents Peyton Williams, Will Brule, and Randi Stringham.

A. CALL TO ORDER – With a quorum present, Larry Weber called the Regular Meeting to order at 11:37 am.

B. PROPOSED CHANGES OF AGENDA ITEMS – There were no proposed changes.

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so after completing the required Request to Speak form. All comments must be no more than 5 minutes in length. Any comments regarding items not on the posted agenda may not be discussed or responded to by the board. – There was no public comment.

D. CONFLICT OF INTEREST DISCLOSURES – There was no conflict of interest disclosures.

E. ITEMS FROM THE BOARD – Larry Weber stated there was no recent monthly Real Estate Committee Meeting and Charles Drane inquired about the purpose of the March 12, 2020 10 am community meeting with Connected Nation Texas. The community meeting accomplishes two major things: community leaders will assist with the hundreds of online surveys needed by city and county residents and businesses and service providers will be at the meeting to inform our community leaders on broadband information.

F. DIRECTOR'S REPORT

1. On February 25, 2020 at 5:30 pm, at Palestine High School Auditorium, The City of Palestine and Palestine Chamber of Commerce will hold the first annual State of the City

Address. We encourage all citizens of Palestine and Anderson County to attend this event.

2. Chick-fil-A announcement for restaurant in Palestine was made at City Council on February 10th. PEDC, City of Palestine, and Anderson County participated in infrastructure support totaling \$150,000. The Palestine Mall developer is removing asphalt pavement and the developer is going out for bid for all work. It will take 24 to 30 weeks for this build process for Chick fil-A.
3. Tidal Wave Car Wash will have business hours 8 am to 8 pm. All garage doors will be locked shortly after 8 pm. They will hire 18-year old's and up, and this is a drugfree and alcohol-free hiring company. On March 9th, there will be a City Council agenda item with this same developer for rezoning an additional property next to the already approved commercial rezoned area located at Loop 256 between Nannie Lane and Trail Hollow roads. The developers plan another sit-down restaurant. Everyone is encouraged to attend the March 9, 2020 city council meeting. If this additional property is approved for commercial zoning, the City of Palestine can work with developer for road improvements and a taller 8-foot fence. City staff can do asphalt road work.
4. Fikes Wholesale received an approved chapter 312 tax abatement for a 5-year term at the 02-10-20 council meeting.
5. Palestine Friends of the Library Book Sale on February 7 and 8, 2020 was a success and their efforts support the clean-up of the Palestine Mall.
6. City Manager office reopened bids on March 9, 2020 for commercial real estate broker services to assist with selling the closed Palestine Civic Center.
7. City Manager has an open request for qualifications for engineering services to make the sports complexes and athletic fields ADA compliant.

G. APPROVAL OF MINUTES

- 1) Consider approval of minutes from the January 21, 2020 meeting.
The motion to approve the 01-21-20 PEDC Board minutes made by Linda Dickens; seconded by Charles Drane; motion carried.

H. DISCUSSION AND ACTION ITEMS

- 1) Consider approval of Financial Report for January 2020.
The motion to approve the January 2020 financial report made by Linda Dickens; seconded by Charles Drane; motion carried. Jim Mahoney will create a budget amendment to move money over to legal services fund.
- 2) Consider and take action on a Downtown Grant Application from Kaycee Hamilton and Mark Stoup of Posh Paws Grooming.
Ben Campbell made motion to approve up to \$19,420 for foundation and building work for the downtown business property located at 105 East Main Street, Palestine, Texas 75801. Linda Dickens seconded the motion; motion carried. Work has begun on the foundation and this is not an action that prohibits approval and funding of the grant. Grant moves to City Council for final approval. Additionally, Ben Campbell made adjustment to initial motion that stated: Per requirements of the Downtown Matching Fund Grant, motion made to approve up to \$19,420 for foundation and building work for the downtown business property located at 105 East Main Street,

Palestine, Texas 75801. Amended motion seconded by Linda Dickens; amended motion carried.

I. CLOSED SESSION – 12:09 pm

The Board will go into Closed Session pursuant to TGC, Section 551.087 regarding Economic Development, Section 551.072 regarding deliberations about Real Property, and Section 551.074 regarding Personnel Matters.


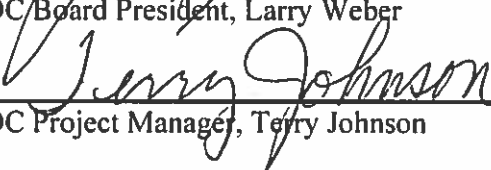
- 1) Discuss Purchase and Sale Agreement between City of Palestine and ED for Palestine Mall
- 2) Discuss Purchase and Sale Agreement between EDC and Christon Company for Palestine Mall
- 3) Discussion and update regarding Loop 256 re-zoning project

J. RECONVENE IN REGULAR SESSION – 12:36 pm

The PEDC Board reconvened into Regular Session at 12:36 pm and took the following action.

- 1) Ben Campbell made motion to execute a revised contract for PEDC to purchase the Palestine Mall from City of Palestine; seconded by Linda Dickens; motion carried.
- 2) Ben Campbell made motion to execute an updated contract for PEDC to sell the Palestine Mall to Christon Company; seconded by Linda Dickens; motion carried.

K. ADJOURNMENT – 12:39 pm

	4-23-20	2:00pm
_____ PEDC Board President, Larry Weber	Date	Time
	4-23-20	2pm
_____ PEDC Project Manager, Terry Johnson	Date	Time