

THE STATE OF TEXAS           §  
COUNTY OF ANDERSON       §  
CITY OF PALESTINE           §

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, August 23, 2022, at 8:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler, Linda Dickens, Joseph Thompson, and Charles Drane.

Staff present: Administrative Assistant Lisa Bowman, City Manager Teresa Herrera

Others Present: Chris Nichols of The Nichols Firm, PLLC., Public Works Director Kevin Olson, Main Street Coordinator Mary Ann Admire, City Council Member Krissy Clark, Texas Theater Board Director Linda McDonald, and Texas Theater Associate Chaundra Dantin.

**CALL TO ORDER**

With a quorum present, President Ben Campbell called the meeting to order at 8:00 a.m.

**PROPOSED CHANGES OF AGENDA ITEMS**

There were no proposed changes.

**PUBLIC COMMENTS**

There were none.

**CONFLICT OF INTEREST DISCLOSURES**

There were none.

**ITEMS FROM BOARD**

Director Bochsler provided information about the NASA Facility in Anderson County and how PEDC could participate in the program.

Director Drane and President Campbell provided information and feedback on a previous meeting held on July 22, 2022, with a business named Capital Factory, which is interested in setting up a HUB in East Texas.

President Campbell spoke about the new Medical School opening in Tyler, TX.

**DIRECTOR'S REPORT**

There was none.

**DISCUSSION AND ACTION ITEMS**

1. Consider approval of PEDC Minutes from 7-21-2022 regular monthly meeting.

Motion by Director Bochsler, seconded by Director Drane to approve item as presented with correction. Upon vote, motion carried unanimously 5-0.

2. Consider approval of July 2022 PEDC Financial Statement.

President Campbell verified that the funds received by Sanderson Farms for the sale of land had been deposited into PEDC's account. President Campbell also stated that PEDC would be \$2,000.00 ahead of the budget by the year's end at the current rate.

Motion by Director Drane, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 5-0.

3. Discussion and possible action regarding Andrew Warner – At Home Furnishings LLC., Downtown Grant Application in the amount of \$3,00.00.

Motion by Director Dickens, seconded by Director Bochsler to approve item as presented. Upon vote, motion carried unanimously 5-0.

4. Discussion and possible action regarding The Historic Texas Theater Downtown Grant Application in the amount of \$9,718.00.

Motion by Director Dickens, seconded by Director Thompson to approve item as presented. Upon vote, motion carried unanimously 5-0.

**CLOSED SESSION**

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 8:30 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations.
2. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.

**RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board into open session at 9:39 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations.
  - a. Take any action regarding Economic Development negotiations.

No action was taken.

2. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.
  - a. Take any action regarding real property: the purchase, exchange, lease or value of real property.

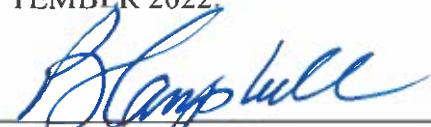
No action was taken.

**ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 9:39 a.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 15<sup>TH</sup> DAY OF SEPTEMBER 2022.

ATTEST:   
\_\_\_\_\_  
Lisa Bowman, Administrative Assistant

  
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Ben Campbell, President

