

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 Friday, December 2, 2022, at 9:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell; Directors: Linda Dickens, Joseph Thompson, and Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman

Others Present: City Manager Teresa Herrera; Finance Director Andrew Sibai; Megan J. Mikutis of Randle Law Office Ltd., L.L.P.; Public Works Director Kevin Olson; Dr. Dreand Johnson, Dr. Jerry King; Dr. Kristin Spizzirri, & Dr. Sam Hurley with TVCC; Randy Vandertuin with TDCJ.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 9:01 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

President Campbell advised that Closed Session item G. 2.) Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present): a.) W – 505 b.) T – 333 would be changed to G. 1.) Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present): a.) W – 505 b.) T – 333.

PUBLIC COMMENTS

There were none

CONFLICT OF INTEREST DISCLOSURES

There were none.

ITEMS FROM BOARD

President Campbell provided a letter to Director Trahan that he received from Brian Daniel regarding new jobs that will be provided by Wal-Mart.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from October 20, 2022.

Motion by Director Thompson, seconded by Director Dickens to approve item as presented.
Upon vote, motion carried unanimously 3-0. (President Campbell abstained)

2. Consider Approval of October 2022 PEDC Financial Statement.

President Campbell inquired about line item 4-1903 TAH Loan Pymt and the dollar amounts reflected in the line item. Finance Director Andrew Sibai acknowledged there was an error with the dollar amounts and informed the board that a correction would be made.

Motion by Director Drane, seconded by Director Dickens to approve item as presented with a correction to be made to line item 4-1903 TAH Loan Pymt. Upon vote, motion carried unanimously 4-0.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 9:10 a.m.

1. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present)

- a.) W – 505
- b.) T - 333

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board into open session at 9:26 a.m.

1. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present): a.) W – 505 b.) T - 333

- a. Take any action regarding Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present): a.) W – 505 b.) T – 333.

Motion by Director Dickens, seconded by Director Thompson to have attorney Megan Mikutis generate a deferral agreement for project# W – 505 to defer the monthly note payments for said project for 120 days beginning December 1, 2022. Upon vote, motion carried unanimously 4-0.

No action taken for project# T-333.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 9:27 a.m.

1. Section 551.087 – Deliberate Economic Development negotiations.

- a.) PEDC / TDC

Director Dickens exited closed session / board meeting at 10:11 a.m.

With no quorum present the following section was held as an informational discussion between the remaining board members.

2. Section 551.072 Deliberate real property (the purchase, exchange, lease, or value of real property):

- a.) Potential purchase of property in Downtown Palestine.

- b.) PEDC / Kenderdine
- c.) Willow Creek Business Park land purchase / lease
- d.) 100 Willow Creek Pkwy., Suite B

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board into open session at 11:12 a.m.

1. Section 551.087 – Deliberate Economic Development negotiations: PEDC / TVC

- a.) Take any action regarding Section 551.087 – Deliberate Economic Development negotiations: PEDC / TVC.

Lack of quorum - No action taken.

2. Section 551.072 Deliberate real property (the purchase, exchange, lease, or value of real property: a.) Potential purchase of property in Downtown Palestine, b.) PEDC / Kenderdine, c.) Willow Creek Business Park land purchase / lease, d.) 100 Willow Creek Pkwy., Suite B

- a.) Take any action regarding Section 551.072 Deliberate real property (the purchase, exchange, lease, or value of real property: a.) Potential purchase of property in Downtown Palestine, b.) PEDC / Kenderdine, c.) Willow Creek Business Park land purchase / lease, d.) 100 Willow Creek Pkwy., Suite B.

Lack of quorum – No action taken.

ADJOURN

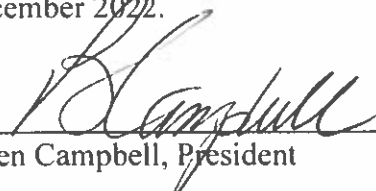
With no other business to come before the Board, President Campbell adjourned the meeting at 11:14 a.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 15th DAY OF December 2022.

ATTEST:



Lisa Bowman, Administrative Assistant



Ben Campbell, President

