

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  
June 13, 2023  
10:00 A.M.  
PEDC Office  
100 Willow Creek Pkwy, Suite A  
Palestine, TX**

Zoom Link:

<https://us06web.zoom.us/j/87806374806?pwd=NU1zSGhGYmJHTjBLOXFUdnV2NS9TZz09>

Meeting ID: 878 0637 4806

Passcode: 337813

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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.](#)

Follow us live at: [facebook.com/palestinety/](https://facebook.com/palestinety/)

**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 May 9, 2023.
2. Consider approval of PEDC Minutes from May 16, 2023.

3. Consider approval of the May 2023 PEDC Financial Statement.
4. Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.
5. Consideration and possible action regarding Resolution No. R-03-23, a resolution of the PEDC declaring PEDC's desire to undertake the acquisition of approximately 333 acres of land, that being valued at \$2,384,000.00, found by the PEDC's Board of Directors to promote or develop new or expanded business enterprises, those being the development, retention, and expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities, that will lead to the creation or retention of primary jobs.

**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 real property: the purchase, exchange, lease, or value of real property.
  - a.) Project Short Line.
  - b.) Prospect# 1063.

**I. RECONVENE IN REGULAR SESSION**

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

  - a.) Project Short Line.
  - b.) Prospect# 1063.

**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, June 9, 2023, at 4:30 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: 06/13/2023  
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



## Economic Development Activities- May/June 2023

### New Business/Investment

- Met with local business owner on 5/10/23 to discuss ongoing zoning issue and future business expansion plans.
- Assisted New Prospect #1063 in identification and review of multiple sites for site selection in Palestine & started incentive negotiations for location within Willow Creek Business Park.
- Introduced Anderson County to two new Industrial business prospects considering large-scale capital investments within the county.
- Participated in a county-wide broadband infrastructure planning meeting at the request of the county judge to determine the locations of future fiber investments.

### Marketing

- Updated properties and information on PEDC website
- Participated in an interview with the Palestine Herald Press regarding recently awarded PEDC Downtown grant to the Historic Theater.
- Participated in Palestine Main Street's Imagine the Possibilities tour and met with building owners and potential investors in Palestine's downtown district. Provided incentive summaries and PEDC Downtown grant applications.

### Administration

- Conducted ADA inspections of both Suite A & B of Willow Creek offices to determine needed improvements.
- Met with representatives of the East Texas Workforce Solutions Palestine office to discuss ongoing and future workforce development projects.
- Continued drafting of PEDC 2023 - 2024 FY Budget.

### Prospects

PEDC May leads: 2

1 New  
1 Expansion

No. of projects by industry:

1 Manufacturing  
1 Food/Beverage Production

Source of Leads:

1 Realtor  
1 Direct

No. of open leads

14

## Economic Climate

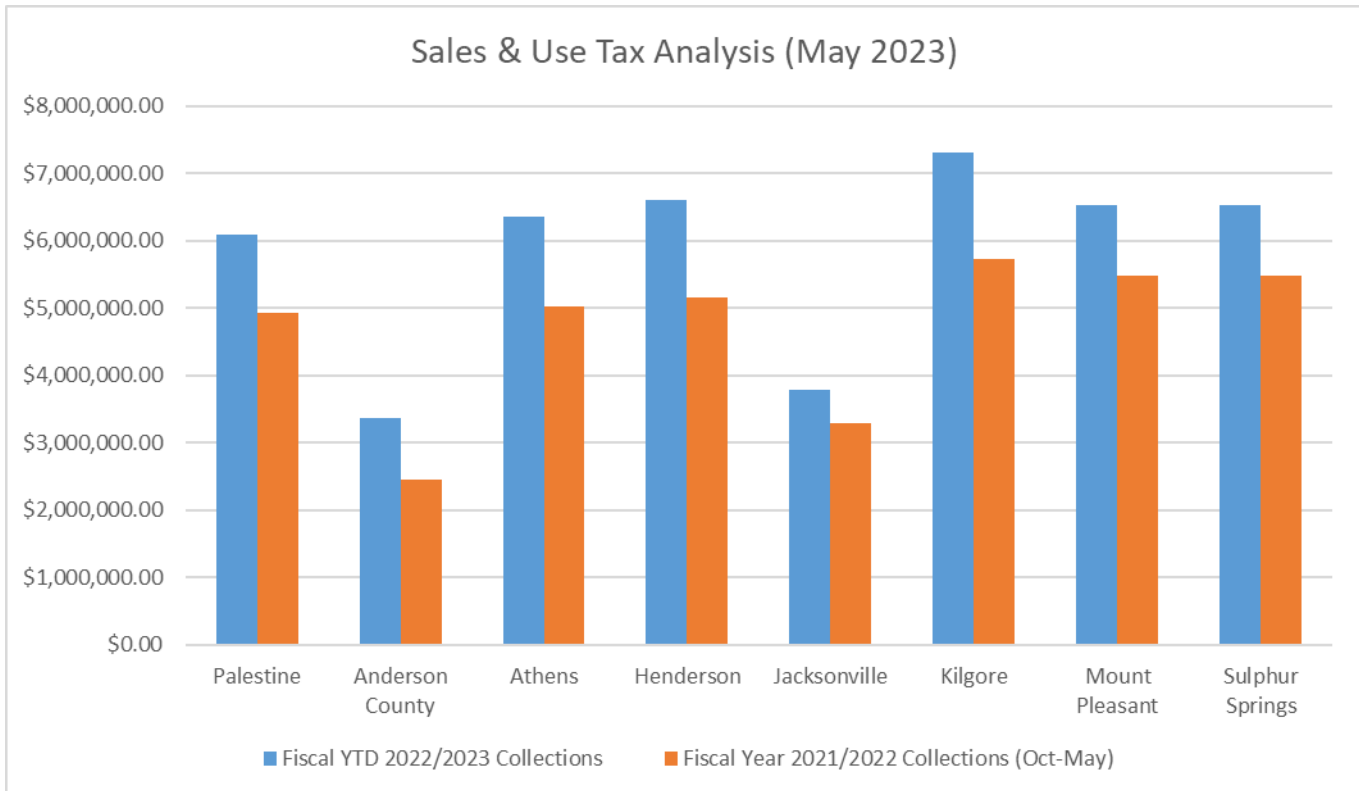
### ➤ Retail Sector

#### Local Sales & Use Tax Summary Palestine, Anderson County & Index Cities Fiscal Year Comparisons

Collection:	Period	Net Payment		Net Change
		Current Year 2022/2023	Prior Year 2021/2022	
Palestine	May	\$738,703.14	\$732,742.57	0.8%
	Fiscal YTD	\$6,080,720.15	\$4,929,393.80	18.9%
Anderson County	May	\$428,997.88	\$351,708.50	18.0%
	Fiscal YTD	\$3,361,773.09	\$2,447,103.63	27.2%
Athens	May	\$785,652.76	\$834,089.06	-6.2%
	Fiscal YTD	\$6,364,026.25	\$5,028,469.51	21.0%
Henderson	May	\$916,840.93	\$921,341.38	-0.5%
	Fiscal YTD	\$6,603,135.67	\$5,148,669.91	22.0%
Jacksonville	May	\$483,888.07	\$496,280.55	-2.6%
	Fiscal YTD	\$3,779,315.37	\$3,284,955.05	13.1%
Kilgore	May	\$898,439.95	\$827,868.36	7.9%
	Fiscal YTD	\$7,312,573.19	\$5,726,882.55	21.7%
Mount Pleasant	May	\$822,608.14	\$795,909.29	3.2%
	Fiscal YTD	\$6,535,001.89	\$5,478,947.41	16.2%
Sulphur Springs	May	\$822,608.14	\$795,909.29	3.2%
	Fiscal YTD	\$6,535,001.89	\$5,478,947.41	16.2%

\* Source: *Texas Comptroller of Public Accounts*

\* Note: All Net Payments represent collections conducted approx. 2 months prior

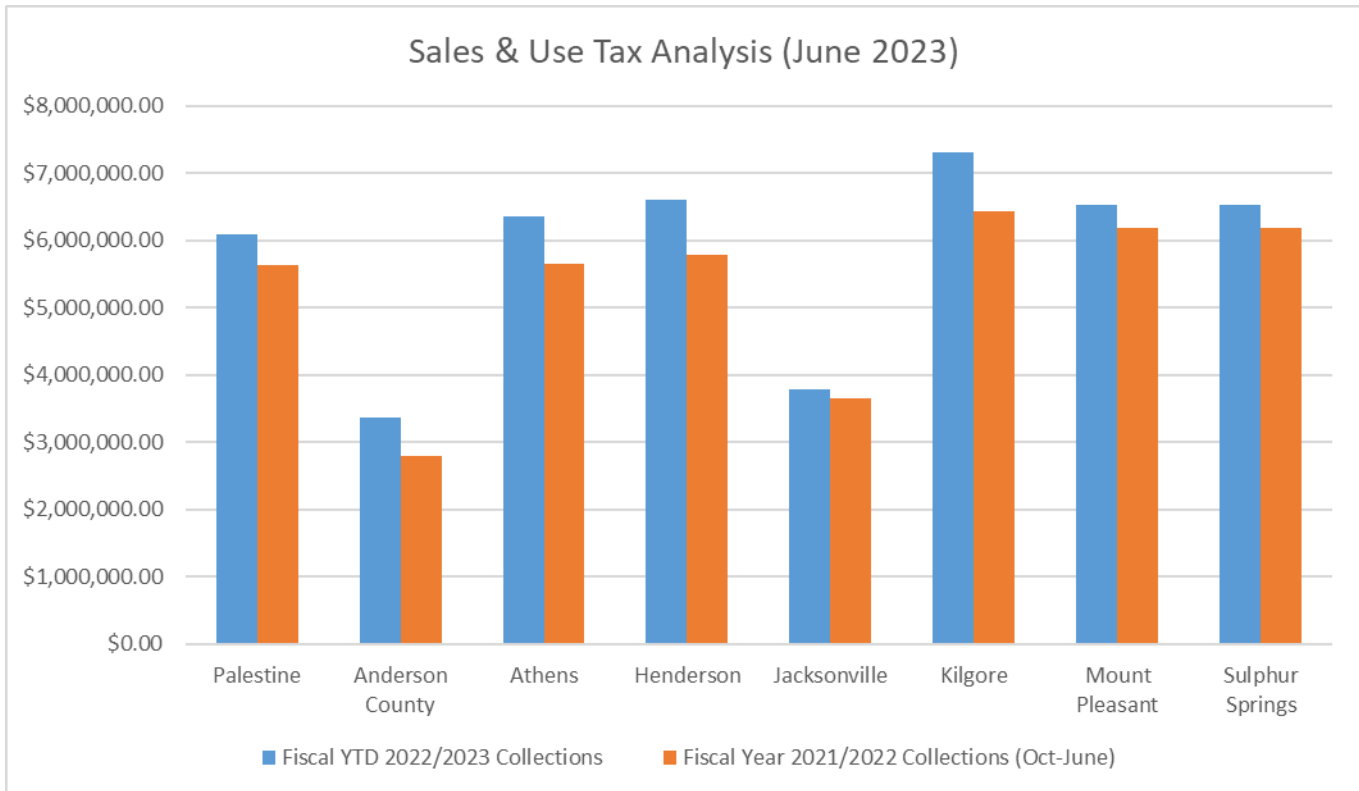


**Local Sales & Use Tax Summary**  
**Palestine, Anderson County & Index Cities**  
**Fiscal Year Comparisons**

Collection:	Period	Net Payment		Net Change
		Current Year 2022/2023	Prior Year 2021/2022	
Palestine	June	\$589,864.58	\$695,094.82	-17.8%
	Fiscal YTD	\$6,080,720.15	\$5,624,488.62	7.5%
Anderson County	June	\$262,889.95	\$339,332.22	-29.1%
	Fiscal YTD	\$3,361,773.09	\$2,786,435.85	17.1%
Athens	June	\$696,873.14	\$632,021.35	9.3%
	Fiscal YTD	\$6,364,026.25	\$5,660,490.86	11.1%
Henderson	June	\$722,152.02	\$630,921.36	12.6%
	Fiscal YTD	\$6,603,135.67	\$5,779,591.27	12.5%
Jacksonville	June	\$387,199.08	\$376,013.48	2.9%
	Fiscal YTD	\$3,779,315.37	\$3,660,968.53	3.1%
Kilgore	June	\$722,977.48	\$703,967.74	2.6%
	Fiscal YTD	\$7,312,573.19	\$6,430,850.29	12.1%
Mount Pleasant	June	\$699,016.93	\$698,468.67	0.1%
	Fiscal YTD	\$6,535,001.89	\$6,177,416.08	5.5%
Sulphur Springs	June	\$699,016.93	\$698,468.67	0.1%
	Fiscal YTD	\$6,535,001.89	\$6,177,416.08	5.5%

\* Source: *Texas Comptroller of Public Accounts*

\* Note: All Net Payments represent collections conducted approx. 2 months prior



➤ **Workforce Data**

**Unemployment Rates in Anderson & Index Counties – April 2023:**

Anderson County – 3.2%

State of Texas – 4.0%

Henderson County – 4.3%

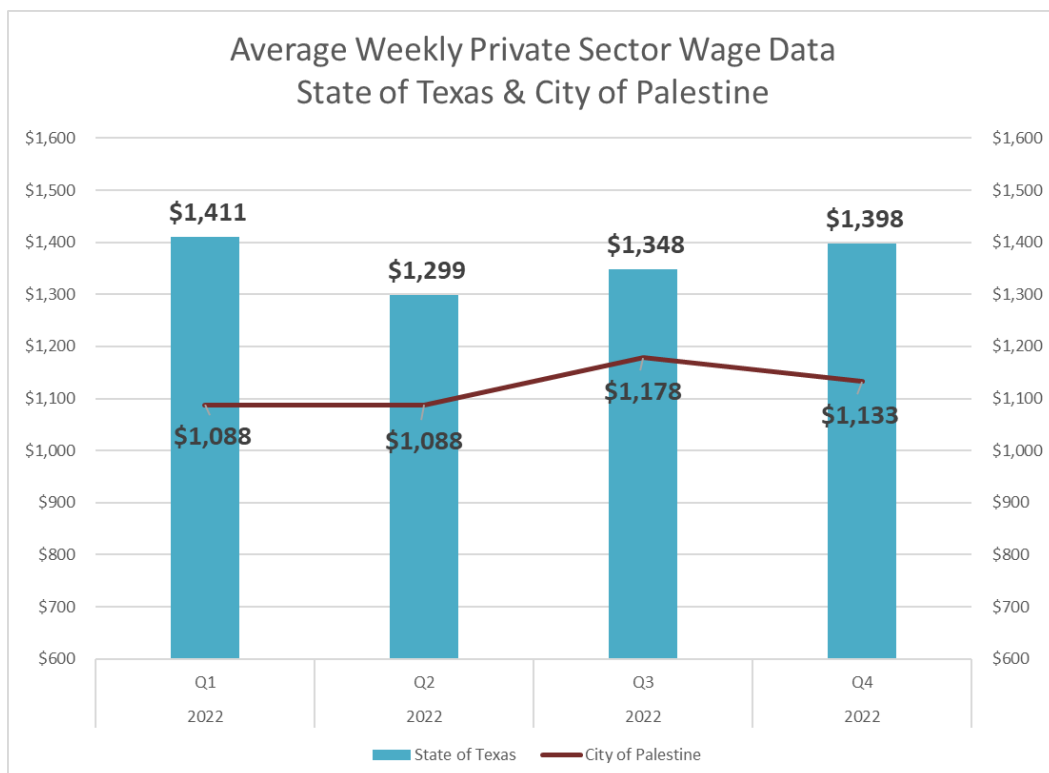
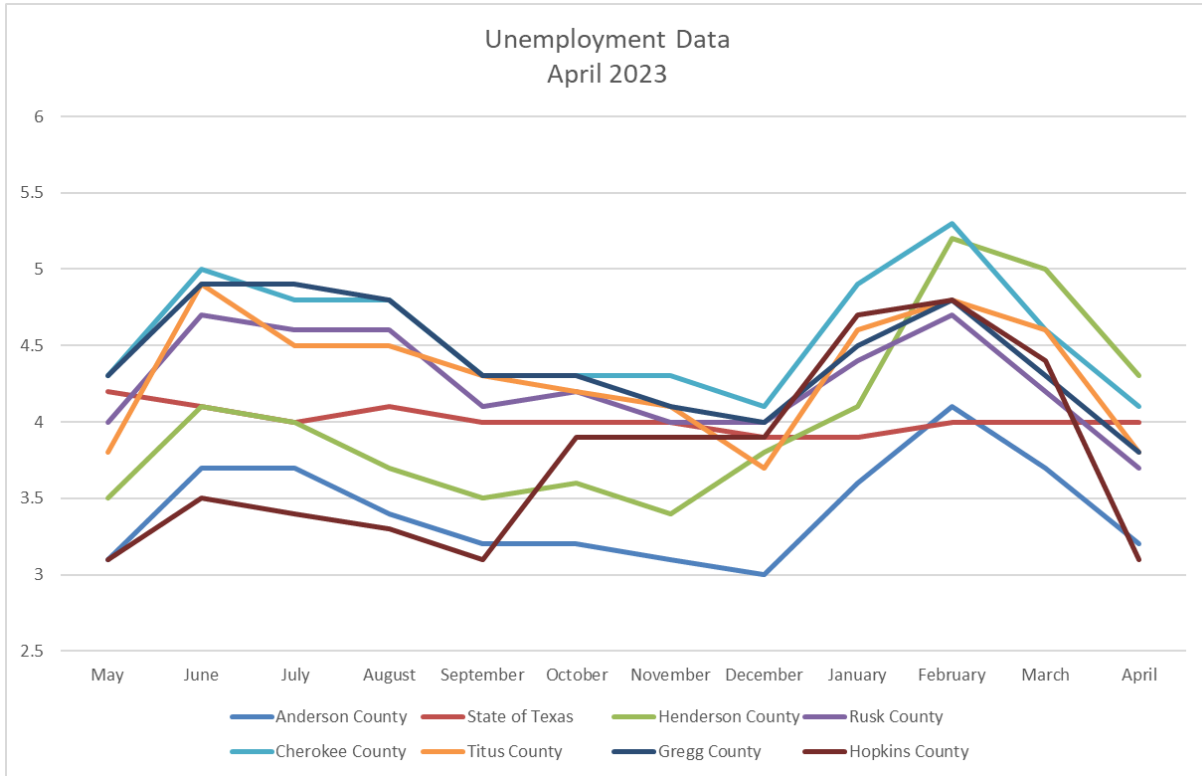
Rusk County – 3.7%

Cherokee County – 4.1%

Titus County – 3.8%

Gregg County – 3.8%

Hopkins County – 3.1%



Source: Texas Labor Market Information; Local Area Unemployment Statistics & Quarterly Census of Employment and Wages







Agenda Date: 06/13/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of PEDC Minutes from May 9, 2023.

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**SUMMARY:**

Consider approval of PEDC Minutes from May 9, 2023.

**RECOMMENDED ACTION:**

Staff recommends approval of PEDC Minutes from May 9, 2023.

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**Attachments**

PEDC Minutes 5.9.23

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, May 9, 2023, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell; Vice President Dan Bochsler; Secretary/Treasurer Kim Willmott; Directors: Joseph Thompson & Charles Drane.

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

Others Present: City Manager Teresa Herrera; Meagan Mikutis of Randle Law Office Ltd., L.L.P (via zoom).

**A. CALL TO ORDER**

With a quorum present, President Ben Campbell called the meeting to order at 10:03 a.m.

**B. PROPOSED CHANGES OF AGENDA ITEMS**

President Campbell struck items H. (3) & I. (3) from the agenda.

**C. PUBLIC COMMENTS**

There were none.

**D. CONFLICT OF INTEREST DISCLOSURES**

President Ben Campbell recused himself from all discussion and motions regarding Project Short Line. President Campbell currently serves as a board member of the Texas State Railroad Authority. All board members serve voluntarily and receive no financial remuneration.

Additionally, President Campbell stated that he is no longer in conflict of interest with Texas Futura, LLC.

**E. ITEMS FROM BOARD**

Director Drane provided a brief summary of his attendance at the 41st Annual Texas Aviation Conference held in Galveston, Texas from April 12th through 14th.

**F. DIRECTOR'S REPORT**

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- Summary of his attendance at the 41st Annual Texas Aviation Conference held in Galveston, Texas from April 12th through 14th.
- PEDC Director's monthly economic development activities.
- Golden Shovel – PEDC website re-design.
- Local Sales & Use Tax Summary
- Texas Labor Market Information Data – Regional Unemployment comparison.

## G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action to approve PEDC Minutes from April 11, 2023.

Motion by Vice President Bochsler, seconded by Secretary/Treasurer Willmott to approve item as presented. Upon vote, motion carried unanimously 5-0.

2. Discussion and possible action to approve PEDC's Financial Statement from April 2023.

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

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

The board reviewed the first draft of the budget proposal for the fiscal year 2023-2024. Upon review the following changes were proposed to be made to the item as presented:

- Line item 215-5-110-3051 to be maintained at \$4,000.00 and not as it was presented as \$3,000.00.
- Line item 215-5-111-3662 (Park Improvements) be funded by \$25,000.00 and renamed specifically for PISD in lieu of their approved Community Development Grant during fiscal year 2021-2022; the additional \$25,000.00 that is to be allocated to the City of Palestine Parks Department added to line item 215-5-111-3663 (Com Dev Grant - General).

4. Consideration of and possible action on Resolution No. R-02-23, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development and authorizing and directing staff to publish notice of the same.

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

5. Discussion and possible action regarding amendments to Fiscal Year 2021-2022 Community Development Grants for the Palestine YMCA & Palestine ISD.

Director Trahan and Administrative Assistant Lisa Bowman informed the board that the YMCA has declined the Community Development Grant due to inability to raise the funds on their end. A motion by Vice President Bochsler, seconded by Director Drane to approve the amendment for PISD's performance agreement as presented. Upon vote, motion carried unanimously 5-0.

6. Discussion and possible action deeming the Historic Downtown Grant project completed.

Motion by Vice President, seconded by Director Thompson to approve payment to the Historic Theater Downtown for work completed and satisfied the Downtown Grant. Upon vote, motion carried unanimously 5-0.

## **H. CLOSED SESSION**

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:38 a.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

President Campbell recused himself and exited the board meeting at 11:42 a.m.

a.) Project Short Line.

President Campbell reentered the board meeting at 12:26 p.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

a.) Texas Futura LLC.

## **I. RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board Meeting into open session at 12:41 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

a.) Project Short Line.

Motion by Director Thompson, seconded by Secretary / Treasurer Willmott to approve the Letter of Intent as presented with changes to paragraph 16, lines 1 & 11 regarding the 60-day period being changed to 120 days. Upon vote, motion carried unanimously 4-0 (President Campbell abstained).

2. Section 551.087 deliberation regarding Economic Development negotiations.

a.) Texas Futura LLC.

NO ACTION TAKEN

## **J. ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 12:43 p.m.

PASSED AND APPROVED THIS 13th DAY OF June 2023.

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Ben Campbell, President

ATTEST:

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Lisa Bowman, Administrative Assistant

DRAFT



Agenda Date: 06/13/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of PEDC Minutes from May 16, 2023.

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**SUMMARY:**

Consider approval of PEDC Minutes from May 16, 2023.

**RECOMMENDED ACTION:**

Staff recommends approval of PEDC Minutes from May 16, 2023.

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**Attachments**

PEDC Minutes 5.16.23

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

The Economic Development Board of the City of Palestine convened in a special called meeting on Tuesday, May 16, 2023, at 8:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: Vice President Dan Bochsler; Directors: Linda Dickens, Joseph Thompson & Charles Drane.

Staff present: PEDC Director Christophe Trahan

Others Present: City Manager Teresa Herrera; Megan Mikutis of Randle Law Office Ltd., L.L.P (via zoom).

**A. CALL TO ORDER**

With a quorum present, Vice President Dan Bochsler called the meeting to order at 8:31 a.m.

**B. PROPOSED CHANGES OF AGENDA ITEMS**

There were none.

**C. PUBLIC COMMENTS**

There were none.

**D. CONFLICT OF INTEREST DISCLOSURES**

There were none.

**E. DISCUSSION AND ACTION ITEMS**

1. Presentation by Randle Law Office regarding the provision of legal services and regarding legal services performed, underway, and contemplated.

Megan Mikutis of Randle Law Office Ltd., L.L.P gave a summary of the services that Randle Law Office Ltd., L.L.P provides to PEDC. This information included the following:

- Sample of Client Services
- Achievements
- Recent Experiences
- Recent Publications & Presentations
- Skills & Training
- Comparison data in lieu of charges for work done on behalf of PEDC

Attorney Mikutis concluded her presentation by answering any additional questions that the board had regarding the information that was presented.

2. Discuss the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of PEDC attorney.

The board and the EDC Director Trahan discussed Randle Law Firm Ltd., L.L.P's services and fees. No action was taken during the discussion.

**F. ADJOURN**

With no other business to come before the Board, Vice President Bochsler adjourned the meeting at 9:31 a.m.

PASSED AND APPROVED THIS 13th DAY OF June 2023.

\_\_\_\_\_  
Ben Campbell, President

ATTEST:

\_\_\_\_\_  
Lisa Bowman, Administrative Assistant

DRAFT





Agenda Date: 06/13/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consider approval of May 2023 PEDC Financial Statement.

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**SUMMARY:**

Consider approval of the May 2023 PEDC Financial Statement.

**RECOMMENDED ACTION:**

Staff recommends the approval of the May 2023 PEDC Financial Statement.

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Agenda Date: 06/13/2023

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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**Attachments**

Proposed Budget

			REVENUE						
FUND	GL ACCOUNT	GL NAME	2019-2020 ACTUAL	2020-2021 ACTUAL	2021-2022 ACTUAL	CURRENT BUDGET	CURRENT ACTUAL	PROPOSED BUDGET	
215-	4-1013	PEDC SALES TAX	1,069,949	1,134,746	1,367,338	1,039,394	792,025	1,100,055.89	
215-	4-1705.001	RENT - CARTMELL SUITE B	18,000	18,000	12,000	13,500	0	36,000	
215-	4-1705.004	RENT - RESULTS CO	172,283	208,915	233,397	215,444	125,676	161,583	
215-	4-1806	OTHER REVENUE	0	0	200	0	0		
215-	4-1807	ETEX FIBER RECAPTURE	0	15,232	205,086	150,000	267,893	365,000	
215-	4-1901	INTEREST REVENUE	16,767	13,035	10,666	15,000	30,777	40,000	
215-	4-1903	TAH LOAN PYMT	0	1,662	36,354	33,557	5,593	34,064	
<b>TOTAL</b>								<b>1,736,703</b>	

			EXPENSE						
FUND	GL ACCOUNT	GL NAME	2019-2020 ACTUAL	2020-2021 ACTUAL	2021-2022 ACTUAL	CURRENT BUDGET	CURRENT ACTUAL		
215-	5-110-1010	SALARIES & WAGES	0	144,843	91,001	125,555	50,285	125,555	
215-	5-110-1030	LONGEVITY	0	414	633	144	75	144	
215-	5-110-1031	CERTIFICATION PAY	0	479	1,721	0	0	0	
215-	5-110-1036	CELL PHONE ALLOWANCE	0	602	430	600	225	600	
215-	5-110-1040	SOCIAL SECURITY	0	11,258	7,408	9,616	3,950	9,616	
215-	5-110-1050	HEALTH INSURANCE	0	16,592	13,473	15,764	6,556	15,764	
215-	5-110-1061	WORKERS COMPENSATION	0	277	75	338	45	338	
215-	5-110-1070	RETIREMENT	0	21,298	13,796	17,761	7,144	17,761	
215-	5-110-2010	OFFICE SUPPLIES/EQUIPMENT	1,134	2,397	1,700	2,000	1,235	3,000	
215-	5-110-2020	POSTAGE	24	49	43	100	0	250	
215-	5-110-3010	LEGAL SERVICES	52,917	41,625	29,526	45,000	16,124	55,000	
215-	5-110-3020	AUDIT & ACCOUNTING SERVICES	5,000	0	5,000	5,000	3,763	5,000	
215-	5-110-3030	PROFESSIONAL SERVICES	0	6,525	0	5,000	8,395	50,000	
215-	5-110-3031	CONSULTANT SERVICES	0	10,745	0	5,000	0	20,000	
215-	5-110-3040	COMMUNICATIONS	4,812	2,586	2,222	250	765	6,000	
215-	5-110-3051	UTILITIES-WATER/SEWER	5,912	3,776	4,303	4,000	1,595	4,000	
215-	5-110-3080	MEMBERSHIP & SUBSCRIPTION	5,919	6,574	4,798	10,000	7,350	10,000	
215-	5-110-3082	TRAVEL AND TRAINING	4,444	4,064	5,207	10,000	649	10,000	
215-	5-110-3112	PRINTING SERVICES	433	2,958	2,934	2,500	1,502	3,000	
215-	5-110-3150	MARKETING SERVICES	18,436	26,320	12,300	40,000	12,825	50,000	
215-	5-110-3400	JANITORIAL SERVICES	0	0	4,100	4,100	2,515	17,700	
215-	5-110-4010	BUSINESS PARK MAINTENANCE	46,382	113,273	57,315	75,000	17,810	100,000	
215-	5-110-4500	UTILITIES - ELECTRIC	1,762	6,536	5,767	6,000	3,555	7,500	
215-	5-110-4503	PHONES/INTERNET	0	0	6,011	3,000	2,085	4,000	
215	5-110-5003	CAPITAL EXPENDITURES						157,549	
215-	5-110-5060	BUSINESS RETENTION/EXPANSION	150	487	2,103	15,000	0	15,000	
215-	5-110-5200	MEETING MEALS	193	1,159	1,305	2,000	1,172	3,000	
215-	5-110-8010	FURNITURE & OFFICE EQUIPMENT	460	0	0	1,000	103	2,000	
215-	5-111-3617	PROJECTS SUPPORT GRANTS	270,000	200,000	0	300,000	0	300,000	
215-	5-111-3662	ATHLETIC COMPLEX IMPROVEMENTS - PISD	9,780	0	0	50,000	0	25,000	
215-	5-111-3663	COM DEV GRANT-GENERAL PROGRAM	0	0	0	50,000	10,000	75,000	
215-	5-111-3664	BLDG IMPROVEMENT GRANT PROG	151,137	0	12,738	150,000	0	150,000	

215-	5-999-3220	TML INSURANCE	0	0	4,199	5,460	6,827	9,500
215-	5-999-6005	REVENUE BOND PRIN PAYMENT	0	328,386	381,130	393,580	46,480	393,580
215-	5-999-6050	BOND INTEREST EXP	0	711,877	61,111	58,577	21,830	58,577
215-	5-999-9010	TRANSFER TO/FROM GENERAL FUND	0	0	31,329	31,371	18,300	32,269
							<b>TOTAL</b>	<b>1,736,703</b>



Agenda Date: 06/13/2023  
To: Palestine Economic Development Corporation  
From: Lisa Bowman, Economic Development Admin  
Agenda Item: Consideration and possible action regarding Resolution No. R-03-23.

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**SUMMARY:**

Consideration and possible action regarding Resolution No. R-03-23, a resolution of the PEDC declaring PEDC's desire to undertake the acquisition of approximately 333 acres of land, that being valued at \$2,384,000.00, found by the PEDC's Board of Directors to promote or develop new or expanded business enterprises, those being the development, retention, and expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities, that will lead to the creation or retention of primary jobs.

**RECOMMENDED ACTION:**

Staff recommends approval of Resolution No. R-3-23.

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**Attachments**

Project Declaration  
Public Notice

**PEDC RESOLUTION NO. R-3-23**

**A RESOLUTION OF THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION, A “TYPE B” ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING PROJECTS OF THE CORPORATION, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING**

**WHEREAS**, the **Palestine Economic Development Corporation (the "PEDC")** was created by the City of Palestine, Texas, a home-rule municipality with an estimated population of approximately 18,750 (**the "City"**), in accordance with and pursuant to Chapters 501 and 505 of the Local Government Code, as amended (**the "Local Government Code"**); and,

**WHEREAS**, consistent with Section 501.004 of the Local Government Code, the PEDC wishes to participate in a project, as that term is defined under Chapter 501 of the Local Government Code, to directly incentivize the economic development of the City through the development and diversification of the economy, the elimination of unemployment and underemployment, and the development and expansion of commerce within the State of Texas; and,

**WHEREAS**, the PEDC wishes to participate in a specific type of project, that consisting of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the PEDC’s Board of Directors to be (1) for the creation of primary jobs and (2) required or suitable for the development, retention, or expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities (Section 501.101, Local Government Code); and,

**WHEREAS**, furthermore, the PEDC wishes to participate in a specific type of project, that consisting of certain infrastructure improvement projects found by the PEDC’s Board of Directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, more specifically limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvements, and related improvements (Section 501.103, Local Government Code); and,

**WHEREAS**, moreover, the PEDC wishes to participate in a specific type of project, that consisting of land, buildings, equipment, facilities, and improvements found by the PEDC’s Board of Directors to promote or develop new or expanded business enterprises that create or retain primary jobs (Section 505.155, Local Government Code); and,

**WHEREAS**, in furtherance of its intent as outlined above, the PEDC desires to undertake the following (**the "Projects" or, collectively, the "Project"**):

- a. The acquisition of approximately 333 acres of land, that being valued at \$2,384,000.00, found by the PEDC’s Board of Directors to promote or develop new or expanded business enterprises, those being the development, retention, and expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities, that will lead to the creation or retention of primary jobs (**the "Project Property"**).

- b. Certain associated infrastructure improvement projects found by the PEDC’s Board of Directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises on the Project Property, more specifically limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvements, and related improvements, with such infrastructure improvement projects to be determined at a later date but the value of which is intended to be recaptured by the PEDC in its future negotiations with such new and expanded business enterprises, which such infrastructure improvement projects are intended to benefit and which shall be declared and made public in accordance with and pursuant to Chapters 501 and 505 of the Local Government Code.

**WHEREAS**, the PEDC wishes to participate in these Projects during FY 2022-2023 and, through such desire, after careful contemplation, wishes to memorialize, declare, and publish its intent to participate in such Projects;

**WHEREAS**, it is hereby officially found and determined that the PEDC Meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose at which it was considered and approved was given in accordance with Chapter 551 of the Government Code;

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PEDC THAT:**

**Section 1.** The above and foregoing premises and recitals are true and correct and are incorporated herein and made a part hereof for all purposes.

**Section 2.** As authorized by Sections 501.101, 501.103, and 505.155 of the Local Government Code, the PEDC hereby proposes to undertake the Projects, as they have been described above, to promote or develop new or expanded business enterprises that will lead to the creation or retention of primary jobs.

**Section 3.** The PEDC hereby finds that the funds expended will be used for eligible “costs” of “projects” as those terms are defined in Chapters 501 and 505 of the Local Government Code.

**Section 4.** As required by Section 505.159 of the Local Government Code, the PEDC hereby sets a public hearing for such Projects on July 11, 2023, at 10:00 a.m., at its regularly scheduled meeting, the agenda and location for which will be posted no less that seventy-two (72) hours ahead of time on a bulletin board at a place convenient for the public and at [www.palestinetexas.net](http://www.palestinetexas.net).

**Section 5.** The PEDC hereby authorizes and directs staff to publish public notice of the Projects and the public hearing to be held on the Projects in the newspaper of general circulation, that being the Palestine Herald Press.

**PASSED AND APPROVED this 13th day of June 2023.**

**Dan Bochsler, *Vice President***  
*(executing in lieu due to conflict of interest)*

**ATTEST:**

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**Kim Willmott, *Secretary***  
**Palestine Economic Development Corporation**

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# PUBLIC NOTICE

## OF PROJECTS

### PROPOSED TO BE UNDERTAKEN BY

THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION (THE "PEDC"),  
A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION

The PEDC, a "Type B" Economic Development Sales Tax Corporation, organized under Chapters 501 and 505 of the Local Government Code, hereby gives notice, pursuant to 505.159 of the Local Government Code, that the PEDC has proposed to undertake the following projects (the "Projects" or, collectively, the "Project"):

- a. The acquisition of approximately 333 acres of land, that being valued at \$2,384,000.00, found by the PEDC's Board of Directors to promote or develop new or expanded business enterprises, those being the development, retention, and expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities, that will lead to the creation or retention of primary jobs (the "Project Property").
- b. Certain associated infrastructure improvement projects found by the PEDC's Board of Directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises on the Project Property, more specifically limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvements, and related improvements, with such infrastructure improvement projects to be determined at a later date but the value of which is intended to be recaptured by the PEDC in its future negotiations with such new and expanded business enterprises, which such infrastructure improvement projects are intended to benefit and which shall be declared and made public in accordance with and pursuant to Chapters 501 and 505 of the Local Government Code.

The PEDC wishes to participate in this Project, as "project" is defined under Chapter 501 of the Local Government Code, to directly incentivize the economic development of the City through the development and diversification of the economy, the elimination of unemployment and underemployment, and the development and expansion of commerce within the State of Texas.

This Project is a specific type of project, that consisting of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the PEDC's Board of Directors to be (1) for the creation of primary jobs and (2) required or suitable for the development, retention, or expansion of manufacturing, industrial, research and development, transportation, sewage or solid waste disposal, distribution, warehouse, or regional or national corporate headquarters facilities (Section 501.101, Local Government Code). Furthermore, this Project is a specific type of project, that consisting of certain infrastructure improvement projects found by the PEDC's Board of Directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, more specifically limited to streets and roads, rail spurs, water and sewer utilities, electric utilities, gas utilities, drainage, site improvements, and related improvements (Section 501.103, Local Government Code). Moreover, this Project is a specific type of project, that consisting of land, buildings, equipment, facilities, and improvements found by the PEDC's Board of Directors to promote or develop new or expanded business enterprises that create or retain primary jobs (Section 505.155, Local Government Code).

The Palestine Economic Development Corporation will conduct a public hearing to solicit citizen input regarding the Project identified and described above. The public hearing will be held on July 11, 2023, at 10:00 a.m., at the PEDC's regularly scheduled meeting, the agenda and location for which will be posted no less than seventy-two (72) hours ahead of time on a bulletin board at a place convenient for the public and at [www.palestinetexas.net](http://www.palestinetexas.net). Interested citizens are encouraged to attend and offer their comments.

For more information, please contact:

Palestine Economic Development Corporation  
Telephone: (903) 729-4100

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