

PEDC MEETING MINUTES

PEDC Regular Meeting held on Thursday, January 20, 2022

Those in Attendance:

Ben Campbell, Vice President
Linda Dickens, Secretary/Treasurer
Charles Drane, Director
Joseph Thompson, Director
Suzanne Eiben, Director
Kim Willmott, Director
Andrew Sibai, City Finance Director
Teresa Herrera, City Manager
Greg Laudadio, PEDC Interim Director


- A. **CALL TO ORDER: Meeting was called to order at 11:34 am.**
- B. **PROPOSED CHANGES OF AGENDA ITEMS: None**
- C. **PUBLIC COMMENTS: None**
- D. **CONFLICT OF INTEREST DISCLOSURES: None**
- E. **ITEMS FROM BOARD: None**
- F. **DIRECTOR'S REPORT**
 - 1. Director's Report
Director's report was presented including an end of year recap of 2021.
- G. **DISCUSSION AND ACTION ITEMS**
 - 1. Consider approval of PEDC Minutes from 12/16/2021
Motion to approve the minutes as presented was made by Kimberly Willmott and second by Linda Dickens. Upon vote, motion to approve passed unanimously.
 - 2. Consider approval of PEDC December Financials
A request was made by Ben Campbell to Andrew Sibai to include debt service balances on a quarterly basis. Motion to approve the financial statement as presented was made by Suzanne Eiben, second by Linda Dickens. Upon vote, motion to approve passed unanimously.
 - 3. Election of Officers for 2022
Motion to nominate Ben Campbell as President was made by Linda Dicken and second by Suzanne Eiben. Upon vote, motion passed unanimously.
Motion to nominate Suzanne Eiben as Vice President was made by Linda Dickens and second by Joseph Thompson. Upon vote, motion passed unanimously.
Motion to nominate Kimberly Willmott as Secretary/Treasurer was made by Linda Dickens and second by Suzanne Eiben. Upon vote, motion passed unanimously.
- I. **CLOSED SESSION: Convened at 11:55 am.**

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: Property in the Willow Creek Business Park.
 - 2. Section 551.087 deliberation regarding Economic Development negotiations: Project #1031.
- J. **RECONVENE IN REGULAR SESSION: Reconvened at 12:59 pm.**

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property: Take any action necessary concerning property in the Willow Creek Business Park.
No action taken.
 2. Section 551.087 deliberation regarding Economic Development negotiations: Take any action necessary concerning Project #1031.
Motion to "Approve infrastructure assistance in support of Kim's Convenience Store #45 by providing up to \$50,000 to the City of Palestine for sewer pump upgrades to the North Jackson St. lift station" was made by Suzanne Eiben and second by Linda Dickens. Upon vote, motion passed unanimously.
- K. **ADJOURNMENT: The meeting was adjourned at 1:00 pm.**

Certification:



Ben Campbell, Board President



Greg Laudadio, PEDC Interim Director