

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 Monday, November 20, 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; City of Palestine Finance Director Andrew Sibai

A. CALL TO ORDER

With a quorum present, President Campbell called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

President Campbell proposed to have item G.5 moved to be discussed between items J & K.

C. PUBLIC COMMENTS

City Manager Teresa Herrera gave a brief overview of the staff changes that are taking place at the KPSN Airport located in Palestine, TX.

D. CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussions regarding Texas Futura, LLC.

E. ITEMS FROM BOARD

There were none.

F. DIRECTOR'S REPORT

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

- Retail Sector Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment comparison.
- PEDC marketing team (Golden Shovel) interviewing new KPSN Airport Manager, Jeff Jeffcoat, for an article to be posted on the EDC Website and to be circulated via social media and press release.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from October 10, 2023

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

2. Consider approval of PEDC Minutes from October 23, 2023

Motion by Director Thompson, seconded by Secretary/Treasurer Willmott to approve item as presented. Upon vote, the motion carried unanimously 4-0 (abstained: President Ben Campbell).

3. Consider approval of the October 2023 Financial Report.

Director Suzanne Eiben entered the board meeting at 10:05 a.m.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, the motion carried unanimously 6-0.

4. Discussion and possible action regarding A&R Treasures Downtown Grant Application in the amount of \$26,200.00.

Alex Rodriguez, owner of A&R Treasures, presented to the board his Downtown Grant application requesting funds in the amount of \$26,200.32 for the costs of installing a new HVAC system for his business.

Motion by Director Thompson, seconded by Vice President Bochsler to approve the Downtown Grant application for A&R Treasures in the amount of \$26,200.32. Upon vote, the motion carried unanimously 6-0. Director Trahan will draft the performance agreement for A&R Treasures and present it to City Council on December 11, 2023 for approval.

6. Discussion and possible action regarding the termination of the Purchase Option Agreement with Blue Cord Devgroup, LLC.

Director Trahan presented to the board a termination document for the Purchase Option Agreement between PEDC and Blue Cord Devgroup, LLC. This agreement involved acquiring a parcel of land in the WCBP for the development of a VA Clinic. Due to the Federal Government's cancellation of the project, the agreement will have to be terminated.

Motion by Director Thompson, seconded by Vice President Bochsler to approve item as presented. Upon vote, the motion carried unanimously 6-0.

7. Discussion and possible action regarding budgetary amendments to PEDC's fiscal year 2023-2024 budget.

Director Trahan requested board approval to adjust PEDC's Project Support Grant budget line item, raising it from \$300,000 to \$800,000. This adjustment is needed to accommodate PEDC's financial assistance of \$500,000 for TVCC's construction project at their Palestine, TX campus.

Motion by Vice President Bochsler, seconded by Director Eiben to increase PEDC's Project Support Grant budget line item from \$300,000 to \$800,000. Upon vote, the motion carried unanimously 6-0.

H. PUBLIC HEARINGS

1. Public Hearing regarding PEDC offering an economic development grant to incentivize LS Tractor USA, LLC.

- a.) Open Public Hearing – President Campbell opened the public hearing at 10:26 a.m.
- b.) Receive Public Comments – There were none
- c.) Close Public Hearing- President Campbell closed the public hearing at 10:27 a.m.

I. CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:28 a.m.

President Campbell recused himself from the board meeting at 10:28 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- a.) Texas Futura, LLC./Lonestar Oil Tech, LLC.

J. RECONVENE IN REGULAR SESSION

President Campbell re-entered the board meeting at 10:46 a.m.

President Campbell reconvened the Board Meeting into open session at 10:47 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

Take any action regarding:

- a.) Texas Futura, LLC./Lonestar Oil Tech, LLC. – NO ACTION TAKEN

G. DISCUSSION AND ACTION ITEMS


5. Discussion and possible action regarding the PEDC Performance Agreement with Texas Futura LLC. & Lone Star Oil Tech, LLC.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, the motion carried unanimously 5-0 (abstained: President Ben Campbell).

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 10:48 a.m.

PASSED AND APPROVED THIS 12th DAY OF December 2023.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant