

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, February 14, 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: Linda Dickens, Joseph Thompson, Suzanne Eiben & Charles Drane.

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

Others Present: Finance Director Andrew Sibai; Megan J. Mikutis of Randle Law Office Ltd., L.L.P.

CALL TO ORDER

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

PROPOSED CHANGES OF AGENDA ITEMS

President Campbell proposed to have Closed Session item, 2. Section 551.087 deliberation regarding Economic Development negotiations: c.) Texas Futura, LLC., moved to be discussed after G. Discussion and Action Items 2. Consider approval of the January 2023 PEDC Financial Statement. After which the board will reconvene into Regular Session to take any action regarding Section 551.087 deliberation regarding Economic Development negotiations: c.) Texas Futura, LLC. President Campbell recused himself from this Closed Session item.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussion and motions regarding Texas Futura, LLC.

ITEMS FROM BOARD

There were none.

DIRECTOR'S REPORT

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

- PEDC Director's monthly economic development activities
- Texas Labor Market Information Data – Regional Unemployment comparison.
- Retail sector data from Texas State Comptroller – City, County, & Index City.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from January 19, 2023.

Motion by Vice President Bochsler, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 7-0.

2. Consider Approval of January 2023 PEDC Financial Statement.

Motion by Director Thompson, seconded by Director Drane to approve item as presented. Upon vote, motion carried unanimously 7-0.

President Campbell recused himself and exited the board meeting at 10:11 a.m.

CLOSED SESSION

Vice President Campbell announced the Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:11 a.m. (President Campbell recused himself)

Director Dickens exited the board meeting at 10:27 a.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

c.) Texas Futura, LLC.

RECONVENE IN REGULAR SESSION

Vice President Bochsler reconvened the board meeting into open session at 10:41 a.m.

President Campbell entered back into the Board Meeting at 10:41 a.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding section 551.087 deliberation regarding Economic Development negotiations.

c.) Texas Futura, LLC. – Motion by Director Thompson, seconded by Treasurer / Secretary Willmott to obtain necessary survey services not to exceed \$20,000. All surveying will involve 3 parcels located inside the Willow Creek Business Park for Texas Futura, LLC. Upon vote, motion carried 5-0 (abstained: President Ben Campbell).

DISCUSSION AND ACTION ITEMS

3. Consideration of and possible action on Resolution No. R-01-23, a resolution of the PEDC declaring a project of the PEDC offering an economic development grant to incentivize Texas Futura, LLC, to expand its business operations to the City by granting certain incentives, those consisting of land and other direct cash incentives consisting of the expenditure and rebate of sales tax funds, in an amount not to exceed \$150,000.00, in exchange for the creation of thirty-five (35) fulltime primary jobs and a capital investment of approximately \$6.6 million within the

boundaries of the PEDC's Willow Creek Business Park; setting a public hearing; and authorizing and directing staff to publish notice of the same.

Motion by Director Drane, seconded by Director Thompson to approve Resolution No. R-01-23 as presented. Upon vote, motion carried 5-0 (abstained: President Ben Campbell).

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:46 a.m.

Secretary / Treasurer Willmott exited the board meeting at 12:13 p.m.

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

- a.) 100 Willow Creek Pkwy., Ste B.
- b.) Prospect# 1059.

2. Section 551.087 deliberation regarding Economic Development negotiations.

- a.) PEDC / TVCC
- b.) Incentive proposal for Prospect# 1060

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 12:23 p.m.

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

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

- a.) 100 Willow Creek Pkwy., Ste B. - Motion by Vice President Bochsler, seconded by Director Thompson to approve the LOI as presented by Swearingen Realty, LLC. for the leasing of Suite B. Upon vote, motion carried unanimously 5-0.
- b.) Prospect# 1059. – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding Section 551.087 deliberation regarding Economic Development negotiations.

- a.) PEDC / TVCC – NO ACTION TAKEN
- b.) Incentive proposal for Prospect# 1060. – NO ACTION TAKEN

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 12:26 p.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 14th DAY OF March 2023.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant