

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.


Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant