

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, June 13, 2023, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: Vice President Dan Bochsler; Secretary/Treasurer Kim Willmott; Directors: Linda Dickens, Joseph Thompson & Charles Drane.

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

Others Present: 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 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

Vice President Bochsler proposed to have H. Closed Session, item 1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property: a.) Project Short Line, b.) prospect#1063, moved to be discussed after section G. (4) Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024. After which the board will reconvene into Regular Session to take any action regarding H. Closed Session, item 1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property: a.) Project Short Line, b.) Prospect#1063.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

There were none.

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:

- PEDC Director's monthly economic development activities.
- Retail Sector Data for Local Sales & Use Tax
- Texas Labor Market Information Data – Regional Unemployment comparison & Wage data.

City of Palestine Finance Director, Andrew Sibai, entered the board meeting at 10:03 a.m.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from May 9, 2023

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

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

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

3. Discussion and possible action to approve PEDC's Financial Statement from May 2023.

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

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

Director Suzanne Eiben entered the board meeting at 10:11 a.m.

The following proposals were made by Director Trahan for PEDC's Budget for fiscal year 2023-2024:

Line item – **PEDC Sales Tax**: Increase to \$1,250,055.00
Capital Expenditures: Increase to \$307,549
Membership & Subscriptions: Increase to \$20,000.00

Board directed staff to meet and discuss the Salaries & Wages line item with City Manager and HR Manager for the City of Palestine to determine a proposed budget amount.

H. CLOSED SESSION

Vice President Bochsler announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:47 a.m.

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

Vice President Bochsler reconvened the Board Meeting into open session at 11:38 a.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 – NO ACTION TAKEN
- b.) Prospect# 1063. – NO ACTION TAKEN

G. DISCUSSION AND ACTION ITEMS

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.

Motion by Director Thompson, seconded by Secretary/Treasurer Willmott to approve Resolution No. R-03-23 as presented and authorizing and directing staff to publish notice. Upon vote, motion carried unanimously 6-0.

ADJOURN


With no other business to come before the Board, Vice President Bochsler adjourned the meeting at 11:40 a.m.

PASSED AND APPROVED THIS 11th DAY OF July 2023.

ATTEST:



Lisa Bowman, Administrative Assistant



Ben Campbell, President