

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 14, 2024, 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: Charles Drane, Linda Dickens, Joseph Thompson, Veer Patel, Firouz Haghighi.

Staff present: PEDC Director Christophe Trahan

Others Present: City of Palestine Finance Director Andrew Sibai

A. CALL TO ORDER

With a quorum present, Vice President Dan Bochsler called the meeting to order at 10:01 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

There were none.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

There were none.

E. ITEMS FROM BOARD

Vice President Bochsler introduced the new members of the board, Veer Patel & Firouz Haghighi.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.

- Introduction to the new CEO of Verdant Special Solutions
- Introduction to the new CEO of Palestine Regional Medical Center
- Ground Breaking for Texas Futura, LLC.
- Meeting with Congressman Ellzey at PCD Works Facility
- Attendance at the Annual 2024 Aviation Conference
- Retail Sector Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment Comparison.

City Manager Teresa Herrera entered the board meeting at 10:14 a.m.

2. Review monthly Marketing Analyst Report.

- Virtual Tour of 200 Vista Ridge and the Willow Creek Business Park is now available on PEDC's website.
- Continuation of partnering with SBDC for Small Business Education Seminars.

G. DISCUSSION AND ACTION ITEMS

1. Presentation by Express Employment regarding partnering with PEDC to host LEAP at Lunch program.

Presentation by Evan Young and Sarah Anderson with Express Employment regarding partnering with PEDC to host a LEAP at Lunch program, recently renamed Management Essentials, to provide a series of monthly management training workshops to further the skills and habits of local managers.

Motion by Director Thompson, seconded by Secretary/Treasurer Willmott to have \$4,200.00 allocated from PEDC's Business Retention/Expansion budget line for the purpose of providing 12 scholarships for Express Employment's Management Essentials Program, and for Director Trahan to sign a Memorandum of Understanding to facilitate these courses.

2. Discussion and possible action regarding the appointment of the Palestine Economic Development Board Officers for 2024.

Vice President Bochsler announced President Campbell's resignation from the board, effective April 12, 2024, and called for the board to nominate new officers pursuant to the PEDC By-Laws.

- a.) President
- b.) Vice President
- c.) Secretary/Treasurer

Motion by Secretary/Treasurer Willmott, seconded by Director Dickens to appoint Dan Bochsler as PEDC Board President for 2024. Upon vote, motion carried unanimously 7-0.

Motion by Director Dickens, seconded by Director Thompson to appoint Kim Willmott as PEDC Board Vice President for 2024. Upon vote, motion carried unanimously 7-0.

Motion by Director Haghighi, seconded by Director Dickens to appoint Charles Drane as PEDC Board Secretary/Treasurer for 2024. Upon vote, motion carried unanimously 7-0.

3. Consider approval of PEDC Minutes from April 9, 2024.

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

4. Consider approval of the April 2024 Financial Report.

Administrative Assistant Lisa Bowman entered the board meeting at 11:29 a.m.

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

5. Discussion and possible action regarding PEDC's Budget for fiscal year 2024-2025.

Director Trahan presented and discussed with the board the 1st draft of the proposed budget for fiscal year 2024-2025.

NO ACTION TAKEN

6. Consideration and possible action on Resolution No. R-2-24, a resolution of the PEDC declaring projects of the PEDC offering economic development and authorizing and directing staff to publish notice of the same.

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

7. Consideration and possible action regarding a Consultant Agreement between PEDC and TG Mullins Consulting, LLC.

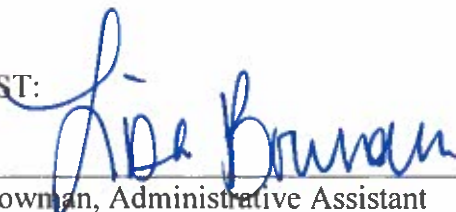
Motion by Director Drane, seconded by Director Dickens to enter into a consulting agreement with TG Mullins Consulting, LLC. based on the discussion amongst the board and that the board be kept advised on the actions associated with the agreement. Upon vote, motion carried unanimously 7-0.

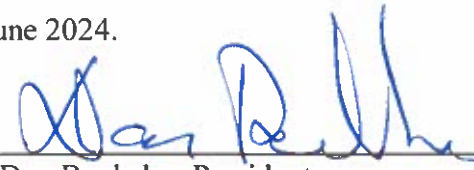
ADJOURN

With no other business to come before the Board, President Bochsler adjourned the meeting at 12:34 p.m.

PASSED AND APPROVED THIS 11th DAY OF June 2024.

ATTEST:


Lisa Bowman, Administrative Assistant


Dan Bochsler, President