

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, April 9, 2024, 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: Charles Drane, Joseph Thompson.

Staff present: PEDC Director Christophe Trahan, Marketing Analyst Will James, Administrative Assistant Lisa Bowman

Others Present: City Manager Teresa Herrera, the City of Palestine Finance Director Andrew Sibai. Linda McDonald & Cassie Severn, board members with Palestine Community Theatre.

Via Zoom: Kevin Fuhr, owner of the Historic Palestine Event Center.

A. CALL TO ORDER

With a quorum present, President Campbell 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

There were none.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.

- Texas Labor Market Information Data – Regional Unemployment Comparison.
- A first draft of PEDC's budget proposal for fiscal year 2024-2025 to be completed for review at the next meeting.

2. Review monthly Marketing Analyst Report.

- Boosted Facebook posts & content.
- Completion of PEDC's Website re-design.
- Article submitted to Business Xpansion.

- Completion of 360 Virtual tour from DroneStar for 200 Vista Ridge & the Willow Creek Business Park.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from March 12, 2024.

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

2. Consider approval of PEDC Minutes from March 28, 2024.

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

3. Consider approval of the March 2024 Financial Report.

Motion by Vice President Bochsler, seconded by Secretary/Treasurer Willmott to approve the item as presented. Upon vote, the motion carried unanimously 5-0.

4. Discussion and presentations regarding Downtown Grant Applications & Performance Agreements.

- a.) 213 W. Crawford – Palestine Community Theatre.

Linda McDonald, board member of the Palestine Community Theatre, presented to the board the Downtown Grant application requesting funds in the amount of \$60,000.00 for the costs of installing a new HVAC system for the business.

NO ACTION TAKEN

- b.) 201 W. Crawford – The Historic Palestine Event Center.

Kevin Fuhr, owner of The Historic Palestine Event Center, presented to the board the Downtown Grant application requesting funds in the amount of \$37,125.00 for the costs of installing a new HVAC system for the business.

NO ACTION TAKEN

5. Discussion and possible action regarding an invoice for the East Texas Council of Governments Regional Broadband Project.

Director Trahan presented to the board an invoice from ETCOG for matching funds from all EDC's in the East Texas region for their Regional Broadband Project.

Motion by Vice President Bochsler, seconded by Director Drane to approve the item as presented.

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

Motion by Vice President Bochsler, seconded by Director Dran to approve the item as presented and funds be distributed from PEDC's Project Support Grant budget line. Upon vote, the motion carried unanimously 5-0.

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

Director Trahan requested boards approval for the adjustment of the following PEDC budget line items:

- Com Dev Grant-General Program - Increase from \$75,000 to \$115,000 - To accommodate the cost of an approved Community Development Grant during PEDC's previous fiscal year in the amount of \$40,000.
- Professional Services – After discussion with the board, no increase is requested.
- Bldg Improvement Grant Program – Increase from \$150,000 to \$250,000 to expand the Downtown Grant program that for fiscal year 2023-2024.

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

7. Discussion and possible action regarding a private utility easement for Lonestar Oil Tech, LLC.

Motion by Director Thompson, seconded by Vice President Bochsler to approve the item as presented of PEDC granting Lonestar Oil Tech, LLC. 0.142 acres of a private natural gas utility easement located in the Willow Creek Business Park. Upon vote, the 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 11:04 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; or to deliberate the offer of a financial or other incentive to a business prospect.

a.) 213 W. Crawford – Palestine Community Theatre.

b.) 201 W. Crawford – The Historic Palestine Event Center.

I. RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 11:16 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.) 213 W. Crawford – Palestine Community Theatre.

Motion by Vice President Bocshler, seconded by Director Thompson to approve the Downtown Grant application and Performance Agreement for the Palestine Community Theatre in the amount of \$60,000. Upon vote, the motion carried unanimously 5-0.

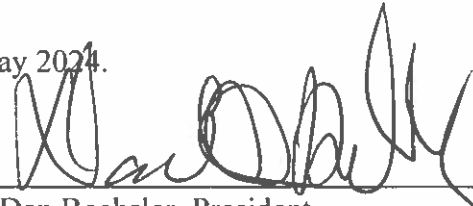
b.) 201 W. Crawford – The Historic Palestine Event Center.

Motion by Director Thompson, seconded by Secretary/Treasurer Willmott to approve the Downtown Grant application and Performance Agreement for The Historic Palestine Event Center in the amount of \$37,125. Upon vote, the motion carried unanimously 5-0.

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 11:19 a.m.

PASSED AND APPROVED THIS 14th DAY OF May 2024.



Dan Bochler, President

ATTEST:



Lisa Bowman, Administrative Assistant