

Larry Weber, President
Kurt Herrington, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member
Will Brule, Board Member



Leslie Cloer, City Manager/Acting ED Director
Terry Johnson, ED Project Manager

Minutes from April 23, 2020 Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Virtual Regular Meeting on Thursday, April 23, 2020 at 11:30 am, with all seven PEDC Board members present: Chair Larry Weber, Charles Drane, Ben Campbell, Linda Dickens, Michael Page, Kurt Herrington, and Will Brule.

Others present: City Manager and Acting Economic Development Director Leslie Cloer, Teresa Herrera, City Secretary; and Economic Development Project Manager Terry Johnson. Local citizens joined the regular meeting session.

- A. CALL TO ORDER** – With a quorum present, Larry Weber called the Virtual Regular Meeting to order at 11:35 am.
- B. PROPOSED CHANGES OF AGENDA ITEMS** – There were no proposed changes.
- C. PUBLIC COMMENTS** – Facebook Live Stream was not set up for public comments and will be moved to the open meeting.
Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so after completing the required Request to Speak form. All comments must be no more than 5 minutes in length. Any comments regarding items not on the posted agenda may not be discussed or responded to by the board. – There was no public comment in the virtual que thus far in the meeting.
- D. CONFLICT OF INTEREST DISCLOSURES** – There were no conflict of interest disclosures.
- E. CLOSED SESSION – 11:38 am**
The Board will go into Closed Session pursuant to TGC, Section 551.087 regarding Economic Development, Section 551.072 regarding deliberations about Real Property, and Section 551.074 regarding Personnel Matters.
- 1) Discuss personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; specifically of the economic development director.
 - 2) Discussion and update regarding Project Potter.
 - 3) Discussion and update regarding Loop 256 re-zoning project
 - 4) Discussion and update on Magnum Opus Ventures.
 - 5) Discussion and update regarding mall pad site 2.

F. RECONVENE IN REGULAR SESSION – 1:02 pm

The PEDC Board reconvened into Regular Session at 12:36 pm and took the following three actions from the closed session portion of the meeting. Items 4 and 5 were discussed in open session.

- 1) Michael Page made motion; seconded by Will Brule, to move forward with the PEDC Director candidate to City Council for vote as recommended by Leslie Cloer, City Manager & Acting Economic Development Director; motion carried. A roll call vote was completed due to virtual meeting, with all seven PEDC Board members voting yes.
- 2) Charles Drane made motion; seconded by Linda Dickens to move forward with legal counsel work for Magnum Opus Ventures; motion carried. A roll call vote was completed due to virtual meeting, with all seven PEDC Board members voting yes.
- 3) Ben Campbell made motion; seconded by Linda Dickens to move forward with legal counsel work on Mall Pad Site 2; motion carried. A roll call vote was completed due to virtual meeting, with all seven PEDC Board members voting yes.
- 4) Discuss extension to Purchase and Sale Agreement between City of Palestine and EDC for Palestine Mall. – The City Manager explained due to Covid-19, there is some delay in project funding for our buyer. Some Palestine Mall repairs need to be addressed, so there is a need to push back the date for the City of Palestine sale of the mall to PEDC. This extra time allows the City of Palestine to meet all the legal obligations and collect the May and June 2020 rents. After some discussion, Will Brule made motion; seconded by Ben Campbell to delay the sale date until 7-1-20. A roll call vote was completed due to virtual meeting, with all seven PEDC Board members voting yes.
- 5) Discuss extension to Purchase and Sale Agreement between PEDC and Christon Company for Palestine Mall -- Larry Weber stated this vote was for the PEDC to sell the mall to Christon Company. Charles Drane made motion to extend the Palestine Mall purchase and sale agreement between PEDC and Christon Company to 7-1-20; second by Michael Page; motion carried. A role call vote was completed due to virtual meeting, with all seven PEDC Board members voting yes.

The PEDC moved back to Item C on Agenda, Public Comments, and there were no public comments for this meeting.

G. ITEMS FROM THE BOARD – None

H. DIRECTOR'S REPORT

1. With Covid-19 and social distancing, the City of Palestine and the PEDC are still needing Connected Nation online surveys to be completed. The Anderson County Extension Agent Office is helping us with the farmers and ranchers in Anderson County. Our K-12 education group has 32% online survey completion rate, residential has a 62% completion rate, and businesses have a 71% completion rate. Overall, our completion rate is at 62%, and we need to do better. I'm asking our Board and all citizens to get the online surveys completed and tell people they know about the survey found at <https://www.myconnectedcommunity.org/anderson-county/>

2. Fikes Wholesale received Chapter 312 Tax Abatement Reinvestment Zone approval at the Palestine City Council meeting on 2-10-20 and tax abatement was approved by Anderson County on 02-24-20. Fikes Wholesale tax abatement is for 5 years. The business will have multi-station gas pumps and have a restaurant.
3. The second O'Reilly Auto Parts store opened with no incentive package.
4. The City of Palestine received packets for qualifications for engineering services to make the sports complexes and athletic fields ADA compliant. All firms who sent packets will get to come to our Palestine parks and see for themselves what we need to accomplish.

I. APPROVAL OF MINUTES

- 1) Consider approval of minutes from the February 18, 2020 meeting. There was a \$20 adjustment on the grant amount that will be funded to Kaycee Hamilton and Mark Stoup, making the total amount of their matching grant, \$19,420. The motion to approve the 02-18-20 PEDC Board minutes made by Linda Dickens; seconded by Charles Drane; motion carried. Due to virtual meeting, a roll call vote was taken with all seven PEDC Board members approving minutes.

J. APPROVAL OF FINANCIAL STATEMENTS

- 1) Consider approval of Financial Report for February and March 2020. Larry Weber reviewed the March 2020 financials and stated PEDC was around 50% of their budget, and we are mid-year in the budget cycle. Larry Weber made a motion to approve the February and March 2020 financial statements; seconded by Linda Dickens; motion carried.

K. ADJOURNMENT 1:29 pm


 PEDC Board President, Larry Weber

Date

Time

6-4-20

1:11 pm


 PEDC Project Manager, Terry Johnson

Date

Time

6-4-20

1:11 pm