



PEDC MEETING MINUTES:

PEDC Regular Meeting held on Thursday, November 18, 2021

Those in attendance:

Ben Campbell, Vice President
Linda Dickens, Secretary/Treasurer
Charles Drane, Director
Joseph Thompson, Director
Suzanne Eiben, Director
Andrew Sibai, Interim Finance Director
Greg Laudadio, Interim Executive Director

A. **CALL TO ORDER:** Meeting was called to order by Ben Campbell at 11:35 a.m.

B. **PROPOSED CHANGES OF AGENDA ITEMS:** Closed session item H.1. was moved to the end.

C. **PUBLIC COMMENTS:** None

D. **CONFLICT OF INTEREST DISCLOSURES:** None

E. **ITEMS FROM BOARD:** None

F. **DIRECTOR'S REPORT:** Presented by Greg Laudadio, Interim Executive Director.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from 10-14-2021

Motion to approve the minutes as presented was made by Suzanne Eiben and second by Charles Drane.
Upon vote, motion passed unanimously.

2. Consider approval of October 2021 Financial Statement

Motion to approve the minutes as presented was made by Charles Drane and second by Linda Dickens.
Upon vote, motion passed unanimously.

H. **CLOSED SESSION:** Convened at 11:49 a.m.

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

a. Potential sale of approximately 4.2 acres in the Willow Creek Business Park.

2. Section 551.087 deliberation regarding Economic Development negotiations

a. Prospect #1056 - Come On.

b. Prospect #1058 - Lone Star

c. Prospect #1031 - Ben

I. RECONVENE IN REGULAR SESSION: Reconvened at 2:31 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

a. Take any action regarding the potential sale of approximately 4.2 acres in the Willow Creek Business Park.

Motion to sell approximately 4.2 acres in the WCBP, in support of a project by which Sanderson Farms is to contain storm water discharge, for the price of \$5,000.00 per acre, and upon approval of the PEDC Board of engineered plans, and access to a temporary construction easement, was made by Joseph Thompson and second by Linda Dickens. Upon vote, motion passed unanimously.

2. Section 551.087 deliberation regarding Economic Development negotiations.

a. Take any action regarding Prospect #1056 - Come On.

A motion to pursue Prospect #1056 and create incentive options in an effort to recruit this new business and create job opportunities for the citizens of Palestine was made by Linda Dickens and second by Suzanne Eiben. Upon vote, motion passed unanimously.

b. Take any action regarding Prospect #1058 - Lone Star.


No action taken at this time.

c. Take any action regarding Prospect #1031 - Ben.

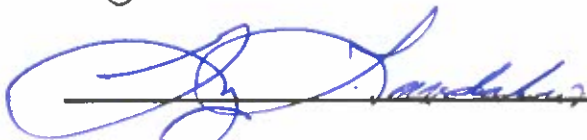
A motion to support a funding agreement of up to \$25,000 with the City of Palestine for sewer infrastructure upgrades benefitting Prospect #1031, contingent upon successful annexation, was made by Linda Dickens and second by Suzanne Eiben. Upon vote, the motion passed unanimously.

J. ADJOURNMENT: Meeting was adjourned at 2:34 p.m.

Certification:



Larry Weber, Board President



Greg Laddadio, Interim Executive Director