

Larry Weber, President
Ben Campbell, Vice-President
Linda Dickens, Secretary-Treasurer
Michael Page, Director
Kurt Herrington, Director
Charles Drane, Director
Suzanne Eiben, Director



Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from February 25, 2021 Regular Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a combined virtual and in person meeting on Thursday, February 25, 2021 at 12:30 p.m. at City Hall in Council Chambers. PEDC Board members present in Council Chambers: Ben Campbell, Vice-President; Linda Dickens; Charles Drane, Kurt Herrington, and Michael Page. PEDC Counsel, Chris Nichols was present via Zoom. Absent were Larry Weber and Suzanne Eiben. Others present in chambers: Economic Development Director Lisa Denton; Interim City Manager Teresa Herrera, and Jean Mollard and Mike Searcy, with Mollard Properties Ltd.

A. CALL TO ORDER – With a quorum present, Vice President Ben Campbell called the PEDC meeting to order at 12:31 p.m.

B. PROPOSED CHANGES OF AGENDA ITEMS – none

C. PUBLIC COMMENTS – none

D. CONFLICT OF INTEREST DISCLOSURES – none

E. ITEMS FROM THE BOARD – Ben Campbell expressed appreciation to city staff for their hard work and dedication during the recent snowstorm. Charles Drane said he liked seeing the positive stories that have appeared recently in the Palestine Herald Press regarding the recent recognition PEDC received and the broadband project.

F. JANUARY 2021 DIRECTOR'S REPORT – Director's Report document provided. Board was reminded that Action Plan prioritization lists are due by EOD Friday. It was noted that the impact of the recent storm should make the importance of a comprehensive and capital improvement plan very clear. The city did sustain quite a bit of storm damage at the Palestine Mall. Clean up will begin soon, but this could delay the environmental work. Information was provided on the transition of the Farmers Market, with opening day set for March 27th. Lastly, an update on the broadband project was provided.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC minutes:

- a. January 11, 2021
- b. January 21, 2021

Kurt Herrington made motion to approve the PEDC minutes as presented; seconded by Charles Drane; motion carried 5-0.

2. Consider approval of January 2021 Financial Statements

Michael Page made motion to approve PEDC January 2021 financials; seconded by Linda Dickens; motion carried 5-0.

3. Discuss and take action regarding compliance review of downtown grant with Mollard Properties Ltd.

Jean Mollard provided details on the completed facility renovations and noted that US Congressman Lance Gooden would be occupying a portion of the building.

Charles Drane made motion to rule the project in compliance and approve the grant payment of \$39,459. Linda Dickens seconded; Motion carried 5-0.

4. Consider approval of budget amendment for FY 2021 for Broadband Project
Motion was made by Linda Dickens to approve the budget amendment for FY 2021 for the broadband project costs and revenues; seconded by Michael Page; motion carried 5-0.

5. Discuss and take action regarding the following items associated with PEDC:

a. Amendment to PEDC By-Laws

b. Administrative Agreement between PEDC and City of Palestine

PEDC Counsel Chris Nichols reviewed the initial draft agreement, based on the discussions from the joint board and council meeting on October 22, 2020. City attorney Gary Landers was present for this discussion and shared his thoughts and concerns. There are to be additional revisions to the documents. It was noted that a joint meeting with board and council would be the preferred avenue for future discussions.

CLOSED SESSION – 1:56 p.m.

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

1. Section 551.087 deliberation regarding Economic Development negotiations:

a. Discussion regarding Prospect 1015

b. Discussion regarding Prospect 1018


c. Discussion regarding Prospect 1024

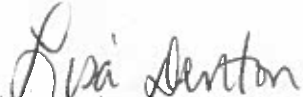
d. Discussion regarding Prospect 1027

E. RECONVENE INTO REGULAR SESSION – 2:35 p.m.

No action taken

F. ADJOURNMENT – 2:35 p.m.

	18 th Mar	12:40
Ben Campbell, PEDC Board Vice-President	Date	Time

	3/18/21	2:45
Lisa Denton, Economic Development Director	Date	Time