

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 Thursday, June 16, 2022, at 11:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Vice President Suzanne Eiben; Directors Dan Bochsler, Charles Drane, and Joseph Thompson.

Staff present: Interim EDC Director Greg Laudadio, City Manager Teresa Herrera, Finance Director Andrew Sibai, and Council Member Justin Florence.

Others Present: Chris Nichols of The Nichols Firm, PLLC.

Secretary/Treasurer Kim Willmott arrived at 11:36 a.m.

Director Linda Dickens arrived at 11:39 a.m.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 11:34 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

There were none.

ITEMS FROM BOARD

There were none.

DIRECTOR'S REPORT

Interim EDC Director Greg Laudadio presented the Director's Report.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from 5-19-2022 regular monthly meeting.

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

2. Consider approval of May 2022 PEDC Financial Statement.

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

3. Consider the adoption of a joint resolution approving the closing on a land sale of 4.0 acres in the Willow Creek Business Park.

Motion by Director Bochsler, seconded by Director Thompson to approve item as presented, adopting **Resolution No. R-05-22**. Upon vote, motion carried unanimously.

4. Consider the adoption of a joint resolution authorizing a non-exclusive temporary access and construction easement in the Willow Creek Business Park.

Motion by Director Thompson, seconded by Vice-President Eiben to approve item as presented, adopting **Resolution No. R-04-22**. Upon vote, motion carried unanimously.

5. Discuss PEDC Budget planning for FY 2023

President Campbell proposed holding a special meeting on July 6, 2022, at 8:00 a.m. to discuss the PEDC ByLaws and the proposed PEDC Budget for Fiscal Year 2022-2023.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:07 p.m.

1. Section 551.071 consultation with attorney: pending or contemplated litigation or a settlement offer
2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
 - a. Discuss and consider action regarding 100 Willow Creek Pkwy. Suite B
 - b. Discuss and consider action regarding land lease in the Willow Creek Business Park
3. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee
4. Section 551.087 deliberation regarding Economic Development negotiations
 - a. Discuss and consider action regarding prospects #1038, #1041, and #1042.
 - b. Discuss and consider action regarding PEDC ByLaws and Management Services Contract

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board into open session at 2:11 p.m.

1. Section 551.071 consultation with attorney: pending or contemplated litigation or a settlement offer.

Take any action regarding pending or contemplated litigation or a settlement offer.

No action was taken.

2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
 - a. Take any action regarding 100 Willow Creek Pkwy. Suite B.
 - b. Take any action regarding land lease in the Willow Creek Business Park.

No action was taken.

3. Section 551.087 deliberation regarding Economic Development negotiations.
 - a. Take any action regarding prospects #1038, #1041, and #1042.

Motion by Vice-President Eiben, seconded by Director Thompson to extend the Land Option Agreements for an additional 90 days for Prospects #1038, #1041, and #1042. Upon vote, motion carried unanimously.

- b. Take any action regarding PEDC ByLaws and Management Services Contract.

No action was taken.

4. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
Take any action regarding the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

Motion by Director Drane, seconded by Director Bochsler to accept offer between the City of Palestine and Greg Laudadio on May 20, 2022. Upon vote, motion failed 1-5 (Nay: Vice-President Eiben, Director Dickens, Director Willmott, Director Drane, and Director Thompson) (Abstained: Director Bochsler).

Motion by Director Drane, seconded by Director Thompson to terminate the employment of Greg Laudadio with PEDC and order the city to engage a search to find a permanent director. Upon vote, motion carried 5-1 (Nay: President Campbell) (Abstained: Director Bochsler).

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 2:16 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 21ST DAY OF JULY 2022.


Ben Campbell, President

ATTEST:

Lisa Bowman, Administrative Assistant

