

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, December 12, 2023, 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; Directors: Joseph Thompson, Charles Drane & Kim Willmott (via Zoom).

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

Others Present: City Manager Teresa Herrera; City of Palestine Finance Director Andrew Sibai

**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**

President Campbell recused himself from all discussions regarding Texas Futura, LLC.; Director Thompson recused himself from all discussions regarding the City of Palestine Rotary Club Community Development Grant application.

**E. ITEMS FROM BOARD**

There were none.

**F. DIRECTOR'S REPORT**

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- Retail Sector Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment comparison.
- Site visit to Erickson Trucking with Casey Erickson to ensure the Performance Agreement requirements are being met.
- New PEDC staff member, Will James – Business Intelligence & Marketing Analyst.

**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 10:05 a.m.

President Campbell recused himself from the board meeting at 10:05 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.

a.) Texas Futura LLC./Lonestar Oil Tech, LLC.

President Campbell re-entered the board meeting at 10:25 a.m.

b.) TVCC/TDCJ

### **I. RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board Meeting into open session at 11:00 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.) Texas Futura, LLC./Lonestar Oil Tech, LLC. – NO ACTION TAKEN

b.) TVCC/TDCJ – NO ACTION TAKEN

### **G. DISCUSSION AND ACTION ITEMS**

1. Consider approval of PEDC Minutes from November 20, 2023

Motion by President Bochsler, seconded by Director Drane to approve item as presented. Upon vote, the motion carried unanimously 4-0.

2. Consider approval of the November 2023 Financial Report.

Secretary Treasurer Willmott re-entered the board meeting at 11:02 a.m. (via zoom)

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

3. Consider and take possible action on the Performance Agreement with LS Tractor USA, LLC.

On December 11, 2023, the City Council approved the Performance Agreement, and Director Trahan provided a brief overview of the agreement to the board.

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

4. Consideration of and possible action on Resolution R-08-23, a resolution declaring its desire and intent to grant Trinity Valley Community College certain economic development incentives in exchange for the construction of a new correctional training facility located on their Palestine campus, for the purpose of providing an expanded criminal justice training program for the benefit of the community within the City of Palestine, Anderson County, Texas.

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

5. Consider and take possible action on the Downtown Grant Performance Agreement with A&R Treasures.

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

6. Discussion and possible action regarding tree removal in the Willow Creek Business Park.

It was requested by Director Trahan that the board approve costs of up to \$12,000 to clear 15 feet of trees parallel to the high voltage easement within the Willow Creek Business Park. This clearing will allow Oncor to construct additional overhead electrical infrastructure to serve the Texas Futura Project and to further develop the south side of the park.

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

7. Discussion and possible action regarding PEDC By Law, Article III, Section 1. Number, Term of Office and Residency.

Director Trahan requested that in Article III, Section 1. Number, Term of Office and Residency of the PEDC By Laws be updated as follows:

“The Term of three (3) Directors shall begin on even-numbered years and the term of four (4) Directors shall begin on odd-numbered years. Each Term shall begin on January 1<sup>st</sup> and end on December 31<sup>st</sup>; ...”

Motion by Vice President Bochsler, seconded by Director Drane to approve the PEDC By-Laws to be updated as presented. Upon vote, the motion carried unanimously 5-0.

(Addendum Item)

8. Discussion and possible action regarding Rotary Club of Palestine Community Development Grant Application in the amount of \$7,000.

Mary Raum, President of the Rotary Club of Palestine, delivered a presentation to the PEDC Board seeking financial support through a Community Development Grant request totaling \$7,000. The proposed project aims to undertake a revitalization project for the Upper Lake Trails located in the Palestine Community Forest.

Motion by Vice President Bochsler, seconded by Director Drane to award \$7,000 in Community Development Grant Funds to the Rotary Club of Palestine for the revitalization of the Upper Lake Trails located in the Palestine Community Forest. Upon vote, the motion carried unanimously 4-0 (abstained: Director Joseph Thompson).

**ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 11:20 a.m.

PASSED AND APPROVED THIS 9th DAY OF January 2024.

ATTEST:

  
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Lisa Bowman, Administrative Assistant

  
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Ben Campbell, President