

THE STATE OF TEXAS           §  
COUNTY OF ANDERSON       §  
CITY OF PALESTINE           §

The Economic Development Board of the City of Palestine convened in a special meeting on Wednesday, January 17, 2024, at 9:00 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: Charles Drane, Suzanne Eiben, Kim Willmott, and Linda Dickens.

Staff present: PEDC Director Christophe Trahan

Others Present: City Manager Teresa Herrera

**A. CALL TO ORDER**

With a quorum present, President Campbell called the meeting to order at 9:01 a.m.

**B. PROPOSED CHANGES OF AGENDA ITEMS**

President Campbell proposed to have F.3. removed from the agenda.

**C. PUBLIC COMMENTS**

There were none.

**D. CONFLICT OF INTEREST DISCLOSURES**

President Campbell recused himself from all discussions regarding Texas Futura LLC. & project Short Line.

**E. ITEMS FROM BOARD**

There were none.

**F. DISCUSSION AND ACTION ITEMS**

1. Discussion and possible action regarding Resolution No. R-1-24, a resolution for a taxable Type B note not to exceed \$2,030,000.

Director Thompson entered the meeting at 9:04 a.m.

NO ACTION TAKEN

2. Discussion and possible action regarding the Purchase Option Agreement with Bank Five Nine in regard to Texas Futura Project.

Heather Cook of Randle Law Office Ltd., L.L.P. joined the meeting (via Zoom) at 9:11 a.m.

Motion by Vice President Bochsler, seconded by Director Thompson to approve the item as presented. Upon vote, the motion carried unanimously 6-0 (abstained: President Ben Campbell).

**G. CLOSED SESSION**

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 9:14 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.) Tahwahkaro

**H. RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board Meeting into open session at 9:29 a.m.

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Take any action regarding:

a.) Tahwahkaro

**ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 9:29 a.m.

PASSED AND APPROVED THIS 13th DAY OF February 2024.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant