

Larry Weber, President
Kurt Herrington, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member
Will Brule, Board Member



Leslie Cloer, City Manager
Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from June 4, 2020 Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Virtual Regular Meeting on Thursday, June 4, 2020 at 11:30 am, with all seven PEDC Board members present: Chair Larry Weber, Charles Drane, Linda Dickens, Michael Page, and Kurt Herrington were present at City Council Chambers and had Zoom Meeting on their Smart phones, while Ben Campbell and Will Brule took the Zoom Meeting at their home offices.

Others present: Lisa Denton Economic Development Director, City Manager Leslie Cloer; Edena Atmore, Finance Director and Assistant City Manager; Teresa Herrera, City Secretary; and Economic Development Project Manager Terry Johnson. Online via Zoom were Mary Raum, Tourism Marketing Manager and Rachel Nichols, Main Street Manager.

- A. **CALL TO ORDER** – With a quorum present, Larry Weber called the Virtual Regular Meeting to order at 11:39 am.
- B. **PROPOSED CHANGES OF AGENDA ITEMS** – There were no proposed changes.
- C. **PUBLIC COMMENTS** – No public comments were received by City Secretary, Teresa Herrera.
- D. **CONFLICT OF INTEREST DISCLOSURES** – There were no conflict of interest disclosures.
- E. **ITEMS FROM THE BOARD** – Larry Weber welcomed new Economic Development Director Lisa Denton.
- F. **DIRECTOR'S REPORT**
 1. City Manager Leslie Cloer welcomed Lisa Denton as the new Economic Development Director and explained Lisa will take over the agenda items for the next scheduled board meeting. We all look forward to continued growth and development of Palestine and Anderson County.
 2. The City of Palestine and the PEDC need 211 more online surveys completed. The link to the online survey can be found on the City of Palestine web page and the link follows: <https://www.myconnectedcommunity.org/anderson-county/>
It takes four weeks for the City to receive the updated mapping and analysis from Connected Nation, and then we learn more about ways to secure funding for our broadband projects. If we receive enough online surveys, the surveys will be closed after the first weekend in June 2020.
 3. Census 2020 still has Anderson County jobs available for door to door census work. Citizens have until August 14, 2020 to complete their census information. On August 15, 2020, the door to door census work begins. The City of Palestine and Anderson County need citizens to complete their census surveys. The survey information is used to

determine dollars that move into our city and county. As of May 22, 2020, the Anderson County Census response rate was 47.1% and the City of Palestine response rate was 56.4%.

4. Fikes Wholesale received a city and county tax abatement for 5 years. There were no PEDC incentives on this project. The developer is finalizing sit-down restaurant plans and building of travel center should begin by late July to early August 2020 timeframe. The business will have multi-station gas pumps and have a restaurant.
5. The second O'Reilly Auto Parts store opened with no incentive package from city or PEDC.
6. Tidal Wave Auto Spa, Panda Express, and Starbucks are all part of the re-zoning project at South Loop 256. The developers are finalizing an additional sit-down restaurant and drive-through that will be built where 101 Trail Hollow is currently located.
7. The city plans to transition the sale of the Palestine Mall on July 1, 2020.
8. Mall Pad Site #2, Chick-fil-A is wrapping up the relocation of the water and wastewater lines and will begin plumbing and pouring slab soon. There will be immediate tax revenue when this development is finished, and restaurant opens in 2020.
9. The City of Palestine received packets for qualifications for engineering services to make the sports complexes and athletic fields ADA compliant. All firms who submitted qualification packets have completed their site visits and will meet with City Council during the June 8, 2020 meeting, for the Parks and Recreation portion of the meeting.

G. APPROVAL OF MINUTES

- 1) Consider approval of minutes from the Joint City Council and PEDC Board Meeting on April 16, 2020.
- 2) Consider approval of minutes from the PEDC Board Meeting held April 23, 2020. The motion to approve the 04-16-20 and the 4-23-20 minutes made by Charles Drane; seconded by Linda Dickens; motion carried.

H. DISCUSSION AND ACTION ITEMS

- 1) Consider approval of Financial Report for April 2020.
City Manager Leslie Cloer said the PEDC financial report will be easier to understand by July 2020. City staff is working on a reorganization of financial information. Michael Page made motion to approve the April 2020 Financial Statements; seconded by Kurt Herrington; motion carried.
- 2) Consider authorizing PEDC attorney to create lease amendment agreement for The Results Companies.
Terry Johnson explained a request came for deferred rental assistance from Ian Gunn, Facilities Director at The Results Companies. Both parties agreed to seek approval for moving the two remaining free lease payments to cover the May and June 2020 rent. The July 2020 invoice will be sent on June 19, 2020.
Linda Dickens made motion to take the two remaining free month's rent on the existing five-year lease in Year 4 and Year 5 and exchange them for the May and June 2020 lease payments; motion seconded by Charles Drane; motion carried.
- 3) Discuss and possible action regarding PEDC-owned office space.
Motion made by Linda Dickens; seconded by Charles Drane, to move forward with HVAC work and securing tenant for former Small Business Development Center space. Their Business Advisor, Miranda Perry, will move into the PEDC office space and work one day per week in Palestine.
- 4) Discussion and possible action on PEDC Master Plan.

This item skipped to go directly into closed session. Once resumed into Regular Session at 12:55 pm, and after the votes had been cast on two closed session items, the PEDC Board finished item 4 discussion.

Leslie Cloer reported the City of Palestine and City Council are working on a Five-Year Master Plan, where all Advisory Boards are included in the plan. The Master Plan begins on October 1, 2020 and ends on October 1, 2025. The first requirement is a two-hour meeting covering finance, followed by a second planning meeting. The PEDC Board agreed to take the finance meeting first, followed by the planning meeting.

I. CLOSED SESSION – 12:10 pm

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D, Section 551.087 regarding Economic Development, and Section 551.072 regarding deliberations about Real Property.

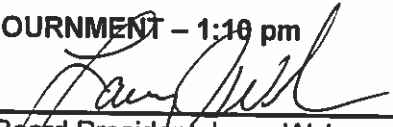
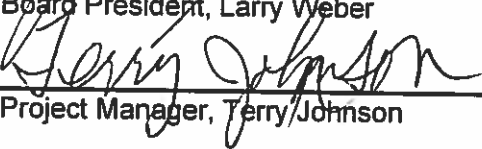
- 1) Discussion and update on Loop 256 re-zoning project.
- 2) Discussion and update on Magnum Opus Ventures.
- 3) Discussion and update on Chick-fil-A (mall pad site 2).

F. RECONVENE IN REGULAR SESSION – 12:55 pm

The PEDC Board reconvened into Regular Session at 12:55 pm and took the following two actions from the closed session portion of the meeting.

- 1) No action concerning the Loop 256 re-zoning project.
- 2) Charles Drane made motion; seconded by Linda Dickens; motion carried to approve the Performance Agreement between PEDC and Magnum Opus Ventures. PEDC will provide a \$70,000 cash incentive upon completion of this project.
- 3) Charles Drane made motion; seconded by Linda Dickens; motion carried to approve the Performance Agreement between PEDC and New Urban Development Palestine, Texas, LLC. PEDC will provide a \$70,000 cash incentive upon completion of this project, also known as Chick-fil-A, Mall Pad Site #2.

K. ADJOURNMENT – 1:10 pm

	7-20-20	9:58A
_____ PEDC Board President, Larry Weber	Date	Time
	7-20-20	9:58AM
_____ PEDC Project Manager, Terry Johnson	Date	Time