

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



Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from June 14, 2021, Regular Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a combined virtual and in person meeting on Monday, June 14, 2021, at 11:30 a.m. at City Hall Council Chambers. PEDC Board members present inside Council Chambers: Larry Weber; Ben Campbell; Linda Dickens; Charles Drane, Suzanne Eiben; and Kim Willmott. PEDC Counsel, Chris Nichols and Debra Mergel were present via Zoom. Director Michael Page was absent. Others present in chambers: Economic Development Director Lisa Denton; Interim City Manager Teresa Herrera, Economic Development Project Manager Terry Johnson, Finance Director Roxanna Briley and Andrew Sibai, Finance.

- A. CALL TO ORDER** – With a quorum present, Larry Weber called the meeting to order at 11:31 am.
- B. PROPOSED CHANGES OF AGENDA ITEMS** – none
- C. PUBLIC COMMENTS** – none
- D. CONFLICT OF INTEREST DISCLOSURES** – none
- E. ITEMS FROM THE BOARD** – none
- F. May 2021 DIRECTOR'S REPORT** – The May 2021 additional information includes:
- Broadband partnership with Etex has a total of 52 signed contracts, with 60% of Palestine businesses contacted. We are ahead of our initial projections for Phase 1. A grant designed for public and private partnerships has been identified and we will be working towards an application.
 - Etex workers are splicing, and shelter was installed June 10th.
- G. DISCUSSION AND ACTION ITEMS**
1. Consider approval of PEDC minutes from 5-20-21 – Suzanne Eiben made motion to approve 5-20-21 minutes; seconded by Ben Campbell. Motion carried 6-0.
 2. Consider approval of May 2021 Financial Statements – Ben Campbell made motion to approve May 2021 financials as presented; seconded by Charles Drane. Motion carried 6-0.
 3. Discuss PEDC budget planning for FY 2022 – This is a no action item. PEDC Board sets the budget and city council approves. Work sessions for budget discussions are set week of July 5, 2021.
 4. Discussion and possible action on items related to Willow Creek Business Park:
 - a. Landscaping – The PEDC Board approved up to \$25,000 for tree and shrub removal. Porras Tree Service will be doing the work.
 - b. Willow Creek Parkway medians – PEDC has one price quote in hand and waiting on the second with hopes to present at next meeting. Also working towards bids for monument signage at the front entrance to Willow Creek Business Park.

H. CLOSED SESSION – 11:50 am

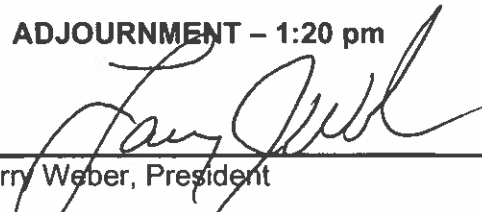

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.071 (2) Attorney/client communication: Consultation with EDC Attorney regarding matter potentially implicating attorney-client privileged communication – Downtown Grant Program.
2. Section 551.072 deliberation regarding real property: The sale, purchase, exchange, lease, or value of real property:
 - a. Palestine Mall
 - b. Willow Creek Business Park Property
 - c. ResultsCX Lease
3. Section 551.087 deliberation regarding Economic Development negotiations: Prospect #'s 1036, 1037, 1038, 1039, 1040, 1041 and 1042

I. RECONVENE INTO REGULAR SESSION – 1:17 pm

1. Take any action regarding Attorney/Client Communication: downtown grant program – no action.
2. Take any action regarding real property:
 - a. Palestine Mall – 1) Motion to approve the 7th Amendment to Purchase and Sale Agreement between the City of Palestine, Texas, the Palestine Economic Development Corporation, and Christon Company, LLC, subject to final legal counsel approval, and authorize the EDC President to execute the Agreement. 2) Motion to approve the First Amended Transfer and Development Restriction Agreement between the City of Palestine, Texas, and Palestine Economic Development Corporation, and Christon Company, LLC, subject to final legal counsel approval, and authorize the EDC President to execute the Agreement. Ben Campbell made both motions; seconded by Linda Dickens; motions carried 6-0.
 - b. Willow Creek Business Park property – no action.
 - c. ResultsCX Lease – Suzanne Eiben made motion to approve the ResultsCX lease amendment; seconded by Linda Dickens; motion carried 6-0.
3. Take any action regarding Prospect #'s 1036, 1037, 1038, 1039, 1040, 1041, and 1042 – Charles Drane made a motion to approve the execution of Option Purchase Agreements for the benefit of Prospect numbers 1038, 1040, 1041 and 1042. Motion seconded by Linda Dickens; motion carried 6-0.
4. Discuss and take action regarding PEDC Downtown Grant Program:
 - a. Grant application from Madison Graves – Shearz & Beerz – Suzanne Eiben made a motion to approve matching grant, not to exceed \$750; seconded by Charles Drane; motion carried 6-0.
 - b. Grant application from Roderick Riley – Entertain 903 LLC – Kim Willmott made motion to deny matching grant; seconded by Charles Drane; motion to deny carried 6-0.

K. ADJOURNMENT – 1:20 pm

	7-15-21
_____ Larry Weber, President	_____ Date
	7-16-21
_____ Lisa Denton, ED Director	_____ Date