



PEDC Meeting Minutes

PEDC Regular Meeting held on Thursday, September 16, 2021

Those in Attendance:

Larry Weber, President
Ben Campbell, Vice President
Linda Dickens, Secretary/Treasurer
Charles Drane, Director
Suzanne Eiben, Director
Kim Willmott, Director
Greg Laudadio, Interim EDC Director
Teresa Herrera, City Manager
Roxanna Briley, Finance Director
Chris Nichols, The Nichols Firm, PLLC

- A. CALL TO ORDER – The meeting was called to order at 11:31 a.m.
- B. PROPOSED CHANGES OF AGENDA ITEMS – Greg Laudadio requested to move item G.3. to the end of the order so those present for grant discussions would not have to wait as long.
- C. PUBLIC COMMENTS - None
- D. CONFLICT OF INTEREST DISCLOSURES - None
- E. ITEMS FROM BOARD - None
- F. DIRECTOR'S REPORT – The August 2021 Director's Report (included in the agenda packet) was reviewed and discussed.
- G. DISCUSSION AND ACTION ITEMS
 - 1. Consider approval of PEDC Minutes from 08-19-2021 - Minutes were reviewed and the motion to approve was made by Ben Campbell, second by Linda Dickens. Upon vote, the motion passed unanimously.
 - 2. Consider Approval of the August 2021 Financial Statement - Monthly financials were presented by Roxanna Briley and reviewed by the board. Motion to approve was made by Ben Campbell and second by Kim Willmott. Upon vote, the motion to approve the financial statement passed unanimously.
 - 3. Discuss and take action regarding format changes to the Community Development Grant for FY2022 – The current grant application and process was reviewed by the board. A motion to change the wording on the scoring criteria to “Enhances Tourism” and to create a timeframe for the grant application process to begin in January and then close to consider all applicants was made by Linda Dickens, second was made by Suzanne Eiben. Upon vote, motion passed unanimously.



4. Public Hearing for proposed Downtown Grant - Public hearing opened at 11:59. No one spoke in favor or against. Public hearing closed at 12:00.
 5. Consider approval of Downtown Grant Application – Motion to approve the downtown grant for 112 E. Oak St. in the amount not to exceed \$12,787.88 was made by Ben Campbell and second by Kim Willmott. Motion passed unanimously.
 6. Public Hearing for proposed Community Development Grant – The hearing opened at 12:02 pm. No one spoke in favor or against. Public hearing was closed at 12:03.
 7. Consider approval of proposed Community Development Grant Application – Motion to approve the Community Development Grant for wayfinding signage in an amount not to exceed \$50,000 was made by Ben Campbell and second was made by Suzanne Eiben. Upon vote, the motion passed unanimously.
- H. CLOSED SESSION – The board convened in closed session at 12:47 pm.

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

1. Section 551.071 consultation with attorney: pending or contemplated litigation or a settlement offer
 - a. Mr. T's Food 4 Tha Soul
 2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
 - a. Willow Creek Business Park Drainage
 - b. Willow Creek Parkway Medians
 - c. PEDC Property Assessment
 3. Section 551.087 deliberation regarding Economic Development negotiations
 - a. Prospect #s 1015, 1047, 1052, 1054, 1055, 1056, 1057
- I. RECONVENE IN REGULAR SESSION - The board reconvened in regular session at 2:26 pm.
1. Take any action regarding Attorney/Client Communication
 - a. Mr. T's Food 4 Tha Soul - – Motion to authorize a demand letter be sent to the estate in an attempt to collect monies spent on a defaulted project was made by Suzanne Eiben and second by Linda Dickens. Upon vote, motion passed unanimously.
 2. Take any action necessary regarding Real Property
 - a. Willow Creek Business Park Drainage – No action taken.
 - b. Willow Creek Parkway Medians – No action taken.
 - c. PEDC Property Assessment – No action taken.
 3. Take any action regarding Economic Development Negotiations
 - a. Prospect #s 1015, 1047, 1052, 1054, 1055, 1056, 1057
 - #1015 – Motion to proceed with negotiations for the sale of a 166.71 acre parcel of land in the Willow Creek Business Park was made by Ben Campbell and second by Linda Dickens. Upon vote, motion passed unanimously.
 - #1047 – No action taken.
 - #1052 – No action taken.
 - #1054 – No action taken.
 - #1055 - No action taken.
 - #1056 - No action taken.



#1057 - No action taken.

- J. ADJOURNMENT – With no further business, the meeting was adjourned at 2:28pm.

Certification

Larry Weber, Board President

Ben Camacho, V P

Greg Laudadio, Interim PEDC Director