

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



Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from March 18, 2021 Regular Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a combined virtual and in person meeting on Thursday, March 18, 2021, at 11:30 a.m. at City Hall in Council Chambers. PEDC Board members present in Council Chambers: Ben Campbell; Linda Dickens; Charles Drane, Suzanne Eiben and Michael Page. PEDC Counsel, Chris Nichols and Debra Mergel were present via Zoom. Absent were Larry Weber and Kurt Herrington. Others present in chambers: Economic Development Director Lisa Denton; Interim City Manager Teresa Herrera, and Terry Johnson, Economic Development Project Director.

- A. CALL TO ORDER** – With a quorum present, Vice President Ben Campbell called the meeting to order at 11:30 am.
- B. PROPOSED CHANGES OF AGENDA ITEMS** - none
- C. PUBLIC COMMENTS** – none
- D. CONFLICT OF INTEREST DISCLOSURES** – none
- E. ITEMS FROM THE BOARD** – Charles Drane and Ben Campbell noted the extensive amount of construction Etex Communications has done in extending fiber into Palestine. They are very impressed with the company, and the work that has been done to date. Suzanne Eiben reported positive Palestine Herald Press articles, and how that is important to keep the public informed of PEDC activities.
- F. JANUARY 2021 DIRECTOR'S REPORT** – The February 2021 Director's Report was part of the meeting packet. Additional information included the Main Street Manager and City Code Enforcement Officer visiting Main Street businesses to address code violations; The Farmers Market opening day for the 2021 season will be March 27th. They have multiple vendors lined up, which will be the most the market has seen in quite some time; lastly, the Palestine Mall demo work continues from the storm damage.
- G. DISCUSSION AND ACTION ITEMS**
1. Consider approval of PEDC minutes:
 - a. February 11, 2021
 - b. February 25, 2021Michael Page made a motion to approve the PEDC minutes as presented; seconded by Linda Dickens; motion carried 5-0.
 2. Consider approval of February 2021 Financial Statements
Linda Dickens made motion to approve PEDC February 2021 financials; seconded by Suzanne Eiben; motion carried 5-0.

CLOSED SESSION – 11:40 pm

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 – Etex contract negotiations
2. Section 551.072 deliberation regarding real property: the sale, purchase, exchange, lease, or value of real property:
 - a. Palestine Mall
3. Section 551.087 deliberation regarding Economic Development negotiations:
 - a. Prospect 1018
 - b. Prospect 1024
 - c. Prospect 1027
 - d. Prospect 1028
 - e. Prospect 1029

E. RECONVENE INTO REGULAR SESSION – 12:32 pm

1. Take any action necessary regarding Attorney/Client Communication: Etex contract negotiations. No action

2. Take any action necessary regarding real property: the sale, purchase, exchange, lease or value of real property: a. Palestine Mall


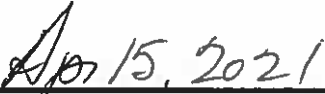


Linda Dickens made a motion, seconded by Michael Page, to approve the Fifth Amendment to the Purchase and Sale Agreement between PEDC and Christon Company, and to authorize the President to execute the amendment, subject to City Council approval. Motion carried 5-0.

Linda Dickens made a motion, seconded by Michael Page to approve the Fifth Amendment to the Purchase and Sale Agreement between PEDC and the City of Palestine, and to authorize the President to execute the amendment, subject to City Council approval. Motion carried 5-0.

3. Take any action necessary regarding Prospects: Prospect 1027

Linda Dickens made motion, seconded by Suzanne Eiben, to approve a project loan, up to \$150,000, at 4.5% interest over a 5-year term for Tahwahkaro Distilling Company. Motion carried 5-0.

F. ADJOURNMENT – 12:39 pm

	
Ben Campbell, PEDC Vice-President	Date
	
Lisa Denton, Economic Development Director	Date