

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

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, April 11, 2023, at 11:30 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; Secretary/Treasurer Kim Willmott (via zoom); Directors: Linda Dickens, Joseph Thompson & Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman (via zoom)

Others Present: City Manager Teresa Herrera; Finance Director Andrew Sibai (via zoom); Debra Mergel of Randle Law Office Ltd., L.L.P (via zoom).

**CALL TO ORDER**

With a quorum present, President Ben Campbell called the meeting to order at 11:31 a.m.

**PROPOSED CHANGES OF AGENDA ITEMS**

There were none.

**PUBLIC COMMENTS**

There were none.

**CONFLICT OF INTEREST DISCLOSURES**

President Ben Campbell recused himself from all discussion and motions regarding Project Short Line. President Campbell currently serves as a board member of the Texas State Railroad Authority. All board members serve voluntarily and receive no financial remuneration.

**ITEMS FROM BOARD**

There were none.

**DIRECTOR'S REPORT**

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- PEDC Director's monthly economic development activities.
- Texas Labor Market Information Data – Regional Unemployment comparison.
- Speed limit signage added to the Willow Creek Business Park.
- ETEX Revenue Share Report Q1 2023.

**DISCUSSION AND ACTION ITEMS**

1. Discussion and possible action to approve PEDC Minutes from July 6, 2022.

Motion by Vice President Bochsler, seconded by Director Drane to approve item as presented. Upon vote, motion carried unanimously 6-0.

2. Discussion and possible action to approve PEDC Minutes from March 21, 2023.

Motion by Director Drane, seconded by Vice President Bochsler to approve item as presented. Upon vote, motion carried unanimously 6-0.

3. Discussion and possible action to approve PEDC's Financial Statement from March 2023.

Motion by Director Thompson, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 6-0.

4. Discussion and possible action regarding PEDC's Annual Financial Comprehensive report. The board was provided with a copy of the COP's Audit Report and Annual Financial Comprehensive Report.

NO ACTION TAKEN

5. Discussion and possible action regarding previously approved Community Development Grants.

EDC Director Trahan presented a summary of the businesses that have been awarded funds from the Community Development Grant over the past two years. The grant awardees are Palestine ISD, Palestine YMCA, City of Palestine Parks Dept., and City of Palestine Tourism Dept. The Parks Department submitted all the required documentation and received grant funds in the amount of \$10,000.00. As part of their performance agreement in 2021, the City of Palestine Tourism Department is to be awarded \$50,000.00 for their Wayfinding Sign project. Both Palestine ISD and Palestine YMCA are in the process of completing their projects. PEDC will contact both parties to determine when the projects are expected to be completed.

6. Discussion and possible action regarding budgetary amendments to PEDC's fiscal year 2022-2023 budget.

A request for budget amendments was made by the EDC Director to the board as follows:

- Create line item in the amount of \$100,000.00 to satisfy previous year unpaid Community Development Grants.
- Line Item 5-3617 Project Support Grants: Allocating \$500,000.00.
- Line Item 5-4010 Bldg/Structure/Grnds Maintenance: Allocating \$40,000 to satisfy anticipated construction costs for tentative improvements to 100 Willow Creek Pkwy Suite B.
- 5-3040 Legal Notices: Allocating \$3,000.00
- 5-3030 Professional Services: Allocating \$ 15,500.00

Motion by Vice President Bochsler, seconded by Director Drane to approve Finance Director Andrew Sibai to create a line item for PEDC's budget and allocate \$100,000.00 to satisfy previous years' Community Development Grants. Upon vote, motion carried unanimously 6-0.

A discussion of the additional amendment requests will take place when the board reviews the budget for the fiscal year 2023-2024.

**CLOSED SESSION**

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:19 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

a.) 100 Willow Creek Pkwy., Suite B.

President Campbell recused himself and exited the board meeting at 12:32 p.m.

b.) Project Short Line

Secretary/Treasurer Willmott exited the board meeting at 1:00 p.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

President Campbell reentered the board meeting at 1:06 p.m.

a.) PEDC / TVCC

b.) Prospect# 1061 Bingo

**RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board Meeting into open session at 1:39 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

a.) 100 Willow Creek Pkwy., Suite B. – Motion by Director Thompson, seconded by Director Dickens to approve the lease agreement as presented and authorize EDC Director Trahan to execute the final version of the lease upon legal review by Randle Law Firm, LLC. Upon vote, motion carried unanimously 5-0.

b.) Project Short Line – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding:

- a.) PEDC / TVCC – NO ACTION TAKEN
- b.) Prospect# 1061 Bingo – NO ACTION TAKEN

**ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 1:41 p.m.

PASSED AND APPROVED THIS 9th DAY OF May 2023.

ATTEST:   
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Lisa Bowman, Administrative Assistant

  
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Ben Campbell, President