

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, July 11, 2023, at 10:00 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; Directors: Joseph Thompson & Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman

Others Present: Megan Mikutis of Randle Law Office Ltd., L.L.P (via zoom), City of Palestine Finance Director Andrew Sibai, Tom Mullins with UT Health East Texas; Kelley Townsend with TVCC & Latoya Young with Tyler Texas Business Education Council.

A. CALL TO ORDER

With a quorum present, President Campbell called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

President Campbell proposed to have G.3. moved to be discussed after G.5.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussion regarding project Short Line.

E. ITEMS FROM BOARD

There were none.

F. PRESENTATION/DISCUSSION BY TOM MULLINS, LATOYA YOUNG, KELLEY TOWNSEND, AND DR. JASON MORRISON REGARDING THE WORKFORCE IN ANDERSON COUNTY.

Tom Mullins (UT Health East Texas), Latoya Young (Tyler Texas Business Education Council), and Kelley Townsend (TVCC) presented information to the board regarding the following topics:

- Background with UT Tyler Education & Workforce.
- Growth of healthcare & education in Tyler, TX.
- New Medical School being built and set to open in 2025 in the Medical District located in midtown Tyler, Tx.
- Tyler Texas Business Education Council being funded by the Tri Agency Commission to coordinate regional workforce in East Texas.
- Workforce training at TVCC-Palestine Campus.
- TVCC Workforce Survey - intended to collect information on the needs of the local workforce. It will run until August 1st.

F. DIRECTOR'S REPORT

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

- TEDC Mid-Year Conference attended by EDC Director Trahan and Vice President Bochsler.
- PEDC Director's monthly economic development activities.
- Retail Sector Data for Local Sales & Use Tax – Not available until 7/14/23, will be included in next month's report.
- Texas Labor Market Information Data – Regional Unemployment comparison.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from June 13, 2023

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, motion carried unanimously 3-0 (abstained: President Ben Campbell).

2. Discussion and possible action to approve PEDC's Financial Statement from June 2023.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, motion carried unanimously 4-0.

4. Presentation by Hilltop Securities pertaining to a possible sales tax revenue bond issue.

Jim Sabonis made a presentation detailing a potential \$2 million sales tax revenue bond that the PEDC Board could consider for financing Project Short Line.

5. Presentation by Government Capital Corporation pertaining to a possible taxable Type B EDC note.

Stewart Shirey with Government Capital Corporation made a presentation detailing a potential \$2 million taxable Type B note that the PEDC Board could consider for financing Project Short Line.

3. Discussion and possible action regarding PEDC's Budget for fiscal year 2023-2024.

Director Trahan provided the board with a PEDC Budget workbook with updated information on goals for the PEDC as well as directives from the previous meeting for line items:

- Memberships & Subscriptions. - \$10,000 added to accommodate Jobs EQ
- Salaries & Wages. - \$60,000 added for Project Manager position. EDC Director will work with Finance Dept. to adjust any additional related personnel expense line items.

The board will go over final revisions for the fiscal year 2023-2024 budget at the August 8th meeting.

H. CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 1:05 p.m.

1. Section 551.072 deliberation regarding Economic Development negotiations: a business prospect locating staying or expanding in or near the City of Palestine which the PEDC is conducting economic development negotiations, including financial or other incentives.

President Campbell recused himself from the board meeting at 1:09 p.m.

a.) Project Short Line.

President Campbell re-entered the board meeting at 1:31 p.m.

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

a.) Proposal for the possible sale of land acreage within the Willow Creek Business Park.

b.) Prospect# 1042.

I. RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 2:32 p.m.

1. Section 551.072 deliberation regarding Economic Development negotiations: a business prospect locating staying or expanding in or near the City of Palestine which the PEDC is conducting economic development negotiations, including financial or other incentives.

Take any action regarding:

a.) Project Short Line. – NO ACTION TAKEN

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

Take any action regarding:

a.) Proposal for the possible sale of land acreage within the Willow Creek Business Park. – NO ACTION TAKEN

b.) Prospect# 1042. – Motion by Director Drane, seconded by Director Thompson to extend the Land Option Agreement for Prospect# 1042 for 180 days. Upon vote, motion carried unanimously 4-0.

ADJOURN

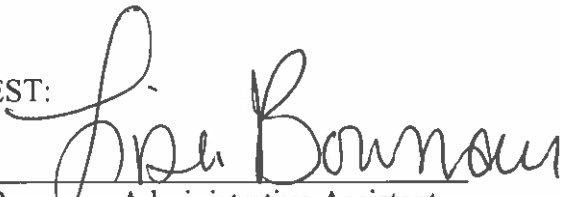
With no other business to come before the Board, President Campbell adjourned the meeting at 2:33 p.m.

PASSED AND APPROVED THIS 8th DAY OF August 2023.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant