

Ben Campbell, President
Dan Bochsler, Vice President
Kim Willmott, Secretary/Treasurer
Suzanne Eiben, Director
Joseph Thompson, Director
Linda Dickens, Director
Charles Drane, Director

Christope Trahan, Executive Director
Lisa Bowman, Admin. Assistant



**NOTICE OF MEETING
ECONOMIC DEVELOPMENT BOARD
February 14, 2023
10:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX**

PEDC Board Members may attend meetings via zoom.

Zoom Link:

<https://us06web.zoom.us/j/89709922307?pwd=UVlNYmFGcVRPVHdYZDFvT0VXRGN2QT09>

Meeting ID: 897 0992 2307

Passcode: 785288

One tap mobile

+13462487799,,89709922307#,,,,*785288# US

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand." [Learn more here.](#)

Follow us live at: [facebook.com/palestinetxt/](https://www.facebook.com/palestinetxt/)

A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the Board. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. ITEMS FROM BOARD

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from January 19, 2023.
2. Consider approval of the January 2023 PEDC Financial Statement.

3. Consideration of and possible action on Resolution No. R-01-23, a resolution of the PEDC declaring a project of the PEDC offering an economic development grant to incentivize Texas Futura, LLC, to expand its business operations to the City by granting certain incentives, those consisting of land and other direct cash incentives consisting of the expenditure and rebate of sales tax funds, in an amount not to exceed \$150,000.00, in exchange for the creation of thirty-five (35) fulltime primary jobs and a capital investment of approximately \$6.6 million within the boundaries of the PEDC's Willow Creek Business Park; setting a public hearing; and authorizing and directing staff to publish notice of the same.

H. CLOSED SESSION

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

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.
 - a.) 100 Willow Creek Pkwy., Suite B
 - b.) Prospect# 1059
2. Section 551.087 deliberation regarding Economic Development negotiations.
 - a.) PEDC / TVCC
 - b.) Incentive proposal for Prospect# 1060
 - c.) Texas Futura, LLC.

I. RECONVENE IN REGULAR SESSION

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

Take any action regarding:

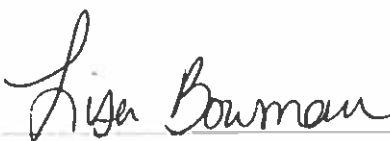
 - a.) 100 Willow Creek Pkwy., Suite B
 - b.) Prospect# 1059
2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding:

 - a.) PEDC / TVCC
 - b.) Incentive proposal for Prospect# 1060
 - c.) Texas Futura, LLC.

J. ADJOURNMENT

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Friday, February 10, 2022, at 4:00 p.m.**



Lisa Bowman, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.



Agenda Date: 02/14/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Review Monthly Director's Report.

SUMMARY:

Review monthly Director's Report.

RECOMMENDED ACTION:

Staff recommends the board review the monthly Director's report.

Attachments

Director's Report



Economic Development Activities- January/February 2023

New Business/Investment

- **Completed incentive negotiations with Prospect 1058.**
- **Met with two different local land owners interested in developing property in Palestine's retail district.**
- **Conducted a Business Retention/Expansion visit with the General Manager for Comfort Inn.**
- **Conducted a Business Retention/Expansion visit with the Owner of Hampton Inn.**
- **Introduction & beginning incentive negotiations with New Prospect 1060.**
- **Visited the Palestine Municipal Airport to review the site for potential development projects.**

Marketing

- **Updated properties and information on PEDC website**
- **Attended Palestine Main Street Advisory Board meeting on January 24th.**
- **Visited the Railroad Heritage Center and the former Museum for East Texas Culture.**

Administration

- **Addressing Site Development Needs with Prospect 1058**
- **Addressing beautification needs in Willow Creek Business Park**
- **Reviewing and assessing the viability of PEDC Downtown and Community Development Grant Programs.**
- **Attended the TEDC State of Texas Legislative Session Webinar on January 26th.**
- **Facilitating improvements to Willow Creek Business Park**

Prospects

PEDC January leads: 2
2 New

No. of projects by industry:

1 Light Manufacturing

1 Retail

Source of Leads

2 Direct

No. of open leads

10

Economic Climate

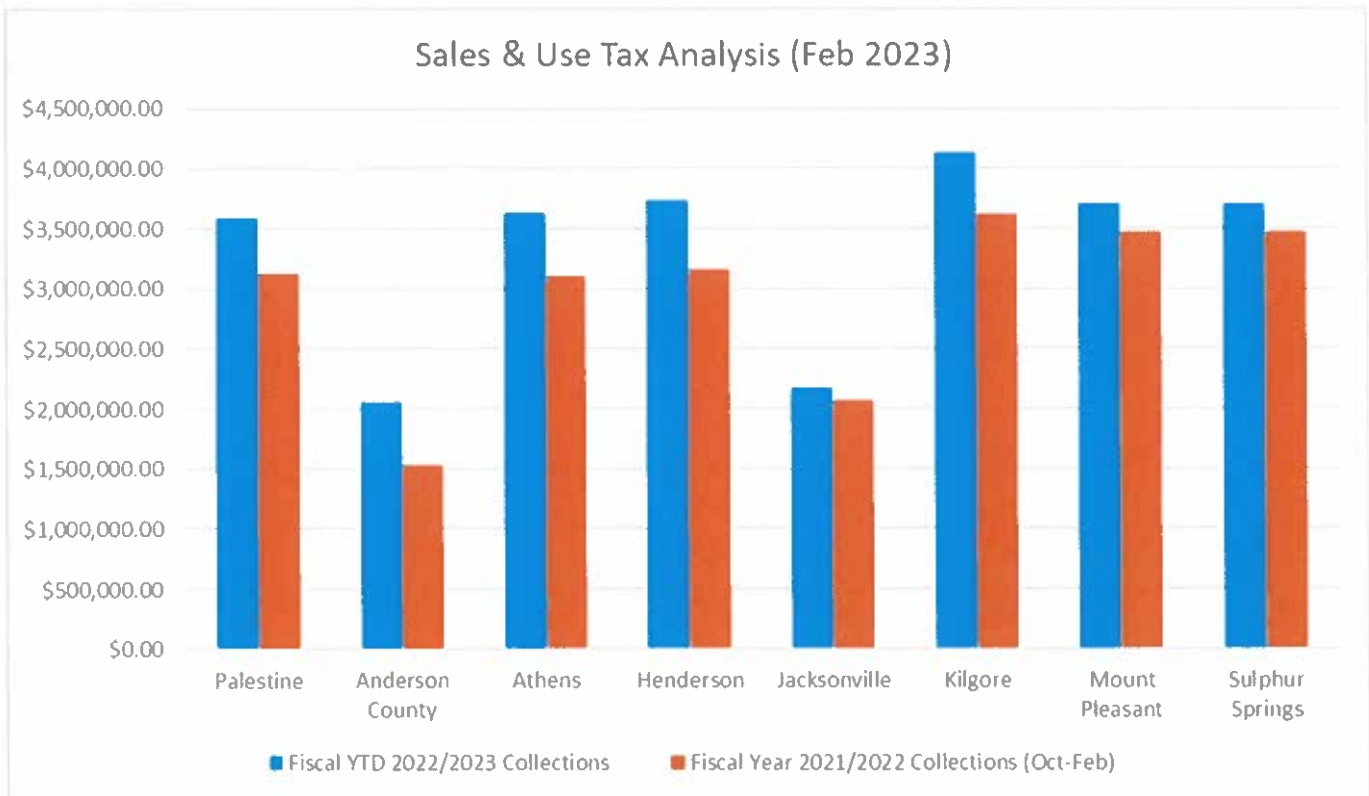
> Retail Sector

Local Sales & Use Tax Summary Palestine, Anderson County & Index Cities Fiscal Year Comparisons

Collection:	Period	Net Payment		Net Change
		Current Year 2022/2023	Prior Year 2021/2022	
Palestine	Feb	\$855,729.30	\$656,480.88	23.3%
	Fiscal YTD	\$3,590,283.60	\$3,127,288.77	12.9%
Anderson County	Feb	\$593,922.27	\$300,225.65	49.5%
	Fiscal YTD	\$2,051,384.47	\$1,528,489.77	25.5%
Athens	Feb	\$936,867.90	\$699,896.93	25.3%
	Fiscal YTD	\$3,630,308.52	\$3,099,608.91	14.6%
Henderson	Feb	\$911,670.86	\$742,063.11	18.6%
	Fiscal YTD	\$3,731,689.62	\$3,156,755.53	15.4%
Jacksonville	Feb	\$508,681.60	\$517,322.43	-1.7%
	Fiscal YTD	\$2,169,186.88	\$2,066,258.57	4.7%
Kilgore	Feb	\$947,748.58	\$884,603.66	6.7%
	Fiscal YTD	\$4,131,380.24	\$3,621,782.43	12.3%
Mount Pleasant	Feb	\$833,565.99	\$811,583.73	2.6%
	Fiscal YTD	\$3,707,017.58	\$3,471,105.98	6.4%
Sulphur Springs	Feb	\$833,565.99	\$811,583.73	2.6%
	Fiscal YTD	\$3,707,017.58	\$3,471,105.98	6.4%

* Source: Texas Comptroller of Public Accounts

* Note: All Net Payments represent collections conducted approx. 2 months prior



➤ **Workforce Data**

Unemployment Rates in Anderson & Index Counties – December 2022:

Anderson County – 3.0%

State of Texas – 3.9%

Henderson County – 3.8%

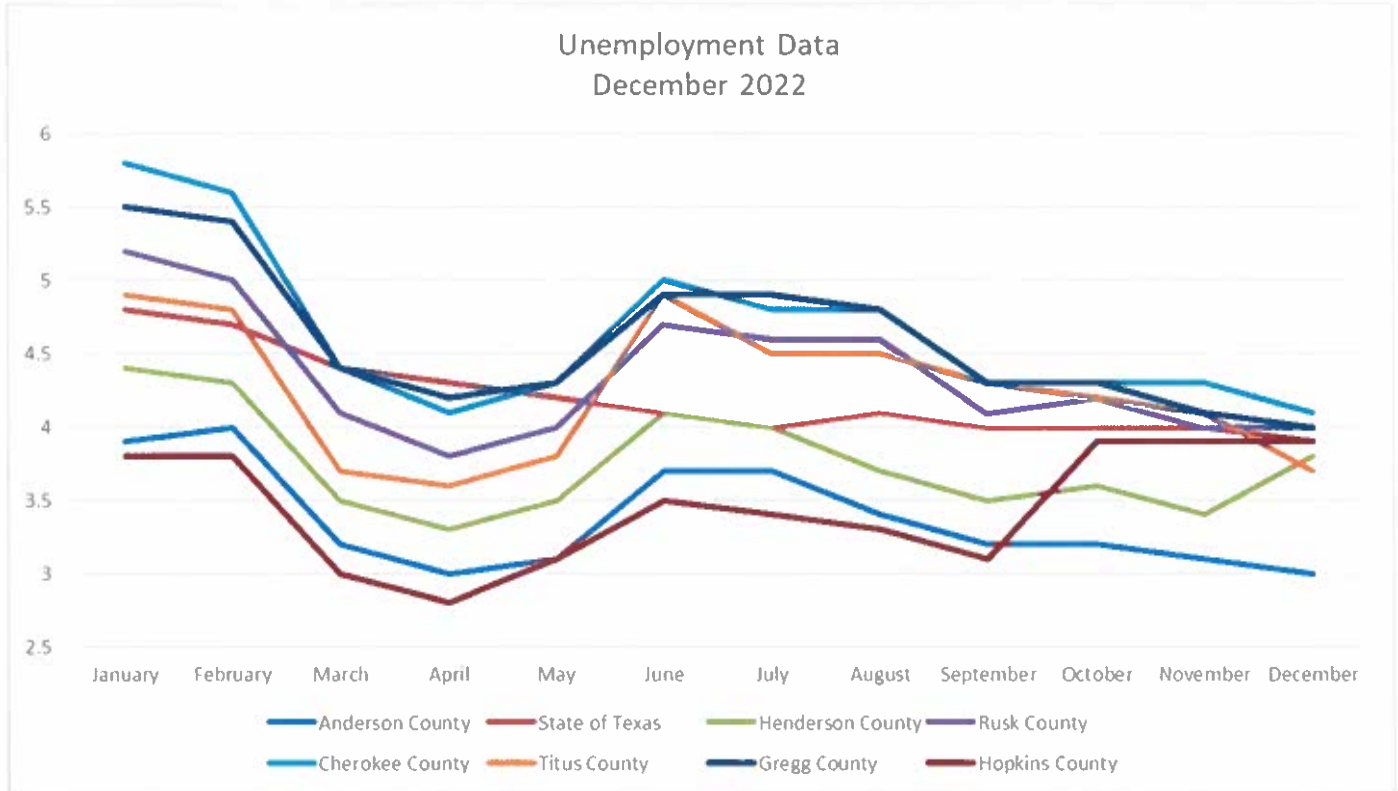
Rusk County – 4.0%

Cherokee County – 4.1%

Titus County – 3.7%

Gregg County – 4.0%

Hopkins County – 3.9%



Source: Texas Labor Market Information; Local Area Unemployment Statistics



Agenda Date: 02/14/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consider approval of PEDC Minutes from January 19, 2023.

SUMMARY:

Consider approval of PEDC Minutes from January 19, 2023.

RECOMMENDED ACTION:

Staff recommends approval of PEDC Minutes from January 19, 2023.

Attachments

PEDC Minutes 1.19.23

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 Friday, January 19, 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; Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler, Joseph Thompson, and Charles Drane.

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

Others Present: City Manager Teresa Herrera; Finance Director Andrew Sibai; Megan J. Mikutis of Randle Law Office Ltd., L.L.P.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 11:32 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

President Campbell proposed to move Closed Session item, 2. Section 551.087 deliberation regarding Economic Development negotiations: a.) Potential incentives & LOI for prospect # 1058, to be moved to the end of Closed Session after item 3. Section 551.071 – Consult with attorney, pending or contemplated litigation (attorney must be present): a.) Project# T-333.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

President Campbell gave a statement regarding a conflict of interest on his part with Gonzalo Gomez of Pflugerville, TX. Mr. Gonzalo is negotiating to enter a profit-sharing agreement with Texas Futura who will possibly be locating in the Willow Creek Business Park. Mr. Gonzalo has asked President Campbell to assist with overseeing his interest with the construction and operations if he is to enter the agreement with Texas Futura. In lieu of this information President Campbell recused himself from all future discussions and voting regarding Texas Futura.

ITEMS FROM BOARD

There were none.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from December 15, 2022.

Motion by Director Drane, seconded by Director Bochsler to approve item as presented. Upon vote, motion carried unanimously 5-0.

2. Consider Approval of December 2022 PEDC Financial Statement.

Motion by Director Bochsler, seconded by Director Willmott to approve item as presented. Upon vote, motion carried unanimously 5-0.

3. Discussion and possible action regarding the appointment of the Palestine Economic Development board Officers for 2023.
 - a.) President
 - b.) Vice President
 - c.) Secretary / Treasurer

Motion by Director Drane, seconded by Director Willmott to appoint Ben Campbell as PEDC Board President for 2023. Upon vote, motion carried unanimously 5-0.

Motion by President Campbell, seconded by Director Drane to appoint Dan Bochsler as PEDC Board Vice President for 2023. Upon vote, motion carried unanimously 5-0.

Motion by President Campbell, seconded by Vice President Bochsler to appoint Kim Willmott as PEDC Board Secretary / Treasurer for 2023. Upon vote, motion carried unanimously 5-0.

4. Discussion and possible action regarding PEDC By Law. Article III, Section 3. Annual and Regular Meetings; Place of Meeting.

PEDC Board reviewed the By Laws; Article III, Section 3. Annual and Regular Meetings; Place of Meeting and discussed changing PEDC's regular meeting date and time.

Motion by President Campbell, seconded by Director Drane to change PEDC's Regular Meeting date and time to every second Tuesday of the month at 10:00 a.m. at 100 Willow Creek Pkwy., Ste A. Upon vote, motion carried unanimously 5-0.

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 – Unemployment information and local wage data.
- Retail sector data from Texas State Comptroller
- ETEX Broadband Revenue Share – Q4 2022

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:13 p.m.

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

- a.) 100 Willow Creek Pkwy., Ste B.
- b.) Prospect# 1059.

2. Section 551.087 deliberation regarding Economic Development negotiations.

b.) PEDC / TVCC

3. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present).

a.) Project# T-333

President Campbell exited closed session / board meeting at 1:40 p.m.

4. Section 551.087 deliberation regarding Economic Development negotiations.

a.) Potential Incentives & LOI for prospect #1058

RECONVENE IN REGULAR SESSION

President Campbell rejoined the board meeting and Reconvened into open session at 2:01 p.m.

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

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

a.) 100 Willow Creek Pkwy., Ste B. - Motion by Vice President Bochsler, seconded by Director Drane to authorize PEDC Director Trahan to proceed with the renovations and leasing of Suite B. Upon vote, motion carried unanimously 5-0.

b.) Prospect# 1059. – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding Section 551.087 deliberation regarding Economic Development negotiations.

b.) PEDC / TVCC – NO ACTION TAKEN

3. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present).

a.) Project T-333 – NO ACTION TAKEN

4. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding Section 551.087 deliberation regarding Economic Development negotiations.

- a.) Potential Incentives & LOI for prospect #1058 - Motion by Vice President Bochsler, seconded by Secretary / Treasurer Willmott to authorize PEDC Director Trahan and Attorney Megan J. Mikutis to prepare a non-binding LOI for prospect# 1058. Upon vote, motion carried 4-0 (abstained: President Ben Campbell).

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 2:04 p.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 14th DAY OF February 2023.

Ben Campbell, President

ATTEST:

Lisa Bowman, Administrative Assistant



Agenda Date: 02/14/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consider approval of January 2023 PEDC Financial Statement.

SUMMARY:

Consider approval of the January 2023 PEDC Financial Statement.

RECOMMENDED ACTION:

Staff recommends approval of the January 2023 PEDC Financial Statement.



Palestine Economic Development Corporation
Financial Statement
As of January 31, 2023

	Current Budget	Current Period	Current Y-T-D	% of Budget	Budget Balance	Prior Year Y-T-D Actual	INC/(DEC) Prior Year
BEGINNING FUND BALANCE	\$ 2,611,873		\$ 2,611,873			\$ 3,506,092	
REVENUE							
4-1013 PEDC SALES TAX	1,039,394	139,020	455,759	43.8%	583,635	411,801	43,958
4-1705.001 RENT - CARTMELL SUITE B	13,500	-	-	0.0%	13,500	7,500	(7,500)
4-1705.004 RENT - RESULTS CO	215,444	17,954	71,815	33.3%	143,629	89,768	(17,954)
4-1806 OTHER REVENUE	-	-	-	0.0%	-	200	(200)
4-1807 ETEX FIBER RECAPTURE	150,000	89,573	176,455	117.6%	(26,455)	53,430	123,025
4-1901 INTEREST REVENUE	15,000	5,942	14,320	95.5%	680	1,785	12,536
4-1903 TAH LOAN PYMT	33,557	-	5,593	16.7%	27,964	13,982	(8,389)
*** TOTAL REVENUE ***	1,466,895	252,488	723,943	49.4%	742,953	578,467	145,476
EXPENSE							
PERSONNEL							
5-1010 SALARIES & WAGES	125,555	8,958	23,382	18.6%	102,173	31,050	(7,668)
5-1030 LONGEVITY	144	12	39	27.4%	105	252	(213)
5-1031 CERTIFICATION PAY	-	-	-	0.0%	-	721	(721)
5-1036 CELL PHONE ALLOWANCE	600	50	75	12.5%	525	180	(105)
5-1040 SOCIAL SECURITY	9,616	689	1,881	19.6%	7,735	2,473	(592)
5-1050 HEALTH INSURANCE	15,764	1,427	2,996	19.0%	12,768	4,926	(1,930)
5-1061 WORKER'S COMPENSATION	338	8	21	6.3%	317	28	(6)
5-1070 RETIREMENT	17,761	1,279	3,303	18.6%	14,458	5,186	(1,884)
*** EXPENSE CATEGORY TOTALS ***	169,778	12,422	31,698	18.7%	138,080	44,818	(13,120)
SUPPLIES AND MATERIALS							
5-2010 OFFICE SUPPLIES/EQUIPMENT	2,000	-	1,104	55.2%	896	426	678
5-2020 POSTAGE	100	-	-	0.0%	100	3	(3)
*** EXPENSE CATEGORY TOTALS ***	2,100	-	1,104	52.6%	996	429	675
PROF/CONTRACTUAL SERV							
5-3010 LEGAL SERVICES	45,000	6,567	7,229	16.1%	37,772	5,868	1,360
5-3020 AUDIT & ACCOUNTING SERVICES	5,000	-	-	0.0%	5,000	-	-
5-3030 PROFESSIONAL SERVICES	5,000	-	-	0.0%	5,000	-	-
5-3031 CONSULTANT SERVICES	5,000	-	-	0.0%	5,000	-	-
5-3040 LEGAL NOTICES	250	-	-	0.0%	250	114	(114)
5-3051 UTILITIES-WATER/SEWER	4,000	164	1,102	27.6%	2,898	799	303
5-3080 MEMBERSHIP & SUBSCRIPTION	10,000	153	7,028	70.3%	2,972	2,456	4,572
5-3082 TRAVEL AND TRAINING	10,000	18	95	1.0%	9,905	89	7
5-3112 PRINTING SERVICES	2,500	226	731	29.2%	1,769	947	(216)
5-3150 MARKETING SERVICES	40,000	725	12,825	32.1%	27,175	11,900	925
5-3220 TML INSURANCE	5,460	-	6,827	125.0%	(1,367)	4,199	2,628
5-3400 JANITORIAL SERVICES	4,100	950	1,690	41.2%	2,410	1,225	465
5-3617 PROJECTS SUPPORT GRANTS	300,000	-	-	0.0%	300,000	-	-
5-3662 PARK IMPROVEMENTS - CITY	50,000	-	-	0.0%	50,000	-	-

Palestine Economic Development Corporation
 Financial Statement
 As of January 31, 2023



	Current Budget	Current Period	Current Y-T-D	% of Budget	Budget Balance	Prior Year Y-T-D Actual	INC/(DEC) Prior Year
5-3663 COM DEV GRANT-GENERAL PROGRAM	50,000	-	-	0.0%	50,000	-	-
5-3664 BLDG IMPROVEMENT GRANT PROG	150,000	-	-	0.0%	150,000	-	-
*** EXPENSE CATEGORY TOTALS ***	<u>686,310</u>	<u>8,803</u>	<u>37,527</u>	<u>5.5%</u>	<u>648,783</u>	<u>27,597</u>	<u>9,930</u>
MAINTENANCE & REPAIR							
5-4010 BLDG/STRUCTURE/GRNDS MAINTENAN	75,000	-	9,185	12.2%	65,815	12,255	(3,070)
*** EXPENSE CATEGORY TOTALS ***	<u>75,000</u>	<u>-</u>	<u>9,185</u>	<u>12.2%</u>	<u>65,815</u>	<u>12,255</u>	<u>(3,070)</u>
UTILITIES							
5-4500 UTILITIES - ELECTRIC	6,000	795	1,774	29.6%	4,226	1,523	251
5-4503 PHONES/INTERNET	3,000	628	1,819	60.6%	1,181	2,336	(517)
*** EXPENSE CATEGORY TOTALS ***	<u>6,000</u>	<u>795</u>	<u>1,774</u>	<u>29.6%</u>	<u>4,226</u>	<u>1,523</u>	<u>251</u>
OTHER/MISC.							
5-5060 BUSINESS RETENTION/EXPANSION	15,000	-	-	0.0%	15,000	1,055	(1,055)
5-5200 MEETING MEALS	2,000	-	580	29.0%	1,420	331	248
*** EXPENSE CATEGORY TOTALS ***	<u>17,000</u>	<u>-</u>	<u>580</u>	<u>3.4%</u>	<u>16,420</u>	<u>1,387</u>	<u>(807)</u>
DEBT SERVICE							
5-6005 REVENUE BOND PRIN PAYMENT	393,580	-	-	0.0%	393,580	-	-
5-6050 BOND INTEREST EXP	58,577	-	(7,277)	-12.4%	65,854	(8,816)	1,539
*** EXPENSE CATEGORY TOTALS ***	<u>452,157</u>	<u>-</u>	<u>(7,277)</u>	<u>-1.6%</u>	<u>459,434</u>	<u>(8,816)</u>	<u>1,539</u>
CAPITAL OUTLAY							
5-8010 FURNITURE & OFFICE EQUIPMENT	1,000	-	-	0.0%	1,000	-	-
*** EXPENSE CATEGORY TOTALS ***	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>0.0%</u>	<u>1,000</u>	<u>-</u>	<u>-</u>
INTERFUND ACTIVITY							
5-9010 TRANSFER TO/FROM GENERAL FUND	31,371	2,614	10,457	33.3%	20,914	10,443	14
*** EXPENSE CATEGORY TOTALS ***	<u>31,371</u>	<u>2,614</u>	<u>10,457</u>	<u>33.3%</u>	<u>20,914</u>	<u>10,443</u>	<u>14</u>
*** TOTAL EXPENSE ***	<u>1,440,716</u>	<u>24,635</u>	<u>85,048</u>	<u>5.9%</u>	<u>1,355,668</u>	<u>89,636</u>	<u>(4,588)</u>
PROJECTED ENDING FUND BALANCE	<u>\$ 2,638,052</u>		<u>\$ 3,250,767</u>			<u>\$ 3,994,923</u>	

Sales Tax History: Fiscal Years 2020 - 2022

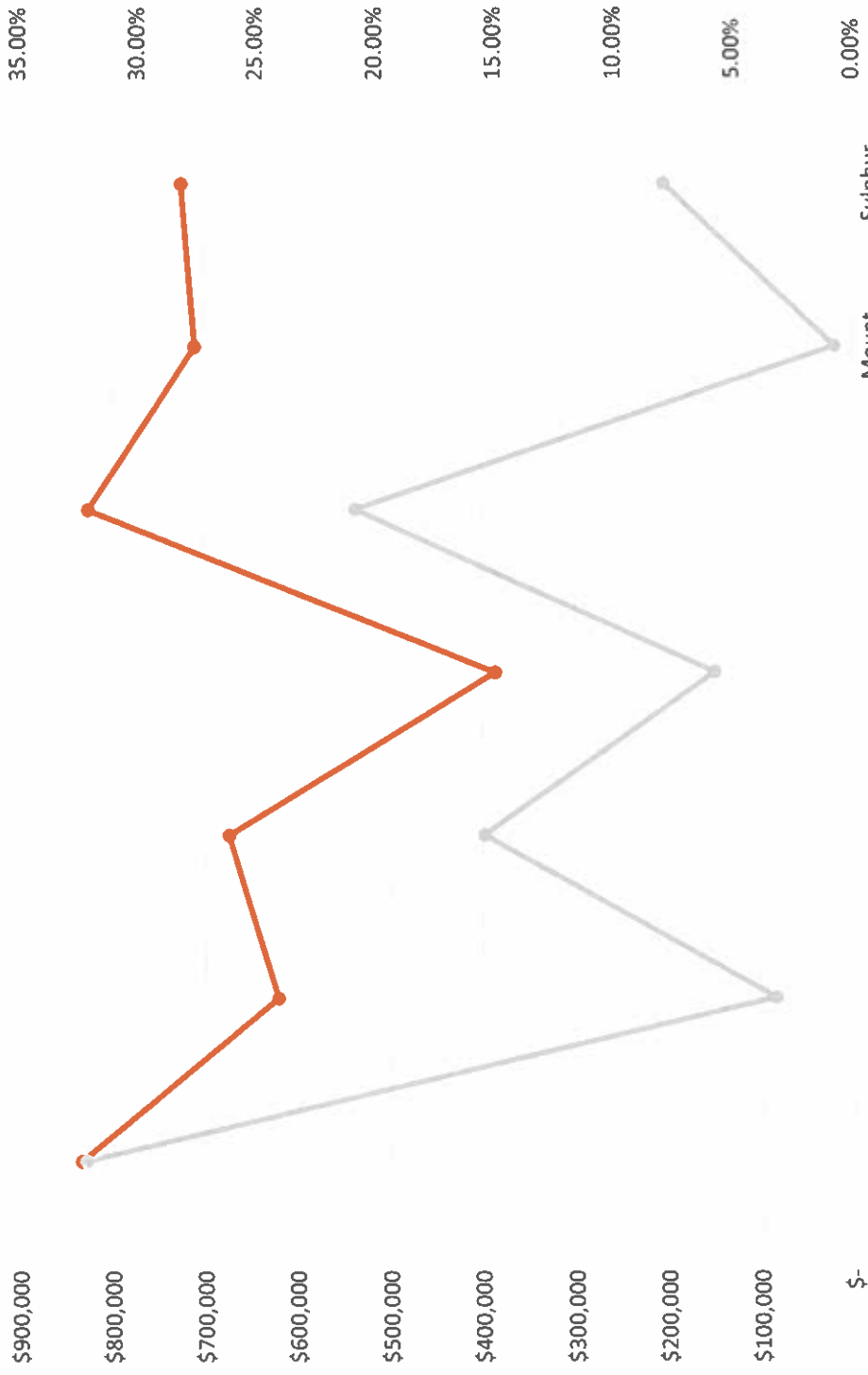
	FY 2021			FY 2022			FY 2023		
	CITY	PEDC	TOTAL	CITY	PEDC	TOTAL	CITY	PEDC	TOTAL
	83.33%	16.67%	100.00%	83.33%	16.67%	100.00%	83.33%	16.67%	100.00%
October	\$ 438,207	\$ 87,662	\$ 525,869	\$ 490,870	\$ 98,198	\$ 589,068	\$ 489,264	\$ 97,876	\$ 587,141
November	397,830	79,585	477,415	525,613	105,148	630,761	525,613	105,148	630,761
December	555,479	111,122	666,601	547,046	109,435	656,481	547,046	109,435	656,481
January	397,240	79,467	476,707	469,876	93,998	563,874	469,876	93,998	563,874
February	337,248	67,466	404,714	421,224	84,265	505,488	421,224	84,265	505,488
March	636,934	127,417	764,351	610,594	122,148	732,743	610,594	122,148	732,743
April	464,081	92,838	556,919	579,223	115,872	695,095	579,223	115,872	695,095
May	359,636	71,944	431,581	1,001,344	200,317	1,201,661	1,001,344	200,317	1,201,661
June	562,033	112,434	674,466	623,506	124,731	748,237	623,506	124,731	748,237
July	482,376	96,498	578,874	524,680	104,961	629,641	524,680	104,961	629,641
August	478,818	95,787	574,605	516,734	103,372	620,106	516,734	103,372	620,106
September	563,623	112,752	676,374	577,632	115,554	693,186	577,632	115,554	693,186
	\$ 5,673,504	\$ 1,134,973	\$ 6,808,477	\$ 6,888,341	\$ 1,377,999	\$ 8,266,340	\$ 1,184,338	\$ 236,924	\$ 1,421,262





Palestine Economic Development Corporation
 Financial Statement
 As of January 31, 2023

Sales Tax FY 2023 - November - Period 2



Location	\$ Sales Tax Received Jan-2023	% Inc(+)/Dec(-) from prior year
Palestine	834,121.37	32.24%
Athens	621,145.70	3.27%
Henderson	673,956.41	15.47%
Jacksonville	385,995.27	5.81%
Kilgore	825,297.75	20.90%
Mount Pleasant	709,763.70	0.76%
Sulphur Springs	723,875.32	7.90%

Palestine Economic Development Corporation
Summary of Cash and Investment Activity
For the Month Ending: January 31, 2023

	Par Value	Market Value	Ratio Market-to-Book Value
Beginning Balances			
Cash	\$738,413.28	\$ 738,413.28	100.00%
Investments	\$2,237,214.66	\$2,237,214.66	100.00%
Total	2,975,627.94	\$2,975,627.94	100.00%
Activity			
Cash	(\$267,438.16)	(\$267,438.16)	
Investments	\$5,820.01	\$5,820.01	
Net Accretion & Amortization			
Purchases	244,000.00	244,000.00	
Maturities/Calls	-	-	
Changes to Market Value	-	(1,268.97)	
Net Monthly Activity	(17,618.15)	(\$18,887.12)	
Ending Balances			
Cash	470,975.12	470,975.12	100.00%
Investments	\$2,487,034.67	\$2,485,765.70	99.95%
Total	\$ 2,958,009.79	\$ 2,956,740.82	99.96%

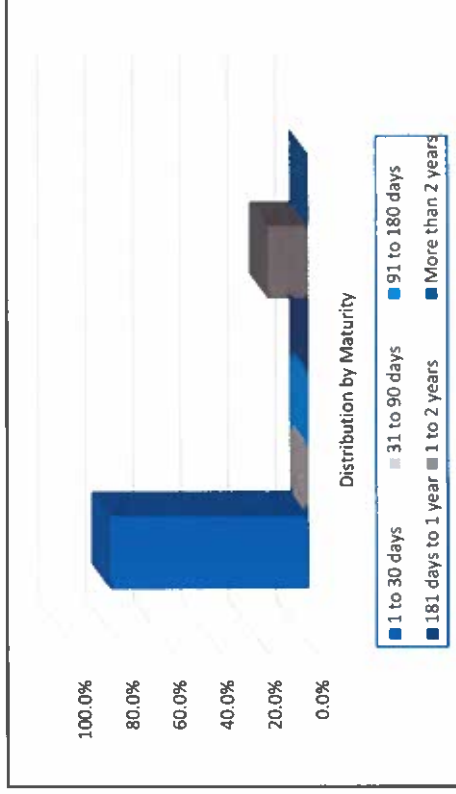


Palestine Economic Development Corporation
Summary of Cash and Investment Activity
For the Month Ending: January 31, 2023

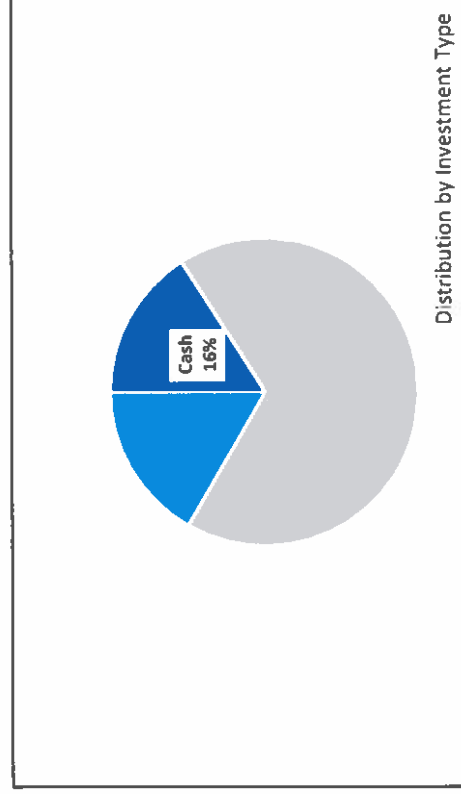
Purchase Date	Maturity Date	CUSIP / CD Number	Security Type	Par Value	Coupon	Purchase		Book Value	Market Value	Gain / (Loss)	Days to Maturity
						Price	Yield				
N/A	N/A	N/A	Cash in Bank	\$ 470,975		\$ 100,000	0.200%	\$ 470,975	\$ 470,975	\$ -	1
N/A	N/A	N/A	TEXSTAR Investment Pool	1,993,082		\$ 100,000	4.500%	\$ 1,993,082	\$ 1,993,082	\$ -	1
12/23/2022	12/23/2024	9497634P8	Wells Fargo Bank	249,000	4.50%	100,000	4.500%	249,000	248,522	-	692
1/20/2023	7/22/2024	564759RU4	Manufacturers and Traders TR CO	244,000	4.60%	100,000	4.600%	244,000	243,590	-	538
Totals/Weighted Average				\$ 2,957,058			3.823%	\$ 2,957,058	\$ 2,956,170	\$ -	103
Benchmark - 4-Week Coupon Equivalent Treasury Bill Rate							4.020%				

Palestine Economic Development Corporation
Summary of Cash and Investment Activity
For the Month Ending: January 31, 2023

Distribution by Maturity		
	Par Value	Percent
1 to 30 days	\$ 2,464,058	83.3%
31 to 90 days	-	0.0%
91 to 180 days	-	0.0%
181 days to 1 year	493,000	16.7%
1 to 2 years		0.0%
More than 2 years		0.0%
	<u>\$ 2,957,058</u>	<u>100.0%</u>



Distribution by Investment Type		
	Book Value	Percent
Cash	\$ 470,975	15.9%
US Agencies & Instrumentalities	-	0.0%
Eligible Investment Pools	1,993,082	67.4%
Certificates of Deposit	493,000	16.7%
US Treasury Bills / Notes / Bonds	-	0.0%
Money Market Mutual Funds	-	0.0%
Repurchase Agreements	-	0.0%
	<u>\$ 2,957,058</u>	<u>100.0%</u>



Palestine Economic Development Corporation
Monthly Interest
For the Month Ending: January 31, 2023

Cash	\$121.96
Investment Pool	\$ 4,867.81
CDs	\$ 952.20
Total Monthly Interest	\$ 5,941.97

This monthly report is in full compliance with the investment strategies as established in the City's Investment Policies and the Public Funds Investment Act, Chapter 2256, Texas Government Code.



Andrew Sibai
Finance Director



Agenda Date: 02/14/2023
To: Palestine Economic Development Corporation
From: Lisa Bowman, Economic Development Admin
Agenda Item: Consideration of and possible action regarding Resolution No. R-01-23.

SUMMARY:

Consideration of and possible action on Resolution No. R-01-23, a resolution of the PEDC declaring a project of the PEDC offering an economic development grant to incentivize Texas Futura, LLC, to expand its business operations to the City by granting certain incentives, those consisting of land and other direct cash incentives consisting of the expenditure and rebate of sales tax funds, in an amount not to exceed \$150,000.00, in exchange for the creation of thirty-five (35) fulltime primary jobs and a capital investment of approximately \$6.6 million within the boundaries of the PEDC's Willow Creek Business Park; setting a public hearing; and authorizing and directing staff to publish notice of the same.

RECOMMENDED ACTION:

Staff recommends approval of Resolution No. R-01-23.

Attachments

Project Declaration

PEDC RESOLUTION NO. R-01-23

A RESOLUTION OF THE PALESTINE ECONOMIC DEVELOPMENT CORPORATION, A "TYPE B" ECONOMIC DEVELOPMENT SALES TAX CORPORATION, DECLARING A PROJECT OF THE CORPORATION, DIRECTING STAFF TO PUBLISH NOTICE OF SAME, AND SETTING A PUBLIC HEARING

WHEREAS, the Palestine Economic Development Corporation (the "**PEDC**") was created by the City of Palestine, Texas, a home-rule municipality with an estimated population of approximately 18,750 (the "**City**"), in accordance with and pursuant to Chapters 501 and 505 of the Local Government Code, as amended (the "**Local Government Code**"); and,

WHEREAS, the PEDC wishes to participate in a project, as that term is defined under Chapter 501 of the Local Government Code, to directly incentivize the economic development of the City through the development and diversification of the economy, the elimination of unemployment and underemployment, and the development and expansion of commerce within the State of Texas; and,

WHEREAS, the PEDC wishes to participate in a general type of project, that consisting of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the PEDC's Board of Directors to promote new or expanded business development (Section 505.158, Local Government Code); and,

WHEREAS, furthermore, the PEDC wishes to participate in a specific type of project, that consisting of land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the PEDC's Board of Directors to be (1) for the creation of primary jobs and (2) required or suitable for the development, retention, or expansion of manufacturing and industrial facilities (Section 501.101, Local Government Code); and,

WHEREAS, moreover, the PEDC wishes to participate in a specific type of project, that consisting of land, buildings, equipment, facilities, and improvements found by the PEDC's Board of Directors to promote or develop new or expanded business enterprises that create or retain primary jobs (Section 505.155, Local Government Code); and,

WHEREAS, the PEDC desires to offer an economic development grant as an incentive to **Texas Futura, LLC ("Futura")**, to incentivize Futura to expand its business operations to the City by granting to Futura certain economic development incentives, those being land and other direct cash incentives consisting of the expenditure and rebate of sales tax funds, in exchange for Futura's creation of thirty-five (35) fulltime primary jobs and a capital investment of approximately \$6.6 million within the boundaries of the PEDC's Willow Creek Business Park (the "**Project**");

WHEREAS, the PEDC wishes to participate in the Project during FY 2022-2023 and, through such desire, after careful contemplation, wishes to memorialize, declare, and publish its intent to participate in such a project;

WHEREAS, it is hereby officially found and determined that the PEDC Meeting at which this Resolution was passed was open to the public, and public notice of the time, place, and purpose at which it was considered and approved was given in accordance with Chapter 551 of the Government Code;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PEDC THAT:

- Section 1.** The above and foregoing premises and recitals are true and correct and are incorporated herein and made a part hereof for all purposes.
- Section 2.** As authorized by Sections 501.101, 505.155, and 505.158 of the Local Government Code, the PEDC hereby proposes to undertake the Project, described above, to incentivize Futura to expand its business operations to the City by granting to Futura certain economic development incentives, those being land and other direct cash incentives consisting of the expenditure and rebate of sales tax funds, in exchange for Futura's creation of thirty-five (35) fulltime primary jobs and a capital investment of approximately \$6.6 million within the boundaries of the PEDC's Willow Creek Business Park
- Section 3.** The PEDC hereby finds that the funds expended will be used for eligible "costs" of "projects" as those terms are defined in Chapters 501 and 505 of the Local Government Code.
- Section 4.** As required by Section 505.159 of the Local Government Code, the PEDC hereby sets a public hearing for such Project on March 14, 2023, at 10:00 a.m., at its regularly scheduled meeting, the agenda and location for which will be posted no less that seventy-two (72) hours ahead of time on a bulletin board at a place convenient for the public and at www.palestinetexas.net.
- Section 5.** The PEDC hereby authorizes and directs staff to publish public notice of both the Project and the public hearing to be held on the Project in the newspaper of general circulation, that being the Palestine Herald Press.

PASSED AND APPROVED this 14th day of February 2023.

Dan Bochsler, Vice President
(executing in lieu due to conflict of interest)

ATTEST:

Kim Willmott, Secretary
Palestine Economic Development Corporation

Commented [MJM1]: Christophe, please double check this - I think this might be incorrect.