

Larry Weber, President
Kurt Herrington, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member
Will Brule, Board Member



Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from July 16, 2020 Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Virtual Regular Meeting on Thursday, July 16, 2020 at 9:00 am, with six PEDC Board members present: Chair Larry Weber, Charles Drane, Linda Dickens, and Michael Page were present at City Council Chambers and had Zoom Meeting on their Smart phones, while Ben Campbell and Will Brule took the Zoom Meeting at their home offices.

Others present Lisa Denton Economic Development Director, City Manager Leslie Cloer via Zoom, Edena Atmore, Finance Director and Assistant City Manager; Teresa Herrera, City Secretary; and Economic Development Project Manager Terry Johnson. Also, online via Zoom were Mary Raum, Tourism Marketing Manager and Rachel Nichols, Main Street Manager.

A. CALL TO ORDER – With a quorum present, Larry Weber called the Virtual Regular Meeting to order at 0:04 am.

B. PROPOSED CHANGES OF AGENDA ITEMS – Closed session moved to beginning of Agenda at 9:05 am.

C. CLOSED SESSION – 12:10 pm

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D, Section 551.087 regarding Economic Development, and Section 551.072 regarding deliberations about Real Property.

1. Discussion regarding Prospect M*A*S*H
2. Discussion regarding Prospect STP
3. Discussion and update on sale of Palestine Mall

D. RECONVENE INTO REGULAR SESSION – 10:04 am

1. Take any action necessary regarding Prospect M*A*S*H – no action taken
2. Take any action necessary regarding Prospect STP – no action taken
3. Take any action necessary regarding the sale of Palestine Mall -- no action taken

E. PUBLIC COMMENTS – None

F. CONFLICT OF INTEREST DISCLOSURES -- None

G. PUBLIC HEARINGS

1. Public hearing regarding the award of the following incentives by Palestine Economic Development Corporation.
 - a. \$26,410 to Timothy Triplett toward the renovation of the Gregg-Link Building located at 102 West Main Street.
 - b. \$51,646 to Marshall Craig Allen toward the renovation of First Class Renovation at 301 West Oak Street
 - c. \$7,918 to Martha Hunt toward the renovation of Mr. T's Food 4 Tha Soul located at 704 West Main Street; and
 - d. \$19,420 to Kaycee Hamilton/Mark Stoup toward the renovation of Posh Paws located at 105 East Main Street.

Larry Weber opened the public hearing and Lisa Denton, ED Director, provided information above, adding description of each project and total dollar amount of each project. Having no comments from the public via Zoom or in Chamber Council room, the public hearing was closed at 10:08 am.

H. ITEMS FROM BOARD – Larry Weber mentioned Chick-fil-A construction delays and Lisa Denton said topic will be covered in Item H-4.

I. DIRECTOR'S REPORT – Lisa Denton provided the June 2020 report for Economic Development, Tourism/Visitor's Center/Heritage Development, and Main Street. Report provided to PEDC Board.

J. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC minutes dated June 4, 2020. -- Linda Dickens motioned to approve minutes; seconded by Michael Page; motion carried 6-0.
2. Consider approval of financial statements dated May 2020. -- Charles Drane motioned to approve financial statements; seconded by Linda Dickens; motion carried 6-0.
3. Discuss and take action regarding Gayle Cooper v. City of Palestine, Palestine Economic Development corporation, 2SC200003. -- Larry Weber made motion for City Manager to move forward with Mary Anne Landers Banks, as legal council representing City of Palestine and Palestine Economic Development Corporation in the Gayle Cooper lawsuit. All costs will be paid by City of Palestine. Linda Dickins seconded; motion carried 6-0.
4. Discuss and take action regarding Economic Development Performance Agreement with New Urban Development Palestine, TX, LLC – Linda Dickens made motion to accept the revised Performance Agreement for \$70,000 upon completion of the project; Ben Campbell seconded; motion carried 6-0.
5. Discuss and take action regarding application for infrastructure assistance from The Overlook Lifestyle Apt Homes LLC – Linda Dickens made motion to approve performance agreement based on removal of job requirement; seconded by Charles Drane; motion carried 6-0.
6. Discuss and take action regarding PEDC grant programs – no action taken.
Economic Development Director discussed the new Incentive Application form for industrial type incentives applications covering infrastructure. This form provides all the information we need for an Impact Analysis to be performed on every project of this nature.
Next we covered Downtown Grants and these items were agreed upon: Maximum grant amount should be \$25,000, stay with a 50% matching grant upon work completion, keep grant request open for any improvement that stays with the building whether interior or exterior part of the building. We will develop a Gateway area to address for grants in fiscal year 21-22.

Economic Development will also work on a Community Grant that serves all businesses in Palestine City limits.

ED Director will revise her documentation for grants and bring back to the next PEDC Board meeting, and eventually bring to City Council for approval.

7. Discuss and take action on PEDC budget for fiscal year 2020-2021 – no action taken. City Finance Department asked PEDC to input budget number this year into InCode. The ED Director dropped expenses and revenues proportionately across the board due to Covid-19 issues. A balanced budget is preferred, and PEDC Board can make budget amendments as necessary for future projects. ED Director is waiting on City of Palestine sales tax revenues before she completes the final budget. Any dollars left in a marketing budget can carry over to the next fiscal year, but no other account can carry over dollars. ED Director recommends IAMC as the possible site selector group to work with this next fiscal year for industrial recruitment. (Industrial Asset Management Council).

Larry Weber suggested City of Palestine Finance Department should create the \$200,000 check for left station in 2019-2020 budget, or before 9-30-20, and we not make another new budget line item for infrastructure support for 2020/2021 budget.

ED Director recommended to pay grants associated with jobs on the back end of the incentive, instead of the front end of the incentive.

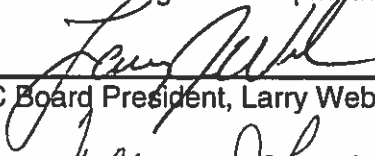
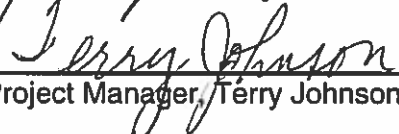
The PEDC Board recommended \$30,000 per year line item in the new 2020-2021 budget for commercial building blight removal. This line item involves dollars for redevelopment projects for business enterprises.

The PEDC Board recommends a \$50,000 Community Development grant that is scored and a call for applications one time per year.

The PEDC Board recommends a grant for park improvements of \$50,000 per year.

The PEDC Board recommends zero dollars go into supporting Community Events.

K. ADJOURNMENT – 12.29 pm due to fact Will Brule left Zoom meeting at 12:10 pm and Larry Weber left meeting at 12:22 pm, therefore no quorum.

 PEDC Board President, Larry Weber	8/20/20 Date	12:51 pm Time
 PEDC Project Manager, Terry Johnson	8/20/20 Date	12:51 pm Time