

Larry Weber, President  
Ben Campbell, Interim Vice-President  
Linda Dickens, Interim 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 December 14, 2020 Board Meeting  
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Virtual and In-Person Meeting on Monday, December 14, 2020 at 11:30 am. Three PEDC Board members present at Council Chambers: Charles Drane, Suzanne Eiben, and Michael Page. Ben Campbell led the meeting via Zoom. Absent were Linda Dickens, Kurt Herrington, and Larry Weber. Others present: Economic Development Director Lisa Denton; Interim City Manager, Teresa Herrera; Interim Finance Director, Andrew Sibai; and ED Project Manager, Terry Johnson. PEDC Counsel, Chris Nichols, attended via Zoom.

**A. CALL TO ORDER** – With a quorum present, Ben Campbell called the PEDC 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. PUBLIC HEARING**

1. Ben Campbell opened the public hearing at 11:32 am regarding broadband infrastructure incentive performance and revenue sharing partnership with Etex Communications, L. P., in an amount up to \$1,100,000, to extend fiber into Palestine. There were no public comments via Zoom or inside Council Chambers. The public hearing was closed at 11:33 am.

**F. ITEMS FROM BOARD** – none

**G. DIRECTOR'S REPORT** – Lisa Denton provided the November 2020 director's report for review, noting an uptick in leads. The Action Plan SWOT Analysis information is due Friday, December 18<sup>th</sup>, to Greg Last with EDP Best Practices. Board members were encouraged to submit their responses.

**H. DISCUSSION AND ACTION ITEMS**

1. Consider approval of PEDC minutes dated November 19, 2020

Charles Drane made motion to approve minutes as presented; seconded by Michael Page; motion carried 4-0.

2. Consider approval of financial statements dated November 2020

Suzanne Eiben motioned to approve the November 2020 financials as presented; seconded by Charles Drane; motion carried 4-0.

3. Consider items associated with the following downtown grants:

a. Mary Mollard Properties Ltd – compliance review and grant payment – no action  
Project is on target to finish by 12-31-20. Grantee still has a few items to complete before submitting for grant payment.

b. First Class Renovations, Craig Allen – Amendment to Downtown Grant – At the 11-19-20 meeting, the Board directed staff as follows: perform audit of labor and materials submitted for payment, confirm receipt of permit, and creation of amendment to performance agreement allowing a \$25,000 progress payment and calling for a completion date of March 31, 2021. Audit indicates \$48,909.31 in allowable materials and labor. Counsel and board agreed that materials provided from First Class Renovations inventory cannot be presented for more than actual cost, and work performed by property owner does not qualify for reimbursement. Staff to work with grantee to determine appropriate costs to be submitted for approval upon completion of project. Suzanne Eiben made motion to ratify the former motion allowing for \$25,000 progress payment and to approve the amended agreement as presented; seconded by Charles Drane; motion carried 4-0.

**I. CLOSED SESSION – 11:54 am**


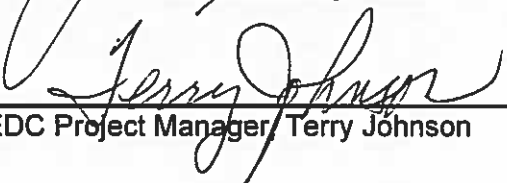
The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
  - a. Possible lease, transfer, or purchase of city-owned property
  - b. Sale of mall property
  - c. Sale of Willow Creek Business Park property
2. Section 551.087 deliberation regarding Economic Development negotiations:
  - a. Discussion regarding Prospect 1014
  - b. Discussion regarding Prospect 1015
  - c. Discussion regarding Prospect 1016

**J. RECONVENE INTO REGULAR SESSION – 12:43 pm**

1. Take action necessary regarding real property:
  - a. Possible lease, purchase, or transfer of city-owned property – no action
  - b. Sale of mall property – Motion made by Michael Page to approve the Fourth Amendment to Purchase and Sale Agreement, extending the contract to March 17, 2021; seconded by Suzanne Eiben; motion carried 4-0.
  - c. Sale of Willow Creek Business Park property – no action
2. Take any action necessary regarding Economic Development negotiations:
  - a. Prospect 1014 – no action
  - b. Prospect 1015 – no action
  - c. Prospect 1016 – Charles Drane made a motion to approve the Economic Development Incentive Performance and Revenue Sharing Agreement between PEDC and Etex; seconded by Michael Page; motion carried 4-0.

**K. ADJOURNMENT – 12:45 pm**

	1-21-21	2:08pm
PEDC Board President, Larry Weber	Date	Time
	1-21-21	2:08PM
PEDC Project Manager, Terry Johnson	Date	Time