



PEDC Meeting Minutes

PEDC Regular Meeting held on Thursday, August 19, 2021

Those in Attendance:

Larry Weber, Board President
Ben Campbell, Vice President
Linda Dickens, Secretary/Treasurer
Kim Willmott, Director
Greg Laudadio, Interim ED Director
Teresa Herrera, City Manager
Roxanna Briley, Finance Director
Chris Nichols, The Nichols Firm, PLLC

A. CALL TO ORDER - The meeting was called to order at 11:32 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS - None

C. PUBLIC COMMENTS - None

D. CONFLICT OF INTEREST DISCLOSURES - None

E. ITEMS FROM BOARD - Welcome from Larry Weber and attending Board Members to Interim Economic Development Director, Greg Laudadio.

F. DIRECTOR'S REPORT – The July 2021 Director's Report (included in the agenda packet) was reviewed. Board members requested additional information to be included in the next monthly meeting i.e., Unfunded projects report, WCBP signage and options for the medians on Willow Creek Parkway.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC minutes from 7-15-2021. - Motion to approve July 2021 Minutes was made by Ben Campbell, second by Linda Dickens. Motion passed unanimously.
2. Consider Approval of the July 2021 Financial Statements - Motion to approve July 2021 Financial Statements was made by Kim Willmott, second by Linda Dickens. Motion passed unanimously.
3. Discuss and take action regarding PEDC Budget. – Motion to approve the 2021-2022 PEDC Budget as presented was made by Ben Campbell, second by Linda Dickens. Motion passed unanimously.
4. Consider approval of Community Development Grant Application – Community Development Grant application and presentation was made by Mary Raum requesting \$50,000.00 for City of Palestine wayfinding signage. Matching HOT funds are available and it will be a multi-phase, multi-year project. No action taken pending scoring assessment by board members to be reviewed at the September 16, 2021 meeting.
5. Consider approval of Downtown Grant Application – Downtown Grant application was made and presented by Richard Farris Jr. for renovations at 112 E. Oak St. in the amount of \$12,737.88. Motion to approve was made by Ben Campbell, second by Kim Willmott. Motion passed unanimously.

H. CLOSED SESSION – Convened in to closed session at 12:42 pm.

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 and Section 551.071(2) Attorney/client communication: Consultation with EDC Attorney regarding matter potentially implicating attorney-client privileged communication.

Willow Creek Business Park Property.

2. Section 551.087 deliberation regarding Economic Development negotiations.

Prospect # 1016, Prospect # 1029, Prospect # 1036, Prospect # 1047

I. RECONVENE IN REGULAR SESSION – Reconvened in regular session at 1:44 pm.

1. Take any action regarding real property / Attorney/client communication. - Motion to allow the ED Director to proceed with corrections to drainage issues in the Willow Creek business park. Motion made by Kim Wilmott, second by Linda Dickens. Motion carried unanimously.

2. Take any action regarding Economic Development negotiations. - Motion concerning prospect 1029 to recommend that the city of Palestine reduce the sewer discharge rate by 50%. Motion was made by Ben Campbell and second by Linda Dickens. Motion carried unanimously.

J. ADJOURNMENT - The meeting was adjourned at 1:46 pm.


Certification



9-16-21

Larry Weber, Board President

Date



9/16/2021

Greg Laudadio, Interim ED Director

Date