

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 Thursday, July 21, 2022, at 11:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Vice President Suzanne Eiben, Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler and Charles Drane.

Staff present: Administrative Assistant Lisa Bowman, City Manager Teresa Herrera, Finance Director Andrew Sibai, and TVCC Workforce Education Coordinator Dr. Dreand Johnson.

Others Present: Chris Nichols of The Nichols Firm, PLLC.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 11:30 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

There were no proposed changes.

PUBLIC COMMENTS

Dr. Dreand Johnson with TVCC spoke from 11:30 a.m. to 11:37 a.m. about upcoming events and changes for the TVCC Campus. President Campbell advised the board that Dr. Johnson would be attending the Palestine Economic Development Board meeting in September to continue speaking on this topic.

CONFLICT OF INTEREST DISCLOSURES

There were none.

ITEMS FROM BOARD

There were none.

DIRECTOR'S REPORT

There was none.

APPROVAL OF MINUTES

1. Consider approval of PEDC Minutes from 6-16-2022 regular monthly meeting.

President Campbell and Administrative Assistant Lisa Bowman discussed correcting the noted start time of 12:04 pm for the Closed Session on the 6-16-2022 minutes.

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

DISCUSSION AND ACTION ITEMS

1. Consider approval of June 2022 PEDC Financial Statement.

President Campbell questioned the sale of land made to Sanderson Farms. Attorney Chris Nichols advised that sale closed on 6-30-22. Staff was advised to verify receipt of the net proceeds with from the sale.

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

2. Discussion and possible action regarding the PEDC Proposed Budget for Fiscal Year 2022-2023.

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

3. Discussion and Possible action regarding PEDC proposed By-Laws.

- a. Section 9. Reporting to City Council; Supervision – Paragraph 2: Language change on carryover budget.

Motion by Vice President Eiben, seconded by Director Drane to approve item as presented with modifications of Section 9 of the By-Laws as noted above. Upon vote, motion carried unanimously 5-0.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:15 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
2. Section 551.087 deliberation regarding Economic Development negotiations
3. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee

RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board into open session 1:06 p.m.

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

Motion by Director Bochsler, seconded by Vice President Eiben to approve amended Agriculture and Grazing Lease Agreement. Upon vote, motion carried unanimously 5-0.

2. Section 551.087 deliberation regarding Economic Development negotiations.
 - a. Take any action regarding Economic Development negotiations.

No action was taken.

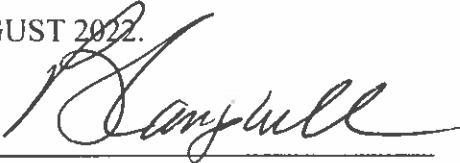
3. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.
 - a. Take any action regarding personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee.

No action was taken.

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 1:07 p.m., meeting was adjourned.

PASSED AND APPROVED THIS 18TH DAY OF AUGUST 2022.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant