



Minutes from May 19, 2016 Regular Board Meeting  
Palestine Economic Development Corporation  
Board of Directors

The Board of Directors of the Palestine Economic Development Corporation met on Thursday, May 19, 2016 at 11:30 am at the PEDC conference room at 100 Willow Creek Parkway, Suite A.

Attending were the following:

Larry Weber  
Alan Herrington  
Linda Dickens  
John McDonald  
Paul Morris

Others Present:

Tom Manskey, EDC Executive Director  
Greg Laudadio, EDC Assistant Director  
Mary Raum, Tourism Marketing Manager  
Terry Johnson, EDC Assistant  
Tim Perry, Public Works Director  
Steve Groom, Assistant Finance Director  
Chris Kizer, PISD, Director of College & Career Services

The meeting was called to order at 11:31 am by Larry Weber.

**A. Call to Order**

The Palestine Economic Development Corporation reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development) to wit:

**B. Citizen Input – none**

**C. Consent Agenda**

Paul Morris made motion and second by Alan Herrington, with unanimous consent to approve minutes from PEDC Board Meeting dated April 21, 2016 and PEDC Special Board Meeting conducted May 5, 2016, and to approve April 2016 financials. There will be two changes to the April 2016 financials and Steve Groom will make those adjustments.

#### **D. President's Comments**

Board President, Larry Weber, made presentation to representative from Palestine ISD, Chris Kizer, for matching funds grant in amount of \$13,893.06. These funds supported the revitalization of the former Meadowbrook Country Club golf course, now called Wildcat Golf Course. The clubhouse has also been restored. Approximately 30 students per day work at this location with various duties and gold tournaments can be hosted at this venue.

#### **E. Staff Report**

##### **1. EDC**

- Economic Incentives Meeting will be held sometime in June 2016.
- Update on Project Call Me Baby: Our tenant is doing a massive interior renovation and have plans to be in their building by July 11, 2016. Some job interviews will take place in Suite B of our office complex. There should be a total of 540 jobs, which includes 40 specialized jobs.
- There is ongoing action for a new 228 apartment complex that includes zero lot line housing requiring Home Owner Association. The developer wants to break ground by November 1, 2016 hopes to have first building completed by summer 2017. Developer is looking for three, million-dollar investors. Any interested investors can contact the PEDC office for further information.

##### **2. Main Street**

- Update on downtown flooding by Tim Perry. The downtown flooding on 4/30/16 affected four businesses in the Old Town area. Pint and Barrel and Shelton Gin are fully functional and open for business, while Hambone's Cajun Grill continues to work towards their fully functional opening. Oxbow Bakery & Antiques remains closed due to extensive damages.
- The Quiet Zone update by Tim Perry. Additional signage to identify quiet zone is coming. CTC, an engineering railroad firm will meet with TXDOT, City of Palestine and submit a traffic report to the Railroad commission. This process will take from 6 to 8 months. The quiet zone area covers Sycamore and Magnolia streets only.
- Mural Project: Dana Matthews secured permission to paint a mural on the former Royal National Bank building at 519 Sycamore in Palestine. Citizen's National Bank gave \$500 and Sherwin Williams provided the paint for the art project. More murals to come.
- Downtown Assessment Plan has been narrowed to three candidate companies. We will have a final selection decision from the panel in June 2016.
- Community Development Grant & Façade Improvement Program discussion was held at City Hall on 5/18/16. Applications for the public have been posted on the PEDC website [www.palestinetexas.net](http://www.palestinetexas.net) and click on In The News section. The applications and guidelines can be printed out and mailed to: PEDC, 100 Willow Creek Parkway, Suite A, Palestine, TX 75801. The written applications must be received by June 24, 2016.

##### **3. Tourism**

- Signage project update: A committee will be formed to find a local sign company to complete any upcoming project.
- Palestine App & Website: More emphasis will be placed on making sure the Visit Palestine website is mobile friendly.
- Visitors Guide: The new Visitor's Guide was submitted to print and under budget.
- Kiosk: A new Kiosk was placed at the large Pavillion at Davey Dogwood Park. This new kiosk is identical to the one at the Texas State Railroad.

#### **F. Board Discussion and Action Items**

1. No action.

Larry Weber, Board President  
Alan Herrington, Board Vice President  
Linda Dickens  
Alan George

John McDonald  
Paul Morris  
Thomas Wright

**G. Executive Session (Closed Session: 12:31 pm)**

The Board will retire into executive session pursuant to the provisions of the Texas Government Code, in accordance with the authority contained in Section 551.072 (Deliberations about Real Property Matters) and Section 551.087 (Economic Development) to wit.

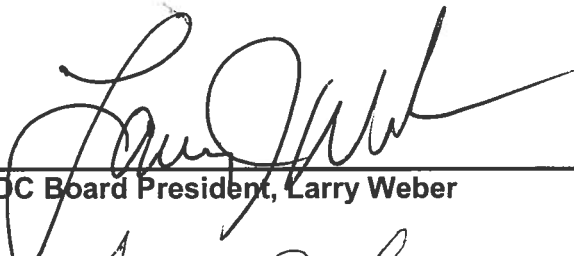
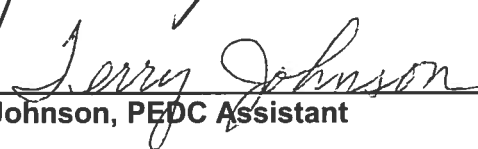
**H. Take Action from Executive Session**

No action. Project NationStar update only by Tom Manskey.

**I. Review Calendar**

1. City Council Meeting – Tuesday, May 23, 5:30 pm @ City Hall
2. PEDC Accountability Breakfast – Thursday, May 26<sup>th</sup>, 8:15 am @ UT Tyler in Palestine Economic 3.
3. Development Incentives Discussion, looking into second week of June 2016 for meeting

**J. Adjourn – meeting adjourned at 12:50 pm**

	6-16-16	1:39pm
PEDC Board President, Larry Weber	Date	Time
	6-16-16	1:39pm
Terry Johnson, PEDC Assistant		