



Minutes from August 18, 2016 Regular Board Meeting
Palestine Economic Development Corporation
Board of Directors

The Board of Directors of the Palestine Economic Development Corporation met on Thursday, August 18, 2016 at 11:30 am at the PEDC conference room at 100 Willow Creek Parkway, Suite A, Palestine, TX.

MEETING – 11:30 A.M. & call to order at 11:35 AM

Those in attendance:

Larry Weber
Alan Herrington
Linda Dickens
Paul Morris
Thomas Wright
John McDonald

Absent: Open position, Alan George

Others attending:

Tom Manskey
Greg Laudadio
Terry Johnson

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

1. Approval of minutes from PEDC Board Meeting conducted on July 21, 2016. Motion to approve minutes by Paul Morris and seconded by Linda Dickens, with unanimous vote to approve minutes.
2. Approval of June & July 2016 financial information. Motion to approve financials made by Alan Herrington and seconded by Thomas Wright. Alan Herrington requested the prior year to date actual numbers be returned to our monthly financial reports.

D. President's Comments - None

E. Staff Reports

1. EDC

- a. Current ED Pipeline – Pipeline discussed in closed session.

2. Main Street

- a. First ever Main Street Social scheduled for Tuesday, September 13th from 5 to 7 pm on the lawns of the First Christian Church in Palestine. Constant Contact e-invitations sent out on 8-18-16 to all Main Street business owners and friends.
 - b. Wine Swirl is scheduled for December 10, 2016 from 4 to 8 pm and Main Street will partner with PISD again. The event will be larger in 2016 because we are starting to prepare earlier for event.
 - c. Seven Palestine representatives attended a Texas preservation regional meeting in Marshall, Texas in early August. The regional meeting theme was "On the Right Track: Preserving Historic Railroad Depots & Related Sources.
 - d. Downtown Assessment –Phase 1 gathers information such as GIS locations of utilities and zoning and vendor partner, KSA, has 90% of the information they need for Phase 1. KSA wants one in person meeting with the PEDC Board members, and Greg Laudadio will forward the suggested meeting dates soon. Both short term and long term goals will also be a part of Phase 1.
3. Tourism – Mary Raum, Director, working out of town. Tom Manskey presented Mary's three page Tourism Marketing update for July/August 2016. Expedition Texas completed filming the 1890 Swing Bridge on July 16, 2016. The TV spot should air sometime in March 2017. The Daytripper also filmed in seven Palestine locations on August 4 & 5, and their show is forthcoming.

F. Board Discussion and Action Items

1. Request to plot and appraise site on Sanderson Farms Parkway, needing up to \$3,500. The City of Palestine owns less than an acre of land at the southwest corner of Highway 79 South next to Sanderson Farms poultry complex. Motion made by Linda Dickens and seconded by Paul Morris, with unanimous vote for plot and site appraisal fee up to \$3,500. Tom Manskey will check with City of Palestine to be reimbursed for total charges for this service since City will receive sales proceeds.
2. Request finder's fee to rent Suite B, up to \$1,000, which excludes any city staff and PEDC Board members. PEDC must receive a minimum 12 month lease before the \$1,000 finder's fee will be paid to any realtor finding an appropriate tenant for Suite B of the Willow Creek Office Complex. John McDonald made motion to approve \$1,000 finder's fee and seconded by Paul Morris, with unanimous vote by Board. Later on, we may need a tenant improvement allowance for Suite B.
3. Request funds up to \$10,000 under capital equipment fund for purchase and installation of new phone system and maintenance program. Motion was made by Paul Morris and seconded by John McDonald to fund our PEDC phone system purchase. This was a unanimous vote of approval by the Board. CenturyLink will be our sole source provider because we will be able to purchase directly under The Texas DIR contract with contract number CenturyLink SDD-TSO-2645. This funding request will go before City Council's next meeting.
4. Community Development Grant Update – A \$50,000 grant fund had two applicants for 2016. PEDC Board members scored the applications and Greg Laudadio tallied the scores for the applications. Alan Herrington made the motion, and seconded by Paul Morris, to approve our 2016 grants funds as shown below. The vote to approve was unanimous.

PISD for the Wildcat Golf Course, a \$9,700 request for improvements to the driving range will receive matching funds up to \$9,700.
YMCA for the soccer complex, will receive matching funds up to \$40,300.

5. Façade Improvement Program Grant Update –The PEDC Board members denied 2016 grant matching funds request for \$29,112 to owners of the Gregg-Link Building. Previous FIP funds to this project total \$47,000. Motion not to fund was made by Linda Dickens with a second motion by Paul Morris. Upon vote, the motion passed unanimously. There will be no 2016 FIP grants made for 2016. No other applicants applied for FIP grant in 2016.

G. Executive Session (Closed Session)


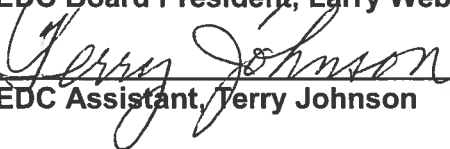
The Board will retire into executive session pursuant to the provisions of the Texas Government Code, in accordance with the authority contained in Section 551.072 (Deliberations about Real Property and 551.087 (Deliberations regarding economic development).

Executive session began at 12:47 pm discussing current EDC Pipeline.

Reconvene in Open Session – 12:55 pm

H. Take Action From Executive Session - none

I. Adjourn – 12:56 pm

	9-8-16	12:45P
_____ PEDC Board President, Larry Weber	Date	Time
	9-8-16	12:45pm
_____ PEDC Assistant, Terry Johnson	Date	Time