



Minutes from December 20, 2016 Board Meeting
Palestine Economic Development Corporation
Board of Directors

MEETING – 8:00 am and call to order at 8:00 am

Those in attendance:

Larry Weber
Alan Herrington
Thomas Wright
Paul Morris
Linda Dickens

John McDonald absent

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 and Security Devices) and 551.087 (Economic Development) to wit:

B. Citizen Input

None

C. Consideration and Possible Action Concerning:

Motion to approve minutes from December 1, 2016 PEDC Board Meeting made by Alan Herrington with a second motion made by Paul Morris, with unanimous vote to approve minutes.

D. Consideration and Possible Action Concerning:

Motion to approve the November 2016 Financial Report was made by Thomas Wright with a second motion made by Linda Dickens, with unanimous vote to approve financial report.

E. Briefing and Discussion concerning:

Economic Development Report - Administration

PEDC received approval from City Council for building our new website with vendor, Golden Shovel.

Mary Raum is out today and will provide her tourism report in January 2017 meeting.
Tom Manskey wants an individual visit with each PEDC Board Member prior to our January 19, 2017 meeting date. Our January 2017 meeting will include election of new officers.

Main Street Report

Wine Swirl 2016 was a great success. We sold out at 300 tickets, had \$6,500 in donated services and dollars. Red Hat Rentals was our top vendor donor. Ticket sales amounted to \$7,950 and all funds made on this event will go towards the beautification projects of downtown Palestine Main Street area. Our goal was to put a lot of people from Palestine and outside of Palestine into our downtown area stores for shopping purposes. Co-Ed Shop reported a good business on December 10th and the participating wineries sold many cases of wine, which made them want to return next year.

Façade Grant applications will be available by January 2017, a full three months earlier than usual. We have identified all of the property owners of Main Street area and plan to send mailings out in early January 2017 about our 2017 Façade Grant applications.

Downtown Assessment Study should be available by year end from KSA.

Taste of New Orleans is Saturday, February 18, 2017. This event puts local chefs inside local businesses. People from out of town come to this event.

Texas Highways recognized Crawford Street in their national magazine.

Mary Raum from Tourism will be working to set up a Day Tripper watch party event in 2017.

F. Consideration and Possible Action Concerning:

Project NationStar work performed at Palestine Mall by Langston Construction. Motion to pay Langston Construction invoice for \$12,265 made by Linda Dickens and seconded by Alan Herrington. The vote was unanimous. This study will now be used by TVCC and PISD since they have a mall project with our local East Texas Workforce Solutions office located in Palestine Mall. The study consists of suggested ways to develop the mall space, including new technology installations. This was a phased study and the initial study is all we will ever be invoiced. Study originated for Project NationStar, but can be used for other beneficial projects.

G. Consideration and Possible Action Concerning:

Organizational structure and affiliation of Palestine Economic Development Corporation – no action taken. TEDC will assist with shared information Tom Manskey will present in January 2017 meeting.

H. Consideration and Possible Action Concerning:

Landscape and maintenance for business park – no action taken. Tom Manskey seeking information from Adam Kent and will present at next meeting.

I. Consideration and Possible Action Concerning:

Allowing multi-family developer to acquire dirt from Willow Creek Business Park for site preparation at

proposed apartment site – Motion made by Alan Herrington to pay engineer to estimate amount of dirt needing moved to new location for apartment developer. Motion was seconded by Paul Morris. Further, this dirt removal will enhance our hilly, uneven, 10 acre business park spot once removed. No dirt work will be started until all real estate documents are signed.

- J. Executive 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 Section 551.087 (Deliberations regarding economic development).

Executive Session began at 8:30 am. Topics included:

1. Project Suite Bee
2. Discussion and possible action regarding Easement Litigation
3. Project Clean Slate
4. Project Westwood
5. Pipeline Update

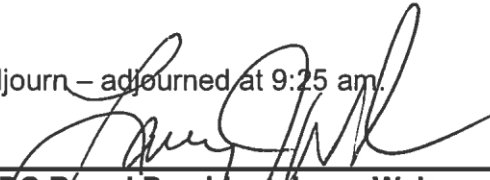
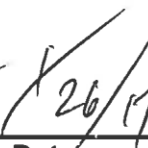

Reconvene into Open Session at 9:23 am

- K. Take action from Executive Session

Motion to approve cost for specialized real estate legal work regarding easement litigation. Motion made by Paul Morris and seconded by Linda Dickens, with unanimous approval for hiring outside council for real estate issue.

No action on items 1, 3, 4, and 5 above.

- L. Adjourn – adjourned at 9:25 am.

			
PEDC Board President, Larry Weber	Date	1/26/17	2:35 pm
<hr/>			
		1/26/2017	2:35 pm
PEDC Administrative Assistant, Terry Johnson	Date		Time
<hr/>			
Asst. Director, Greg Laudadio			