

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 Friday, January 19, 2023, at 11:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell; Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler, Joseph Thompson, and Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman

Others Present: City Manager Teresa Herrera; Finance Director Andrew Sibai; Megan J. Mikutis of Randle Law Office Ltd., L.L.P.

CALL TO ORDER

With a quorum present, President Ben Campbell called the meeting to order at 11:32 a.m.

PROPOSED CHANGES OF AGENDA ITEMS

President Campbell proposed to move Closed Session item, 2. Section 551.087 deliberation regarding Economic Development negotiations: a.) Potential incentives & LOI for prospect # 1058, to be moved to the end of Closed Session after item 3. Section 551.071 – Consult with attorney, pending or contemplated litigation (attorney must be present): a.) Project# T-333.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

President Campbell gave a statement regarding a conflict of interest on his part with Gonzalo Gomez of Pflugerville, TX. Mr. Gonzalo is negotiating to enter a profit-sharing agreement with Texas Futura who will possibly be locating in the Willow Creek Business Park. Mr. Gonzalo has asked President Campbell to assist with overseeing his interest with the construction and operations if he is to enter the agreement with Texas Futura. In lieu of this information President Campbell recused himself from all future discussions and voting regarding Texas Futura.

ITEMS FROM BOARD

There were none.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from December 15, 2022.

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

2. Consider Approval of December 2022 PEDC Financial Statement.

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

3. Discussion and possible action regarding the appointment of the Palestine Economic Development board Officers for 2023.
 - a.) President
 - b.) Vice President
 - c.) Secretary / Treasurer

Motion by Director Drane, seconded by Director Willmott to appoint Ben Campbell as PEDC Board President for 2023. Upon vote, motion carried unanimously 5-0.

Motion by President Campbell, seconded by Director Drane to appoint Dan Bochsler as PEDC Board Vice President for 2023. Upon vote, motion carried unanimously 5-0.

Motion by President Campbell, seconded by Vice President Bochsler to appoint Kim Willmott as PEDC Board Secretary / Treasurer for 2023. Upon vote, motion carried unanimously 5-0.

4. Discussion and possible action regarding PEDC By Law. Article III, Section 3. Annual and Regular Meetings; Place of Meeting.

PEDC Board reviewed the By Laws; Article III, Section 3. Annual and Regular Meetings; Place of Meeting and discussed changing PEDC's regular meeting date and time.

Motion by President Campbell, seconded by Director Drane to change PEDC's Regular Meeting date and time to every second Tuesday of the month at 10:00 a.m. at 100 Willow Creek Pkwy., Ste A. Upon vote, motion carried unanimously 5-0.

DIRECTOR'S REPORT

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- PEDC Director's monthly economic development activities
- Texas Labor Market Information Data – Unemployment information and local wage data.
- Retail sector data from Texas State Comptroller
- ETEX Broadband Revenue Share – Q4 2022

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:13 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

- a.) 100 Willow Creek Pkwy., Ste B.
- b.) Prospect# 1059.

2. Section 551.087 deliberation regarding Economic Development negotiations.

b.) PEDC / TVCC

3. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present).

a.) Project# T-333

President Campbell exited closed session / board meeting at 1:40 p.m.

4. Section 551.087 deliberation regarding Economic Development negotiations.

a.) Potential Incentives & LOI for prospect #1058

RECONVENE IN REGULAR SESSION

President Campbell rejoined the board meeting and Reconvened into open session at 2:01 p.m.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

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

a.) 100 Willow Creek Pkwy., Ste B. - Motion by Vice President Bochsler, seconded by Director Drane to authorize PEDC Director Trahan to proceed with the renovations and leasing of Suite B. Upon vote, motion carried unanimously 5-0.

b.) Prospect# 1059. – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding Section 551.087 deliberation regarding Economic Development negotiations.

b.) PEDC / TVCC – NO ACTION TAKEN

3. Section 551.071 Consult with attorney, pending or contemplated litigation (attorney must be present).

a.) Project T-333 – NO ACTION TAKEN

4. Section 551.087 deliberation regarding Economic Development negotiations.

Take any action regarding Section 551.087 deliberation regarding Economic Development negotiations.

- a.) Potential Incentives & LOI for prospect #1058 - Motion by Vice President Bochsler, seconded by Secretary / Treasurer Willmott to authorize PEDC Director Trahan and Attorney Megan J. Mikutis to prepare a non-binding LOI for prospect# 1058. Upon vote, motion carried 4-0 (abstained: President Ben Campbell).


ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 2:04 p.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 14th DAY OF February 2023.



Ben Campbell, President

ATTEST:


Lisa Bowman, Administrative Assistant