

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 Wednesday, February 13, 2024, at 9:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Vice President Dan Bochsler; Directors: Charles Drane, Suzanne Eiben.

Staff present: PEDC Director Christophe Trahan, Marketing Analyst Will James, & Administrative Assistant Lisa Bowman.

Others Present: City Manager Teresa Herrera, City of Palestine Finance Director Andrew Sibai.

A. CALL TO ORDER

With a quorum present, President Campbell called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

There were none.

C. PUBLIC COMMENTS

Drew Boring, Program Manager for Business Development / Strategic Planning with Christus Health, spoke to the board about the groundbreaking for Christus Health's new emergency room. It is anticipated that the project will take about 18 months to complete.

D. CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussions regarding project Short Line.

E. ITEMS FROM BOARD

There were none.

F. DIRECTOR'S REPORT

- Execution of Incentive documents with LS Tractor.
- Walkthrough of Westwood ISD's new Junior High facilities with City Manager & City Council members.
- Retail Sector Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment Comparison.

Director Thompson entered the board meeting at 10:08 a.m.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from January 9, 2024.

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

2. Consider approval of PEDC Minutes from January 17, 2024.

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

3. Consider approval of the January 2024 Financial Report.

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

4. Discussion and possible action regarding the Purchase Sale Agreement with DKRS Dogwood Lake, LLC.

Motion by Director Thompson, seconded by Vice President Bochsler to close on the property pursuant to the Purchase Sale Agreement. Upon vote, the motion carried unanimously 4-0. (abstained: President Ben Campbell)

5. Discussion and possible action regarding an advertising contract with Trade & Industry Magazine.

Will James, PEDC's Marketing Analyst, provided a brief overview of Trade & Industry Magazine's products and services that would be beneficial to the organization.

Director Eiben left the board meeting at 10:33 a.m.

Motion by Director Thompson, seconded by Vice President Bochsler to accept the advertising proposal to Trade & Industry Magazine to promote Palestine. Upon vote, the motion carried unanimously 4-0.

H. CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:37 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting Economic Development negotiations.

a.) Palestine Mall.

I. RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 11:29 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting Economic Development negotiations.

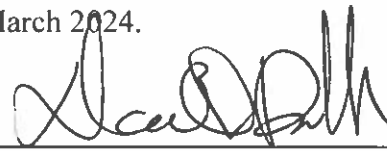
Take any action regarding:

a.) Palestine Mall – NO ACTION TAKEN.

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 11:30 a.m.

PASSED AND APPROVED THIS 12th DAY OF March 2024.



Dan Bochsler, Vice President

ATTEST:



Lisa Bowman, Administrative Assistant