

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 Tuesday, March 21, 2023, at 10:00 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; Secretary/Treasurer Kim Willmott; Directors: Linda Dickens, Joseph Thompson, Suzanne Eiben & Charles Drane (via Zoom).

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.

Director Dickens entered the Board Meeting at 10:07 a.m.

Director Eiben entered the Board Meeting at 10:15 a.m.

CALL TO ORDER

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

PROPOSED CHANGES OF AGENDA ITEMS

There were none.

PUBLIC COMMENTS

There were none.

CONFLICT OF INTEREST DISCLOSURES

President Ben Campbell recused himself from all discussion and motions regarding Project Short Line. President Campbell currently serves as a board member of the Texas State Railroad Authority. All board members serve voluntarily and receive no financial remuneration.

ITEMS FROM BOARD

There were none.

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 – Regional Unemployment comparison & Private Sector Wage data.
- Retail sector data from Texas State Comptroller – City, County, & Index Cities.
- Attendance of TVCC Board Meeting on March 3, 2023, for introduction to new TVCC Board President & discussion regarding Workforce Development Project.

DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from February 14, 2023.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, motion carried unanimously 6-0.

2. Consider Approval of February 2023 PEDC Financial Statement.

Motion by Director Willmott, seconded by Director Dickens to approve item as presented. Upon vote, motion carried unanimously 6-0.

3. Proposal for the possible sale of land acreage within the Willow Creek Business Park.

Steve Presley gave a presentation to the PEDC Board offering to purchase acreage located in the Willow Creek Business Park. Mr. Presley proposed to use the land he would be purchasing for large-tract residential development.

CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:27 a.m.

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

- a.) Proposal for the possible sale of land acreage within the Willow Creek Business Park.
- b.) 100 Willow Creek Pkwy., Suite B.

President Campbell recused himself and exited the board meeting at 11:18 a.m.

- c.) Project: Short Line

2. Section 551.087 deliberation regarding Economic Development negotiations.

- a.) Texas Futura, LLC.

Director Dickens exited the board meeting at 11:50 a.m.

RECONVENE IN REGULAR SESSION

President Campbell re-entered and reconvened the Board Meeting into open session at 11:53 a.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.) Proposal for the possible sale of land acreage within the Willow Creek Business Park. – Motion by Director Eiben, seconded by Director Thompson to authorize EDC Director and staff to move forward to advertise property available for sale in the Willow Creek Business Park for 90 days. Upon vote, motion carried unanimously 5-0.
- b.) 100 Willow Creek Pkwy., Suite B. – NO ACTION TAKEN
- c.) Project: Short Line – NO ACTION TAKEN

2. Section 551.087 deliberation regarding Economic Development negotiations.

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

- a.) Texas Futura, LLC. – NO ACTION TAKEN

PUBLIC HEARINGS

1. Public Hearing to receive public comments regarding PEDC offering an Economic Development Grant to incentivize Texas Futura, LLC.

Joined Board Meeting: City council members Christopher Gibbs & Ava Harmon, Judge Carey McKinney, and Texas Futura representatives Karthik Sundaram & Nelson Varughese.


Karthik & Nelson spoke in favor of Texas Futura, LLC. and their plans for development in Palestine, TX. No other comments were made in favor of or against Texas Futura, LLC.

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 12:21 p.m.

PASSED AND APPROVED THIS 11th DAY OF April 2023.

ATTEST:



Lisa Bowman, Administrative Assistant



Ben Campbell, President