

Larry Weber, President
Kurt Herrington, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member
Will Brule, Board Member



Lisa Denton, ED Director
Terry Johnson, ED Project Manager

Minutes from August 20, 2020 Board Meeting
Palestine Economic Development Board of Directors

The Economic Development Board convened in a Virtual Regular Meeting on Thursday, August 20, 2020 at 11:30 am, with five PEDC Board members present: Chair Larry Weber, Charles Drane, Linda Dickens, and Kurt Herrington were present at City Hall Council Chambers while Ben Campbell took the Zoom Meeting at his home office.

Staff present: Lisa Denton, Economic Development Director; and Terry Johnson, Economic Development Project Manager

Others attendees: Scott Fifer, Communications Officer; Andrew Sibai, Senior Accountant; Courtney Acklin, Court Administrator; Zoom attendees were Mary Raum, Tourism and Marketing Manager, and Teresa Herrera, City Secretary.

- A. CALL TO ORDER** – With a quorum present, Larry Weber called the Virtual Regular Meeting to order at 11:33 am.
- B. PROPOSED CHANGES OF AGENDA ITEMS** – Closed session will be moved after completion of item H-2, Discussion and Action Items.
- C. PUBLIC COMMENTS** – None
- D. CONFLICT OF INTEREST DISCLOSURES** – None
- E. PUBLIC HEARING** – The PEDC Public Hearing opened at 11:35 am to hear public comments for the infrastructure grant of \$200,000 to the City of Palestine to assist with costs associated with construction of lift station improvements. There were no public comments and public hearing closed at 11:38 am.
- F. ITEMS FROM BOARD** – None
- G. DIRECTOR'S REPORT** – Economic Development Director Lisa Denton shared a new monthly report format intended to cover the focus areas from the strategic plan. She emphasized continued work with broadband opportunities and grant programs, meetings with Prospects 1001 & 1006, and Overlook Apartments incentives. Administrative work for last month primarily centered around the budget for fiscal year 2020/2021. She asked for input from the board if there was any additional information they would like to see included going forward.
- H. DISCUSSION AND ACTION ITEMS**
 - 1. a. Approval of July 16, 2020 PEDC Minutes – Kurt Herrington made motion to approve as presented; seconded by Linda Dickens; motion carried 5-0.

1. b. Approval of July 31, 2020 PEDC Minutes – Kurt Herrington made motion to approve as presented; seconded by Linda Dickens; motion carried 5-0.

2. a. Approval of June 2020 PEDC Financials

2. b. Approval of July 2020 PEDC Financials

Charles Drane made motion to approve both sets of minutes as presented; seconded by Linda Dickens; motion carried 5-0.

I. CLOSED SESSION – 11:49 am

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D, Section 551.087 deliberation regarding economic development negotiations, and Section 551.072 deliberation regarding the purchase, exchange, lease, or value of real property.

1. Discussion regarding sale of Palestine Mall
2. Discussion regarding Prospect 1001
3. Discussion regarding Prospect 1006

J. RECONVENE INTO REGULAR SESSION – 12:50 pm

1. Take any action necessary regarding sale of Palestine Mall – Charles Drane made a motion to enter into third amendment to the Purchase and Sale Agreement for the Palestine Mall; seconded by Linda Dickens, motion carried 5-0.

2. Take any action regarding Prospect 1001 – no action taken
3. Take any action regarding Prospect 1006 -- no action taken

K. DISCUSSION AND ACTION ITEMS, CONTINUED FROM ITEM H.

1. Discuss and take action regarding election of Interim Vice-President & Secretary/Treasurer, as required in the PEDC By-Laws

Larry Weber nominated Ben Campbell as Interim Vice President; seconded by Linda Dickens; motion carried 4-0 with Ben Campbell abstaining. Larry Weber nominated Linda Dickens as Interim Secretary/Treasurer; seconded by Kurt Herrington; motion carried 4-0 with Linda Dickens abstaining. Both position terms expire January 1, 2021.

2. Discuss and take action to confirm the appointment of McCall, Parkhurst & Horton as Bond Counsel for PEDC by Resolution and authorize the President to execute engagement letter, as approved by PEDC Counsel

The vote was tabled until the September 2020 PEDC Board meeting

3. Discuss and take action regarding infrastructure grant, in the amount of \$200,000, to the City of Palestine to assist with costs associated with construction of lift station improvements

Kurt Herrington made motion to fund \$200,000 in fiscal year budget 2019/2020 to City of Palestine; seconded by Linda Dickens; motion carried 5-0.

4. Discuss and take action regarding the park improvement grant, in the amount of \$5,820, to the City of Palestine for fall protection materials to be installed at Greens Park

Kurt Herrington made motion to approve payment of \$5,820 to City of Palestine for fall protection materials installed at Greens Park; seconded by Linda Dickens; motion carried 5-0.

5. Discuss and take action regarding temporary access easement to Sanderson Farms for lot 1R-3A in Willow Creek Business Park for the repair of erosion on the property.

Kurt Herrington made motion to grant easement; seconded by Charles Drane; motion carried 5-0.

6. Discuss and take action regarding the PEDC Downtown Grant Program

Larry Weber suggested Lisa Denton and Terry Johnson score the downtown grant applications for fiscal year 2020/2021. Lisa Denton requested Development Services also assist with their expertise. \$75,000 has been budgeted, with grants up to \$25,000 maximum per applicant.

Charles Drane made motion to accept the Downtown Grant Program Guidelines, Application and Agreements; Linda Dickens seconded; motion carried 5-0.

7. Discuss and take action regarding the PEDC Community Development Grant Program. Larry Weber suggested PEDC to make a call for applications. This is a \$50,000 program for fiscal year 20/21 created to improve quality of life within the city limits of Palestine.

Kurt Herrington made motion to accept the PEDC Community Development Grant Program Guidelines & Criteria and Application; seconded by Larry Weber; motion carried 5-0.

8. Discuss and take action regarding cancellation of initial Economic Development Performance agreement with Timothy Triplett dated 02-15-19.

Kurt Herrington made motion to cancel the Timothy Triplett Performance Agreement dated 02-15-19; seconded by Linda Dickens; motion carried 5-0.

9. Discuss and take action regarding updated Economic Development Performance Agreement with Timothy Triplett to include new term ending 9-15-20.

Kurt Herrington made motion to accept the Performance Agreement for Timothy Triplett with term ending date 09-15-20; Linda Dickens seconded; motion carried 5-0.

10. Discuss and take action regarding Downtown Grant Performance Agreement with Mary Mollard Properties, Ltd.; project previously approved on 01-17-19.

Kurt Herrington made motion to approve the Mary Mollard Properties, Ltd. Performance Agreement; seconded by Linda Dickens; motion carried 5-0.

11. Discuss and take action regarding the PEDC Incentive Application

Kurt Herrington made motion to accept; seconded by Linda Dickens; motion carried 5-0.

12. Discuss and take action regarding final plat for Lot 1R-3A, 1R-3B, 1R-3C, Block 1, Willow Creek Business Park, Phase 1

Kurt Herrington made motion to recommend plat for approval by the City; seconded by Linda Dickens; motion carried 5-0.


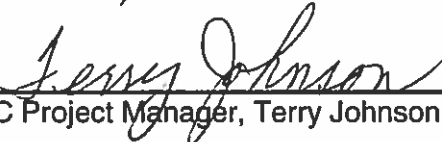
13. Discuss and take action on PEDC Strategic Plan

Kurt Herrington made motion to accept the PEDC Strategic Plan; seconded by Charles Drane; motion carried 5-0.

14. Discuss and take action on PEDC Budget for fiscal year 2020-2021

Larry Weber made suggestion to increase Business Park Maintenance to \$75,000. Kurt Herrington made motion to approve the fiscal year 20-21 budget; seconded by Linda Dickens; motion carried 5-0.

L. ADJOURNMENT – 1:50 PM

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|  PEDC Board President, Larry Weber | 9-22-20 Date | 11:57 AM Time |
|  PEDC Project Manager, Terry Johnson | 9-22-20 Date | 11:57 AM Time |