

Larry Weber, President  
Ben Campbell, Vice-President  
Linda Dickens, Secretary-Treasurer  
Michael Page, Director  
Charles Drane, Director  
Suzanne Eiben, Director  
Kim Willmott, Director



Lisa Denton, ED Director  
Terry Johnson, ED Project Manager

Minutes from April 15, 2021 Regular Board Meeting  
Palestine Economic Development Board of Directors

The Economic Development Board convened in a combined virtual and in person meeting on Thursday, April 15, 2021, at 9:00 a.m. at City Hall Council Chambers. PEDC Board members present inside Council Chambers: Larry Weber; Ben Campbell; Linda Dickens; Michael Page, Charles Drane, and Kim Willmott. PEDC Counsel, Chris Nichols and Debra Mergel were present via Zoom. Board Member Suzanne Eiben was absent. Others present in chambers: Economic Development Director Lisa Denton; Interim City Manager Teresa Herrera, Economic Development Project Manager Terry Johnson, and Interim Finance Director Andrew Sibai.

- A. CALL TO ORDER** – With a quorum present, President Larry Weber called the meeting to order at 9:00 am.
- B. PROPOSED CHANGES OF AGENDA ITEMS** – Move to closed session after Item G2.
- C. PUBLIC COMMENTS** – none
- D. CONFLICT OF INTEREST DISCLOSURES** – none
- E. ITEMS FROM THE BOARD** – Ben Campbell welcomed new Board member Kim Willmott. Charles Drane reported a positive news item for PEDC and City of Palestine with a Tyler affiliate. Both Lisa Denton and Teresa Herrera were mentioned in the article.
- F. March 2021 DIRECTOR'S REPORT** – The March 2021 Director's Report was part of the meeting packet. Additional information included:
- Main Street first murder mystery event completed with 58 participants, followed by the Tahwahkaro whiskey dinner at Queen Street Grill, a sold-out event. These events occurred during Dogwood Festival weekends.
  - The Farmers Market will have a full vendor pavilion with food truck this coming weekend, from 8 am to 2:30 pm.
  - The Palestine Mall has TCEQ closing out environmental work, and the mall repairs are ongoing from the winter storm damages.
  - Etex won the Westwood ISD and Palestine ISD broadband contracts and have between 17 to 20 commercial contracts thus far. Their shelter geos into production early May and service to the schools are on track to commence July 2021.
- G. DISCUSSION AND ACTION ITEMS**
1. Consider approval of PEDC minutes from March 18, 2021 – Michael Page made motion to approve; seconded by Linda Dickens. Motion carried 6-0.
  2. Consider approval of March 2021 Financial Statements – Ben Campbell made motion to approve; seconded by Linda Dickens. Motion carried 6-0.

**H. CLOSED SESSION – 9:09 am**

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.071(2) Attorney/Client Communication: Consultation with EDC Attorney regarding matter potentially implicating attorney-client privileged communication
  - a. ResultsCX lease negotiations
  - b. Etex contract negotiations
  - c. Downtown Grant Program Guidelines
2. Section 551.072 deliberation regarding real property: the purchase, sale, exchange, lease, or value of real property:  
Palestine Mall
3. Section 551.087 deliberation regarding Economic Development negotiations:
  - a. Prospect 1015
  - b. Prospect 1027
  - c. Prospect 1028
  - d. Prospect 1032

**I. RECONVENE INTO REGULAR SESSION – 10:47 am**

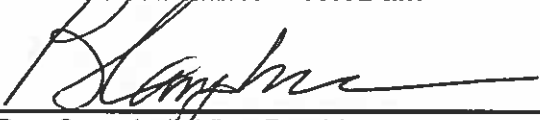
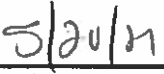
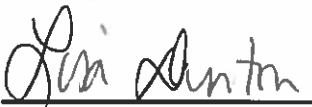

1. Take any action necessary regarding Attorney/Client Communication:
  - a. ResultsCX lease negotiations – no action
  - b. Etex contract negotiations – Ben Campbell made a motion to approve an amendment to the Revenue Sharing Agreement between PEDC and Etex; seconded by Linda Dickens. Motion carried 6-0.
  - c. Downtown Grant Program Guidelines – no action
2. Take any action necessary regarding real property: Palestine Mall – no action.
3. Take any action regarding Prospects:
  - a. Prospect #1015 – no action
  - b. Prospect #1027 – Charles Drane made a motion to approve the loan documents for Project 1027, Tahwahkaro Distilling upon approval by legal counsel; Linda Dickens seconded the motion. Motion carried 6-0.
  - c. Prospect #1028 – no action
  - d. Prospect #1032 – no action

**Item G.3.**

Discuss and take action regarding PEDC Downtown Grant Program:

- a. Compliance review and approval of grant payment to First Class Renovations, LLC – Linda Dickens made a motion to pay grant amount of \$16,386.99 and close out the completed project; seconded by Charles Drane. Motion carried 6-0.
- b. Grant application from Kevin and Nicole Fuhr, 101 W Oak Street – Charles Drane made a motion to deny approval of application; seconded by Kim Willmott. Motion carried 6-0.

**F. ADJOURNMENT – 10:52 am**

	
Ben Campbell, Vice-President	Date
	
Lisa Denton, ED Director	Date