

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, September 15, 2022, at 11:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Vice President Suzanne Eiben, Secretary/Treasurer Kim Willmott; Directors: Dan Bochsler, Joseph Thompson, and Charles Drane.

Staff present: Administrative Assistant Lisa Bowman, City Manager Teresa Herrera, Finance Director Andrew Sibai

Others Present: Chris Nichols of The Nichols Firm, PLLC.; Megan J. Mikutis of Randle Law Office Ltd., L.L.P.; Dr. Dreand Johnson and Sherry Miles with TVCC, Public Works Director Kevin Olson, and Michael Varnado Code Enforcement Officer.

### **CALL TO ORDER**

With a quorum present, President Ben Campbell called the meeting to order at 11:31 a.m.

### **PROPOSED CHANGES OF AGENDA ITEMS**

There were no proposed changes.

### **PUBLIC COMMENTS**

Mr. Steve Presley, a citizen and former mayor of Palestine, Texas, recommended the board consider appointing Robert Johnston as the Director of PEDC.

### **CONFLICT OF INTEREST DISCLOSURES**

There were none.

### **ITEMS FROM BOARD**

There were none.

### **DISCUSSION AND ACTION ITEMS**

1. Presentation by Dr. Dreand Johnson, Trinity Valley Community College.

The presentation provided information on new and upcoming programs offered by TVCC to enrolled students. Additionally, Dr. Johnson stated that the TVCC Campus in Palestine, TX is planning to build a gymnasium that will cost between \$300,000 and \$500,000. Essentially, in order to help with the costs, Dr. Johnson is requesting financial assistance from PEDC.

2. Consider approval of PEDC Minutes from August 18, 2022.

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

3. Consider Approval of August 2022 PEDC Financial Statement.

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

4. Discussion and possible action regarding the Management Services Agreement between PEDC and the City of Palestine.

Established in 2009, PEDC's Management Services Agreement with the City of Palestine was revised in 2021. The revised version of the Management Agreement was reviewed and discussed by the board.

Motion by Director Eiben, seconded by Director Bochsler to submit item as presented to be approved by City Council. Upon vote, motion carried unanimously 6-0.

5. Discussion and possible action regarding delegation of duties to EDC Director/Officer.

The Board reviewed and discussed a proposed resolution that would delegate certain essential duties and responsibilities otherwise fulfilled by the director of Economic Development to a sitting director of the Economic Development Corporation. Responsibilities are to include prospect intake and follow up, presentation of information to Board of Directors, and to provide guidance to the EDC Administrative Assistant to ensure continuity in the operation of the EDC office.

Motion by Director Bochsler, seconded by Director Thompson to submit item as presented to be approved by City Council. Upon vote, motion carried unanimously 6-0.

6. Discussion and possible action regarding Fee Agreement to retain Randle Law Office LTD., L.L.P.

The Fee Agreement to retain Randle Law Office LTD., L.L.P. was reviewed by the board. President Campbell proposed that the agreement be approved.

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

**CLOSED SESSION**

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:50 p.m.

1. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.
2. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.

3. Section 551.087 deliberation regarding Economic Development negotiations: ERICKSON TRUCKS-N-PARTS, also known as Erickson Truck Sales & Salvage, Inc., a Minnesota Corporation.

**RECONVENE IN REGULAR SESSION**

President Campbell reconvened the Board into open session at 2:00 p.m.

1. Section 551.074 deliberation regarding real property: the purchase, exchange, lease or value of real property.
  - a. Take any action regarding real property: the purchase, exchange, lease or value of real property.

Motion by Director Thompson, seconded by Director Bochsler to accept the Letter of Intent for the proposed purchase of the real property and improvements located at 404 West Oak Street, Palestine, Texas 75801. Upon vote, motion carried unanimously 6-0.

2. Section 551.074 personnel matters: to deliberate the appointment, employment, evaluation, reassignment, duties, discipline or dismissal of a public officer or employee.
  - a. Take any action regarding personnel matters.

Motion by Director Thompson, seconded by Secretary/Treasurer Willmott to purchase D&O Insurance in the amount of \$917.00 for \$2,000,000.00 in coverage. Upon vote, motion carried unanimously 6-0.

3. Section 551.087 deliberation regarding Economic Development negotiations: ERICKSON TRUCKS-N-PARTS, also known as Erickson Truck Sales & Salvage, Inc., a Minnesota Corporation.
  - a. Take any action regarding Economic Development negotiations: ERICKSON TRUCKS-N-PARTS, also known as Erickson Truck Sales & Salvage, Inc., a Minnesota Corporation.

No action taken.

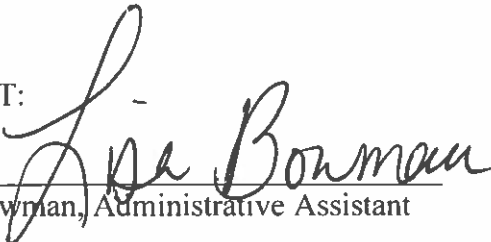
**ADJOURN**

With no other business to come before the Board, President Campbell adjourned the meeting at 2:01 p.m., and the meeting was adjourned.

PASSED AND APPROVED THIS 20<sup>TH</sup> DAY OF October 2022.

  
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Ben Campbell, President

ATTEST:

  
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Lisa Bowman, Administrative Assistant