

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, January 9, 2024, 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 (via zoom); Directors: Joseph Thompson, Linda Dickens, 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

TVCC President, Dr. Jason Morrision introduced to the board Mr. Michael Hembree, Vice-President – Board of Trustees. Both spoke about the growth of the TVCC Palestine campus.

D. CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussions regarding Texas Futura.

E. ITEMS FROM BOARD

There were none.

F. DIRECTOR'S REPORT

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- Attending a Roundtable meeting with residential real estate developers.
- Retail Sector Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment comparison.
- PEDC year-end review for 2023.

Will James – Marketing Analyst

- Updates to PEDC's Downtown Grant Application to suit the guidelines & marketing material for the grant.
- Golden Shovel: Website re-design.
- Marketing material for the Willow Creek Business Park.
- Expansion of social media presence for upcoming website re-design.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from December 12, 2023

Motion by Vice President Bochsler, seconded by Director Dickens to approve item as presented. Upon vote, the motion carried unanimously 7-0.

2. Consider approval of the December 2023 Financial Report.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, the motion carried unanimously 7-0.

3. Discussion and possible action regarding establishing a committee to review and update the PEDC Action Plan.

President Campbell discussed with the board the necessity of establishing a committee to review and/or update, as needed, the PEDC Action Plan that was established in 2021.

Motion by Vice President Bochsler, seconded by Director Drane to establish a PEDC Action Plan Committee that will consist of PEDC board members & non-board members. Upon vote, the motion carried unanimously 7-0.

4. Discussion and possible action deeming AR Treasure Downtown Grant project completed.

Motion by Director Drane, seconded by Director Dickens to approve payment to AR Treasure for work completed and satisfied the Downtown Grant. Upon vote, the motion carried unanimously 7-0.

5. Discussion and possible action regarding the First Amendment to the Performance Agreement with Texas Futura, LLC. and Lone Star Oil Tech, LLC.

Director Trahan discussed with the board the updates that were made to the Performance Agreement with Texas Futura, LLC. and Lone Star Oil Tech, LLC.

Motion by Director Drane, seconded by Director Dickens to approve item as presented. Upon vote, the motion carried unanimously 6-0 (abstained: President Ben Campbell).

6. Discussion and possible action regarding the Purchase Option Agreement between PEDC & Bank Five Nine.

NO ACTION TAKEN

H. PUBLIC HEARING

1. Public Hearing to receive public comments regarding PEDC offering an economic development grant to incentivize TVCC.

- a.) Open Public Hearing – President Campbell opened the public hearing at 10:35 a.m.
- b.) Receive Public Comments – There were none.
- c.) Close Public Comments – President Campbell closed the public hearing at 10:37 a.m.

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 10:37 a.m.

PASSED AND APPROVED THIS 13th DAY OF February 2024.



Ben Campbell, President

ATTEST:



Lisa Bowman, Administrative Assistant