

Larry Weber, Board President  
Alan Herrington, Board Vice President

Linda Dickens, Director  
Charles Drane, Director  
Michael Page, Director  
Ben Campbell, Director  
Roy Finch, Director

Gayle Cooper, CECD  
Executive Director

Terry Johnson  
ED Project Manager



Minutes from August 29, 2019 Regular Board Meeting  
Palestine Economic Development Board of Directors

Attendance Record: PEDC Board Members present were Larry Weber, Alan Herrington, Linda Dickens, Charles Drane, Michael Page, Ben Campbell, and Roy Finch. Other guests included Hugh Summers from Texas State Railroad Authority, Greg Udolph and Daniel Adair, Co-General Managers from Texas State Railroad. City staff attending were Leslie Cloer, Interim City Manager; Jim Mahoney, Finance Director; Gayle Cooper, ED Director, Terry Johnson, ED Project Manager, and Rachel Nichols, Main Street Manager. Councilman Joe Baxter also attended the meeting.

Regular Meeting: 11:30 am

- A. Call to Order: 11:34 am
- B. Establishment of Quorum: All seven PEDC Board Directors present. Introduction of new Board Director, Roy Finch.
- C. Consideration and Possible Action Concerning:  
Minutes from PEDC Regular Board Meeting conducted on July 18, 2019 and Special Meeting on July 30, 2019 – Michael Page made motion to approve both minutes; seconded by Linda Dickens, motion carried.  
Financial Report for July 2019 – Alan Herrington made motion to approve July 2019 financial statements; seconded by Ben Campbell; motion carried.
- D. Board Report: An opportunity for members of the Board to relay activities participated in and comments received regarding economic development during the past month. – No comments by PEDC Board
- E. Public Comment: None
- F. Director's Report:  
Project Carbo – For the new fiscal year 2019/2020, the PEDC Budget will focus on larger projects that bring jobs to Palestine and Anderson County. Project Carbo is one of those projects.  
Project Potter – This project brings 76 high end jobs to our Willow Creek Business Park. Builders plan a 20,000 square foot building for Health & Human Services, who will take a 10-year lease on the new building.  
Palestine Mall – meeting with Water Department Director next week. We have a Letter of Intent to raise the mall and build a new mall from a solid group. We are working with Edge Realty to have two good anchors on either side of the Mall.  
New Retail – nothing reported other than Willow Creek Apartments should begin renting in October 2019. The Overlook apartment project is bringing plans with them next week.

Larry Weber, Board President  
Alan Herrington, Board Vice President

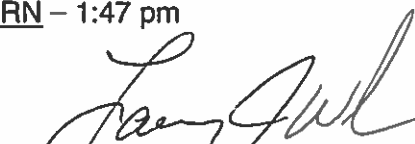
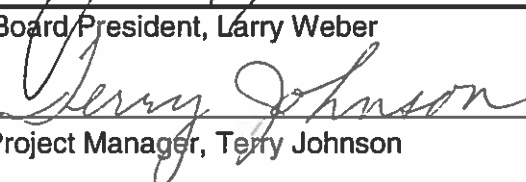
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The Palestine Economic Development Corporation reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development).

- G. Consideration and Possible Action: The Board will discuss a request from Texas State Railroad Authority for \$40,000 to pay half of the reconstruction costs following the May washout. Funds could be taken from the Community Development Fund or Potential Projects Fund.  
After a lengthy discussion, motion was made by Charles Drane to fund \$50,000 to Texas State Railroad Authority for invoice payments TSRRA owes railroad operator. Motion was seconded by Linda Dickens; motion carried. The fund to be charged is Potential Projects Support. A Public Notice will be published.
- H. Consideration and Possible Action: The Board will consider a Downtown Grant Application from Old Magnolia Café for the installation of an improved air conditioning system.  
Motion was made by Linda Dickens to recommend grant amount to City Council in the amount of \$8,191 to Richard Farris at Old Magnolia, for a new air conditioning system. Motion seconded by Charles Drane; motion carried.
- I. Adjourn to Executive Session: The Board retired into Executive Session pursuant to the provisions of the Texas Government Code stated in former paragraph. Closed session began at 12:51 pm  
Further Discussion of Project Carbo and Project Potter under TGCS 551.087 and 551.072
- J. Reconvene in Regular Session: 1:27 pm
- K. Action: Possible further action re: Project Carbo  
Larry Weber made the motion that PEDC, as requested and under normal protocol, needs to score Project Carbo under the City's Sales Tax Abatement Policy using "Phase 1" investment and jobs, and submit the scoring to Council and Anderson County. Charles Drane seconded the motion; motion carried.
- L. CONSIDERATION AND POSSIBLE ACTION: Discussion and possible action regarding the 2019-20 preliminary budget. – Ben Campbell made motion to accept PEDC budget; seconded by Alan Herrington; motion carried.
- M. ADJOURN – 1:47 pm

	10-22-19	1:25 pm
PEDC Board President, Larry Weber	Date	Time
	10-22-19	1:25 pm
PEDC Project Manager, Terry Johnson	Date	Time