

Larry Weber, President
Alan Herrington, Vice President
Roy Finch, Board Member
Michael Page, Board Member
Ben Campbell, Board Member
Linda Dickens, Board Member
Charles Drane, Board Member



Leslie Cloer, City Manager/Acting ED Director
Terry Johnson, ED Project Manager

Minutes from November 25, 2019 Special Board Meeting
Palestine Economic Development Board of Directors

Attendance Record: PEDC Board of Directors present included Roy Finch, Michael Page, Ben Campbell, Linda Dickens, and Charles Drane. Ben Campbell led the meeting. City staff attending were Leslie Cloer, City Manager and Acting ED Director; Jim Mahoney, Finance Director; Andrew Sibai, Senior Accountant; Mary Raum, Tourism and Marketing Director, Rachel Nichols, Main Street Manager; and Terry Johnson, ED Project Manager. Judge Robert Johnston attended from Anderson County.

A. CALL TO ORDER – 2:31 pm

B. PROPOSED CHANGES OF AGENDA ITEMS - None

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so after completing the required Request to Speak form. All comments must be no more than 5 minutes in length. Any comments regarding items not on the posted agenda may not be discussed or responded to by the board. - None

D. CONFLICT OF INTEREST DISCLOSURES - none

E. ITEMS FROM THE BOARD – Charles Drane mentioned the Fiscal Notes October 2019 issue from Texas Comptroller office. The article covered The State of Broadband in Texas' Rural Communities that described how good communications affects economic development. Charles plans to write letters and stay in touch with the organizations working on these efforts.

F. DIRECTOR'S REPORT

1) City Manager/Action Economic Development Director Update

- The proposed Palestine Mall Developer will be at the PEDC meeting to discuss potential plans for mall redevelopment. A representative is in town to secure vote with City Council.
- Project Potter plans have been approved for a building size between 20,000 to 22,000 square feet and they will build in original location.

2) Tourism Report

- Christmas in Palestine is 8.1% higher in hotel revenue from 2017/2018 to 2018/2019. There is still room for growth because four hotels have not reported all information.
- The first weekend of Polar Express had great attendance. Each train run has up to 800 people. In future years, another dome and dining car would be nice.

- ETCOG and Go Bus Trolley will provide free pick up and returns to same hotel locations for Polar Express Train Rides.
- There is a 3D video of the 1899 Presidential Car owned by the T&P Railroad. City of Palestine would like to showcase this train at various times to demonstrate what train travel was like in 1899 and beyond.

G. APPROVAL OF MINUTES

- 1) Consider approval of minutes from the October 22, 2019 meeting.
The motion to approve the 10-22-19 minutes made by Linda Dickens and seconded by Michael Page; motion carried.

H. DISCUSSION AND ACTION ITEMS

- 1) Consider approval of Financial Report for October 2019.
The motion to approve the October 2019 financial report made by Charles Drane; seconded by Linda Dickens; motion carried.
- 2) Consider and take action regarding sponsoring the 6th Annual Wine Swirl Event to be held on December 14, 2019, in the amount not to exceed \$3,000.
The motion to approve \$3,000 to support the 2019 Wine Swirl made by Michael Page; seconded by Charles Drane; motion carried.

I. CLOSED SESSION – 2:55 pm

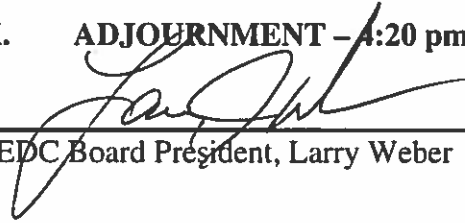
The Board will go into Closed Session pursuant to TGC, Section 551.087 regarding Economic Development, Section 551.072 regarding deliberations about Real Property, and Section 551.074 regarding Personnel Matters.

- 1) Discussion and update regarding the sale/redevelopment of Palestine Mall, including tax abatement application;
- 2) Discussion of Project Potter;
- 3) Discussion regarding Economic Development Director vacancy.

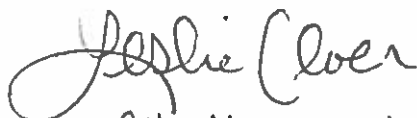
J. RECONVENE IN REGULAR SESSION – 4:18 pm

- 1) Take any action necessary regarding a tax abatement application for a potential developer for the Palestine Mall; - No action taken
- 2) Take any action necessary regarding Project Potter; - No action taken
- 3) Take any action necessary regarding Economic Development Director vacancy. – No action taken

K. ADJOURNMENT – 4:20 pm

	12-19-19	1:40p
PEDC Board President, Larry Weber	Date	Time

PEDC Project Manager, Terry Johnson	Date	Time
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	12/19/2019	1:40pm
City Manager, Acting Economic Development Director		