

Larry Weber, Board President  
Alan Herrington, Board Vice President

Terry Johnson  
ED Project Manager

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



Minutes from September 5, 2019 Special Board Meeting  
Palestine Economic Development Board of Directors

Attendance Record: PEDC Board Members present included Larry Weber, Alan Herrington, Linda Dickens, Charles Drane, Michael Page, Ben Campbell, and Roy Finch. City staff attending were Leslie Cloer, City Manager; Jim Mahoney, Finance Director; Andrew Sibai, Senior Accountant; Teresa Herrera, City Secretary; and Terry Johnson, ED Project Manager. Council members attending were Joe Baxter and Larissa Loveless.

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 item on this agenda if necessary, as permitted by Subchapter D of Chapter 551 of the Texas Government Code.

Special Meeting: 9 am

- A. Call to Order: 9:09 am
- B. Establishment of Quorum: Six PEDC Board Directors present. Michael Page joined meeting during closed session, starting at 9:40 am.
- C. Public Comment: None
- D. Consideration and Possible Action: Discuss proposed budget including revenues and expenses. The 2019-2020 preliminary PEDC budget was approved during the August 29, 2019 meeting. The PEDC Board and City Manager discussed the need for a lift station to support the water and sewer needs of the Willow Creek Business Park, Willow Creek Apartments, and Palestine Regional Hospital area. Ben Campbell made motion to approve diversion of remaining PEDC funds, approximately \$220,500, from downtown infrastructure to fund the required lift station near the Willow Creek Business Park and Willow Creek Apartments. Charles Drane seconded motion; motion carried.
- E. Consideration and Possible Action: Discuss Texas Department of Agriculture TCF Grant #7218475 – Main Street Program Grant. Motion in Item D above covered Item E.
- F. Closed Session: The Board retired into Executive Session pursuant to the provisions of the Texas Government Code, Section 551.074 (Personnel Matters), Section 551.072 (Deliberations regarding Real Estate) and Section 551.087 (Deliberations regarding economic development). Closed session began at 9:40 am. Items discussed:
  - 1) Project Carbo
  - 2) Project Potter
  - 3) Mall sale/redevelopment
  - 4) Civic Center sale
  - 5) Appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of PEDC personnel

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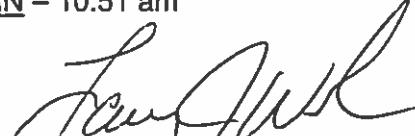
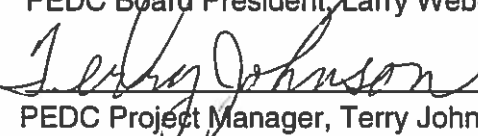
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G. Reconvene in Regular Session: 10:49 am

H. Action: Possible further action re: Mall Sale/redevelopment

Ben Campbell made motion for City Manager to contact attorney to pursue avenues for possible assistance, including financial assistance, to relocate VA Hospital from Palestine Mall to another location. The motion was seconded by Michael Page; motion carried.

I. ADJOURN - 10:51 am

	10-22-19	1:24pm
_____ PEDC Board President, Larry Weber	Date	Time
	10-22-19	1:24pm
_____ PEDC Project Manager, Terry Johnson	Date	Time