

Larry Weber, Board President
Alan Herrington, Board Vice President
Linda Dickens
Michael Page

John McDonald
Paul Morris
Thomas Wright



Minutes from June 15, 2017 Board Meeting
Palestine Economic Development Corporation Board of Directors

Meeting – 11:31 am call to order

Attendance Record:

Larry Weber
Alan Herrington
John McDonald
Linda Dickens
Michael Page
Paul Morris
Absent was Thomas Wright

Others Attending:

Tom Manskey
Mary Raum
Terry Johnson

A. Call to Order

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 and Security Devices) and 551.087 (Economic Development) to wit:

B. Citizen Input

KSA Representative, and fire and police department presence at meeting was acknowledged by Board President, Larry Weber.

C. Consideration and Possible Action Concerning:

Minutes from PEDC Board Meeting conducted on May 25, 2017 – Alan Herrington made motion to accept meeting minutes and seconded by Thomas Wright. Vote was unanimous.

D. Consideration and Possible Action Concerning:

Financial Report for May 2017 – Motion to accept and approve May 2017 financials were postponed until next meeting and Tom Manskey will send notice to Finance Department to correct May 2017 financials. The prior year to date amount did not change from May to June 2017.

E. Briefing and Discussion Concerning:

Economic Development Report –

Four economic development projects will be discussed in closed session today, along with one other item, while items F through K, or six items, will be discussed in regular session.

Main Street Report –

Main Street Manager Greg Laudadio is in Main Street Training this week with Historic Preservation Officer Jacob Morris. The Board will address our Façade Improvement Applications under Item G today. Also, there is a monthly Farm and Flower Market the third weekend of each month and The Farmers Market Facebook page has daily posts with information.

Tourism Report–

Tourism Marketing Manager Mary Raum reported the Texas State Railroad will begin operating out of Palestine TSRR Depot on July 1, 2017. Their go forward strategy for sales operations is top down selling. The Presidential seats will sell out first at \$79.95 per round trip ride, then the lower priced seats will be sold. Also, during Polar Express season from Thanksgiving to Christmas season timeframe, Palestine Tourism will work with a bus touring company to move traffic from the Texas State Railroad into the downtown Palestine area and back.

F. Consideration and Possible Action Concerning:

Relating to the Engagement of a consultant to assist the PEDC in developing a feasibility study and plan pertaining to a regional first responder's facility to be located within the City of Palestine.

Representatives from Palestine Police and Fire Departments, along with KSA, made a presentation to PEDC Board Members requesting a vote to help fund a feasibility study with KSA for a Palestine Regional Training Facility. The group needs \$19,500 to carry them through to Step 3, the Concept Development step.

Larry Weber, PEDC Board President, suggested the Board review their request and give Board time to respond to their request for financial help. The project needs to create jobs in Palestine as well as serve the community.

G. Consideration and Possible Action Concerning:

Facade Improvement Grant Program

Owner Jerry Hatton, from the former Beauty College building located at 217 West Oak Street applied for a 2017 Façade Improvement Grant for partial roof repairs and front window glass area. Linda Dickens made a motion to approve \$5,695 in requested funds and the motion was seconded by Michael Page. The vote to approve was unanimous. No other applications were approved.

H. Consideration and Possible Action Concerning:

Broker/Realtor Policy for land sales in Willow Creek Business Park.

Linda Dickins made a motion for up to 3% real estate broker sales commission to be split between all realtors involved for land or building closed sale inside Willow Creek Business Park. The motion was seconded by Paul Morris. The vote to approve was unanimous.

I. Consideration and Possible Action Concerning:

Easement request for access to 48.958 acres more or less, out of William S. McDonald Survey, A-43,

Anderson County, Texas.

Linda Dickens made a motion to have our attorney create a license for the easement requested by developer for Willow Creek Business property located on Live Oak, which is the second drive past Comfort Suites Hotel. The license is a safer legal mechanism for economic development. The license will expire and have an end date. The motion was seconded by Paul Morris and received a unanimous vote by the PEDC Board members. Also, the Board required PEDC to seek an appraisal of the property with the 48.958 acres split into. They wanted a comparison between value without split and value with split. This appraisal will determine financial impact and outline where the road needs to be created.

J. Consideration and Possible Action Concerning: This was the second consideration and possible action item discussed in the 6-15-17 meeting.

Relating to the engagement of a consultant to assist the PEDC in developing a feasibility study and plan for the creation of one or more Reinvestment Zones along with Tax Reinvestment Zones in the City of Palestine.

Attorney Chris Nichols explained TIRZ, or Tax Increment Reinvestment Zone, to our Board via conference call. TIRZ is used to finance infrastructure using an increment in property tax value. Economic Development Director, Tom Manskey, plans to bring a Request for Proposal back to the PEDC Board that provides details and benefits for hiring a TIRZ consultant. The consultant will walk the PEDC Board and City Council through the process of creating a TIRZ from beginning to end.

K. Consideration and Possible Action Concerning:

Possible future acceptance of commercial and/or residential properties that have been placed into trust by the taxing entities in Palestine and Anderson County. Economic Development Director reported the City of Palestine has property in trust, and the city can give property to PEDC for marketing purposes on behalf of the city.

No Action Needed or Taken.

L. Executive Session – The Board will retire into executive session pursuant to the provisions of the Texas Government Code, in accordance with the authority contained in section 551.071 (consultation with attorney), 551.072 (Deliberations about Real Property), and Section 551.087 (Deliberations regarding economic development).

Executive Session began at 1:14 pm. Topics included:

1. Discussion regarding easement litigation
2. Discussion regarding Project Clean Slate
3. Discussion regarding Project Sulphur
4. Discussion regarding Project Freedom
5. Discussion regarding Project North Star.

Reconvene into Open Session at 1:40 pm

M. Take action from Executive Session

1. Discussion and possible action regarding easement litigation – no action taken.
2. Discussion and possible action regarding Project Clean Slate – no action taken.

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3. Discussion and possible action regarding Project Sulphur – no action taken.
4. Discussion and possible action regarding Project Freedom – no action taken.
5. Discussion and possible action regarding Project North Star -- Paul Morris made motion to recommend Anderson County Commissioners Court and City of Palestine approve tax abatement for Project North Star.

N. Adjourn – adjourned at 1:45 pm

Alan Herrington 7-20-17 12:58p

PEDC Board President, Larry Weber Date Time

Vice-Pres, Alan Herrington

Terry Johnson 7-20-17 12:58p m

PEDC Administrative Assistant, Terry Johnson Date Time