

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



Minutes from October 22, 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; Teresa Herrera, City Secretary; Terry Johnson, ED Project Manager; Mary Raum, Tourism & Marketing Manager; Rachel Nichols, Main Street Manager, and Patsy Smith, Parks Department Director.

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.

Regular Meeting: 11:30 am

- A. Call to Order: 11:35 am
- B. Establishment of Quorum: Seven PEDC Board Directors present.
- C. Consideration and Possible Action Concerning:
- a. Minutes from PEDC Regular Board Meeting conducted August 29, 2019 and Special Meeting on September 5, 2019. – Michael Page made motion to accept both sets of minutes; seconded by Ben Campbell; motion carried.
  - b. Financial Report for August 2019 and September 2019. – Ben Campbell made motion to accept both sets of financial statements; seconded by Linda Dickens; 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.  
Board Director Charles Drane discussed the city and county lack of quality cell phone and internet service. Senator Nichols passed Senate Bill 14 to insure high speed internet service for rural communities. Solutions are a matter of population, coordination, and time.
- E. Public Comments: Leslie Cloer reported The Texas Open Meetings Act has a new change affecting the way city and county governments allow citizens who wish to speak on an agenda item for an open meeting prior to the agenda item being considered. City Council and all City of Palestine Boards will be required to set standard time limits for any citizens wishing to speak on agenda items. Larry Weber requested this matter as agenda item for the next PEDC Board meeting. HB 2840 became effective September 1, 2019.
- F. Agenda Item I moved to Item F. Consideration and Possible Action Concerning:  
The Board will consider a Downtown Matching Grant Application from Martha Hunt for remodeling costs to open a new soul food restaurant. – Ben Campbell made motion to approve \$7,918 to Martha Hunt, dba Mr. T's Food for Tha Soul; Michael Page seconded; motion carried. This grant represents 50% of the project costs, paid up front by grant recipient. Total downtown matching grant fund starts with

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\$150,000 budget. PEDC now has \$142,082 remaining for future grant recipient applications.

**G. Agenda Item J moved to Item G. Consideration and Possible Action Concerning:**

The Board will consider assisting Parks and Recreation with funding to provide recommended ADA fall surface materials at four parks and recreation locations.

Patsy Smith discussed need for barriers and edges around four parks: Reagan Park, Greens Park, Calhoun Park, and Willie Myers Park. Putting ADA recommended barriers around our parks and their fixtures is the most cost-effective way to begin the process of making our parks ADA compliant. Linda Dickens made motion to provide up to \$50,000 to Parks Department expenses in fiscal year 2019-2020; seconded by Charles Drane; motion carried. The funds will be transferred from Potential Projects Support over to Park Improvements – City account.

**H. Agenda Item F moved to Item H. Consideration and Possible Action Concerning:**

Director's Report – Discussion of economic priorities for the coming year

Update of current projects

- i. Project Potter – PEDC will gift approximately 5 acres to Project Potter. A Willow Creek Business Park map was distributed offering a flat piece of land in similar size directly across from the tract that borders the Sanderson Farm property. More will be discussed in closed session.
- ii. Mall sale/redevelopment – We will need relocation work done for the Palestine Public Library and TVCC College. J C Penney's has a 5-year term lease. More will be discussed in closed session.
- iii. Civic Center – City Council has approved the sale of the Civic Center.
- iv. VA and Workforce Development Center new sites – Discussed in closed session.
- v. Travel Center Project – A Project Travel Center Tax Abatement 2019 Assessment Summary was submitted to the PEDC Board for approval. A point system was used under our city and county tax abatement guidelines. The project received points for a 5-year sliding scale tax abatement. Linda Dickens made motion to approve the 5-year sliding scale tax abatement; seconded by Roy Finch; motion carried.

**I. Agenda Item G moved to Item I. Consideration and Possible Action Concerning:**

The Board will consider sponsoring the music for Hot Pepper Festival in an amount not to exceed \$7,500. Alan Herrington made motion to approve the \$7,500 funds to Hot Pepper Festival music program; seconded by Michael Page; motion carried.

**J. 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 12:37 pm Items discussed:**

- 1) Project Potter
- 2) Mall sale/redevelopment
- 3) Civic Center sale
- 4) VA and Workforce Development Center new sites
- 5) Travel Center Project

**K. Reconvene in Regular Session: 1:18 pm**

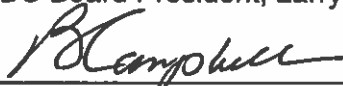

Larry Weber, Board President  
Alan Herrington, Board Vice President

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

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- L. Action: Possible further action re: Mall Sale/redevelopment  
Ben Campbell made motion for City Manager to move forward with construction of building to house the VA Office; seconded by Linda Dickens; motion carried.

ADJOURN – 1:23 pm

Signature	Date	Time (not present 10-22-19)
		3:00 11-25-19
PEDC Board Director, Ben Campbell		Time
	11-25-19	3 PM
PEDC Project Manager, Terry Johnson	Date	Time