



Minutes from May 16, 2019 Regular Board Meeting
Palestine Economic Development Corporation Board of Directors

Attendance Record:

PEDC Board Members Attending: Larry Weber, Alan Herrington, Linda Dickens, Charles Drane, Michael Page, And Ben Campbell

PEDC & City Staff Attending: Gayle Cooper, Economic Development Director; Terry Johnson, Economic Development Project Manager; Rachel Nichols, Main Street Manager, Mary Raum, Marketing and Tourism Manager, and Teresa Herrera, City Secretary.

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.

- A. Regular Meeting – 11:30 am
- B. Call to Order: 11:36 am
- C. Establishment of Quorum: Quorum met with six PEDC Board members present.
- D. Public Comment: - None
- E. Board Report – An opportunity for members of the Board to relay activities participated in and comments received regarding economic development during the past month.
 - Charles Drane reported Leadercast was well attended and everything ran well.
- F. Consideration and Possible Action Concerning:
Minutes from PEDC Regular Board Meeting conducted on April 18, 2019 – Michael Page made motion to accept minutes, seconded by Linda Dickens; and motion carried.

Financial Reports for April 2019 – Charles Drane made motion to approve April 2019 financials; seconded by Linda Dickens; and motion carried.

- G. Directors Report – Update of current projects, mall sale, new clients and activities
 - Partners for the Overlook Apartments should break ground within the next two months. Letters of support from our business community were sent out recently.
 - The potential project for our business park, Project Potter, is awaiting an RFP.
 - Gayle has been working on a new project for Anderson County that will amount to roughly \$100,000,000 in capital investment. This is an auxiliary power source – not for outages but for peak period additional supply.
 - Staff met and prepared the ED strategic plan for Council.
 - Edge Realty are working to sell the Palestine Mall to a good developer that will move the Mall to a higher scale development. She is hoping for retail, restaurants, and entertainment. Gayle mentioned The Cannery in Lindale has a new retail project that Board members may like to visit.

- We have four active downtown revitalization projects and possibly adding a fifth project with your vote today for the Pint and Barrell grant application.

Tourism Report Update

- Two summer interns will be hired for film friendly content enhancement program and one for way finding signage.
- A film titled Four My Brothers is currently filming in Palestine and a second film titled Tell-Tale Heart, is a remake film that starts production in June 2019. Film and movie making in Palestine was Tourism's second quarter goal.
- In October 2019, 75 members from the Texas Geocaching Association will be in Palestine for their outdoor treasure hunting game. The association members have a Cache In and Trash Out procedure so that all cities visited are cleaner than they were before they arrived. (This is a kind of treasure hunt.)

Main Street Update

- The current Main Street Beautification Project is painting all the lantern light poles downtown. We are in the process of securing three bids for this project.
- The Main Street Advisory Board Members adopted The Hot Pepper Festival as a primary project for 2019. Our first meeting was held this week.
- The Civic Center will be closed by the middle of June 2019. The City will proceed with sale of the Civic Center after it closes.
- Farmer's Market is managed by Main Street Manager, Rachel Nichols. Market Days, an expanded version of the Farmer's Market is held the first Saturday of each month.
- A new pottery vendor is interested in expanding his business in Palestine. He took a Main Street Tour and met several store owners in town interested in purchasing his pottery.
- PEDC is considering an unused City building for a commercial kitchen. This kitchen would become the Commissary for food trucks in downtown areas and later for culinary entrepreneurs.
- Farmer's Market Vendors are interested in pursuing a pop-up-shop environment for home and garden shopping inside the Main Street area.

H. Consideration and Possible Action – The Board will reconsider approval of an application by Chris Keller of Pint & Barrel for \$21,400 of the funds budgeted for downtown building improvements. Please see attached.

This vote moved to Executive Session.

I. Consideration and Possible Action -- The Board will consider naming Finance Director Jim Mahoney as alternate city signatory to replace City Manager Michael Hornes.

Ben Campbell made motion to accept Jim Mahoney as alternate signatory for PEDC seconded by Linda Dickens, and motion carried.

J. Consideration and possible action: The Board will review the proposed 5-year Strategic Plan for the economic development department and the PEDC FY 2019-20 Budget.

Held for next meeting.

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

Michael Page
Ben Campbell
Charles Drane

- K. Closed Session -- The Board retired into Executive Session pursuant to the provisions of the Texas Government Code 551.087 (Deliberations regarding economic development.) – Closed session began at 12:30 pm.
- L. Reconvene in Regular Session -- The Board reconvened at 12:32 pm. Alan Herrington made motion to fund grant to Pint and Barrel for total amount of \$20,448, which represents 50% of their total costs. Motion was seconded by Linda Dickens; motion carried.
- M. Adjourn – 12:40 pm

Alan Herrington

7-18-19 11:41 am

PEDC Board President, Larry Weber – VP

Date Time

Rachel Nichols for

7/18/19

11:41 AM

PEDC Administrative Assistant, Terry Johnson

Date

Time