

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

Michael Page  
Ben Campbell  
Stuart Whitaker  
Charles Drane



Minutes from January 17, 2019 Regular Board Meeting  
Palestine Economic Development Corporation Board of Directors

**Attendance Record:**

Larry Weber, Alan Herrington, Linda Dickens, Ben Campbell, Charles Drane, and Stuart Whitaker.

**PEDC & City Staff Attending:** Gayle Cooper, Economic Development Director; Terry Johnson, Economic Development Project Manager; Rachel Nichols, Events Coordinator; Michael Hornes, City Manager; and Jim Mahoney, Finance Director. Other guests included Michele Merryman-Bell from Palestine Chamber of Commerce, and Jean Mollard and Mike Searcy from The Redlands Hotel.

**A. Regular Meeting – 11:30 am**

**B. Call to Order: 11:348 am**

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:

**C. Establishment of Quorum:** Quorum met with six of seven PEDC Board members present. Mike Page absent.

**D. Public Comment: - None**

**E. Consideration and Possible Action Concerning:**

Minutes from PEDC Regular Board Meeting conducted on November 15, 2018 – Alan Herrington made motion to accept November 15<sup>th</sup>, 2018 minutes, seconded by Linda Dickens; motion carried.

Financial Reports for September, October, and November 2018 – The vote to approve September, October, and November 2018 financials was tabled until the Palestine Finance Department receives and records current and complete information from our city auditors. The PEDC sales tax revenue should be reconciled with current revenues. Larry Weber provided email dated January 17, 2019 at 9:47 am, detailing his comments and questions for the November 2018 financial statement.

Gayle Cooper provided information on PEDC marketing costs and concluded PEDC needs more marketing dollars in the budget for 2018/2019. There were some unexpected costs this year, and less than a third of the marketing budget was spent in 2017/2018.

Larry Weber requested a list of all budgeted grants for PEDC where funds have been approved by the PEDC Board but not paid. Gayle Cooper will compile that information.

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- F. Board Report – An opportunity for members of the Board to relay activities participated in and comments received regarding economic development during the past month.
- Larry Weber said there is a sales rally at the Museum of East Texas Culture this coming weekend, January 19 and 20. Over 400 guests will be using our hotels and restaurants.
  - Ben Campbell stated the Texas State Railroad had over 62,000 people and 103 runs this season, which brought in a lot of hotel stays and shopping to Palestine. The Holiday Inn, LaQuinta, and The Redlands reported sold out weekends.
  - Larry Weber reported the City Real Estate Committee received an update on the status of the Old Memorial Hospital demolition, which runs through February 2019. There will be a public forum to discuss what will be built in its place.
  - Ben Campbell asked Gayle to get the details on our Atmos gas pressure inside Willow Creek Business Park.

- G. Consideration and Possible Action Concerning: Naming of Directors and Election of Officers for 2019: The Directors are 2019 are: Larry Weber, Alan Herrington, Michael Page, Stuart Whitaker, Linda Dickens, Ben Campbell, and Charles Drane. Sworn in for a new two-year term at City Council Meeting on Monday, January 14, 2019 were: Linda Dickens, Ben Campbell, and Charles Drane.

Charles Drane nominated Larry Weber as Board President and Linda Dickens seconded motion; motion carried. Larry Weber nominated Alan Herrington as Board Vice President, seconded by Stuart Whitaker, and motion carried.

H. Directors Report

Projects Update – PEDC is working with Anderson County to bring a \$100,000,000 project to the County. This project would employ 2.5 people. The project demonstrates that our current economy is more about capital investment and less about jobs.

ED remains optimistic the Palestine Mall will be sold to a developer that will create dining, shopping, and entertainment for the community. The Pad Sites around the Mall are being worked by a developer that purchased the sites. We will have a final decision from JC Penney by March 2019 concerning their lease status.

Workforce Development – Dr. Kathy Ray is leading a group of educators in our community to find best practices for workforce training during and after high school graduation. We are concentrating on trade school preparation for those fields that offer certification programs.

Tourism & Main Street – The next Main Street meeting is scheduled for January 22<sup>nd</sup>, 2019. Our next event is Mardi Gras on Main Street. Our last very successful event was Wine Swirl. Tourism is working with the Dogwood Festival, now called the Dogwood Arts and Music Festival. Tourism is also helping with Mardi Gras on Main Street.

ICSC – Mike Hornes and Gayle Cooper attended a Texas ICSC conference where the City of Palestine can recruit retail businesses such as restaurants to our city. Recently Burger King opened for business and Discount Tire has their sign displayed and renovations are happening now.

- I. Consideration and Possible Action Concerning: Downtown Matching Funds Grant proposals for Chamber of Commerce and Mollard Properties, LLC. Attached.

Motion to approve grant funds for Palestine Chamber of Commerce in the amount of \$3213 was made by Ben Campbell, seconded by Stuart Whitaker; motion carried. These funds will resurface the outside

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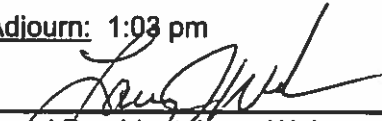
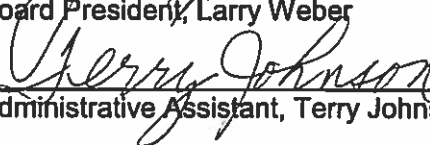
of the Chamber building with a paint job. Some lumber may have to be replaced.

Motion to approved grant funds to Mollard Properties for \$39,459 was made by Linda Dickens, seconded by Ben Campbell; and motion carried. These funds will be used for refacing the metal building attached to The Redlands. The glass front will be brought back like the original front entrance of the 1950's. There will be lighting in the alley as well. Jean Mollard has worked with the Historic Commission to make sure the brick and glass meet their standards.

J. Consideration and Possible Action Concerning: Collaboration Agreement with Palestine Area Chamber of Commerce. Attached.

Larry Weber made motion to approve the collaboration report for \$25,000 in total funding; seconded by Ben Campbell; and motion carried.

K. Adjourn: 1:03 pm

	2-28-19	12:13pm
_____ PEDC Board President, Larry Weber	Date	Time
	2-28-19	12:13pm
_____ PEDC Administrative Assistant, Terry Johnson	Date	Time