



Minutes from April 18, 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, Ben Campbell, and Stuart Whitaker

PEDC & City Staff Attending: Gayle Cooper, Economic Development Director; Terry Johnson, Economic Development Project Manager; Rachel Nichols, Main Street Manager, and Jim Mahoney, Finance 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: 11:32 am
- B. Establishment of Quorum: Quorum met with all seven PEDC Board members present.
- C. Public Comment: - None
- 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.
 - Larry Weber reported the Real Estate Committee meeting held recently had an offer on the Palestine Mall. Due diligence is in process to make sure the right developer gets the project. Larry also reported the former Golden Corral Building was recently demolished.
 - Charles Drane reported both visitors and local citizens saying there is a lack of anything to do on Sundays in Palestine. Very few businesses are open for shopping or dining. Two restaurants open on Sundays that Board was aware of included Bird's Egg Café and Cotton Patch.
- E. Consideration and Possible Action Concerning:
Minutes from PEDC Regular Board Meeting conducted on March 21st, 2019 – Michael Page made motion to accept minutes, seconded by Alan Herrington; and motion carried.

Financial Reports for March 2019 – Following a few notations and comments, motion to approve March 2019 financials was made by Linda Dickens; seconded by Michael Page; and motion carried.

F. **Directors Report**

Email issues and complications – We had an email server problem that lasted a couple weeks in April, but email is working fine now.

Main Street Training – Sarah O'Brien, who retired from the Bastrop, Texas Main Street position and now has her own consulting firm for Main Street Programs, trained our PEDC staff for three days in April. We will send the Board our analysis as follow up to this training.

Workforce Development – PEDC Board members are invited to attend our PISD and WISD Workforce Development Luncheons where we will bring in local businesses and our two local high school administrators to discuss paid internship programs for the junior and senior students in our high school

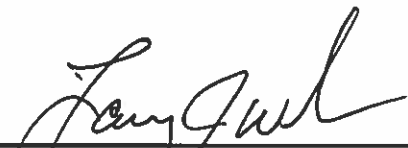
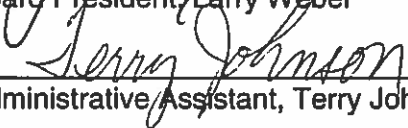
communities. Terry will email the details to you before our first luncheon meeting on April 23 at Palestine High School Wildcat Cafe. Our second luncheon meeting will be April 30th at Westwood High School Fine Arts Building.

Update of projects (3) – We have three open projects, but nothing new to report at this time.

Update of projects/downtown building grants (4) – Our first downtown building project is underway, the Sloan Schuffler project at 710 West Oak Street, near the Farmer’s Market area. Water pressure has been an issue for the building sprinkler systems required, and issues with city code must be addressed. The second project is Kenneth Cook from Ye Ole Auction House located at 512 West Main, and this project is close to being finished. The Chamber of Commerce project has most likely completed and will need funding soon. Our fourth project will be discussed today, the new grant request from Pint & Barrel.

Upcoming activities – We will hire a new general office employee so that Terry is free to work with the ED Director on business recruitment. We plan to attend events where site selectors and business contacts will meet with us.

- G. Consideration and Possible Action – The Board will consider approval of an application by Chris Keller of Pint & Barrel for \$21,400 of the funds budgeted for downtown building improvements. This grant application was tabled until application can be written for building improvements. PEDC cannot fund applications for equipment used to improve business operations.
- H. Consideration and Possible Action – The Board will consider a request by the PEDC Attorney to apply for the position of City Attorney. Ben Campbell made motion; seconded by Linda Dickens; and motion carried, to support Chris Nichols application for City of Palestine attorney.
- I. Consideration and Possible Action -- The Board will consider adopting a required budget amendment of \$182,501 to the FY 2019-19 Budget. Alan Herrington made motion to approve budget amendment of \$182,501 for 2018-2019 Fiscal Year; seconded by Michael Page; motion carried.
- J. Closed Session -- The Board will retire into Executive Session pursuant to the provisions of the Texas Government Code, 551.072 (Deliberations regarding Real Estate) and 551.087 (Deliberations regarding economic development.) – Closed session was unnecessary for this meeting.
- K. Reconvene in Regular Session -- The Board will take any action resulting from Closed Session discussion. – None
- L. Adjourn – 12:48 pm

	5-16-19	12:40pm
_____ PEDC Board President, Larry Weber	Date	Time
	5-16-19	12:40pm
_____ PEDC Administrative Assistant, Terry Johnson	Date	Time