



Minutes from September 8, 2016 Special Board Meeting
Palestine Economic Development Corporation
Board of Directors

MEETING – 11:30 am and call to order at 11:30am

Those in attendance:

Larry Weber
Alan Herrington
Linda Dickens
Paul Morris
Thomas Wright

Those Absent:

John McDonald, sick
Alan George, open position on board due to Atlanta, GA move

Others Attending:

Tom Manskey
Greg Laudadio
Terry Johnson
Mary Raum

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

B. Citizen Input – None

C. Consideration and Possible Action Concerning:

Motion to approve minutes from PEDC Board Meeting made by Paul Morris and a seconded motion by Alan Herrington, for August 18 and August 26, 2016. Vote was unanimous.

D. Briefing and Discussion Concerning:

1. Tax Abatement/Tax Incentive meeting with City Council – Tom Manskey checking to learn whether Monday, September 19th timeframe is available and will let PEDC Board members know.
2. Downtown Assessment Meeting with KSA Engineers – Greg Laudadio scheduled KSA presentation meeting to PEDC Board members for Tuesday, October 4th. Lunch will be provided for group.
3. Business Opportunities (Franchising) Seminar – Seminar cancelled by SBDC's Director, Michael Ellsberry, due to low citizen sign up for seminar.

4. Tourism – Texas Monthly will take over our Palestine Tourism Brochure and save department over \$18,000 per year. Texas Monthly does editorial and design work. Mary Raum will discuss a new event itinerary tool at our next meeting.

E. Consideration and Take Possible Action Concerning:

Financial support for Hot Pepper Festival – The 10-24-15 PEDC Board vote did not offer perpetual approval for \$10,000 per year community events budget line item. The 10-24-15 vote covered a one-time support for the Hot Pepper Festival in 2015. For 2016, the PEDC Board voted to add \$10,000 to the budget for fiscal year ending 9-30-17 to cover any potential monetary support for the October 22, 2016 Hot Pepper Festival. The Line item name in the budget is called Community Events so that Board can choose the events they plan to support financially in 2016. First motion for \$10,000 Community Event fund for year end 9-30-17 made by Paul Morris and seconded by Thomas Wright. There was a unanimous vote for approval.

F. Consideration and Take Possible Action Concerning:

Replacement of Uninterrupted Power Source for 200 Vista Ridge - The Results Companies building at 200 Vista Ridge in the Willow Creek Business Park requires a replacement to the server room for Uninterrupted Power Source. The UPS is built into the power source that runs into the building. PEDC Board voted to approve total cost of \$16,899.36 bid price, the UPS will belong to PEDC, The Results Companies will maintain the UPS throughout their occupation of 200 Vista Ridge, and UPS should be in excellent working order at the time of The Results Companies departure from 200 Vista Ridge, Palestine, TX. Alan Herrington made motion to approve funding of \$16,899.36 will all stipulations above, and second motion made by Paul Morris. The vote passed unanimously.

G. Consideration and Take Possible Action Concerning:

Organizational Structure and Affiliation of Palestine Economic Development Corporation – No action taken. The PEDC Board requested the following to move forward with discussion:

1. Tom Manskey to check on city employee benefits to learn whether benefits will be affected in any way
2. Board Member Alan Herrington requested research completed showing collection of data for similar sized cities moving to more autonomy from city government and statements as to why autonomy is more beneficial to PEDC.
3. Board President Larry Weber suggested a minimum of two PEDC Board Members attend the City Council Meeting when discussing PEDC organizational structure change.

H. Consideration and Take Possible Action Concerning:

GO TEXAS Certified Retirement Community – This discussion was postponed until next meeting.

I. Executive Session (Closed Session) – @ 12:29 pm

The Board will retire into executive session pursuant to the provisions of the Texas Government Code, 551.087 (Deliberations regarding economic development).

1. Project NationStar
2. Project Power Castle

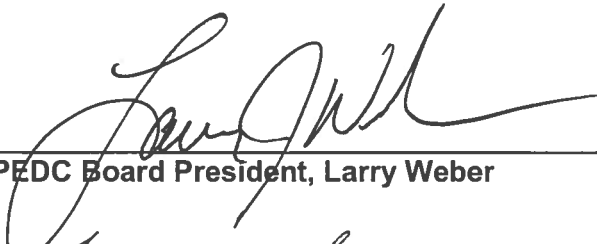
Reconvene into Open session – 12:40 pm

J. Take Action from Executive Session - none

K. Adjourn – 12:41 pm

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

John McDonald
Paul Morris
Thomas Wright


PEDC Board President, Larry Weber

9.22-16 12:42 pm
Date Time


Terry Johnson, Economic Development Assistant

9.22-16 12:42 pm
Date Time