



Minutes from December 1, 2016 Board Meeting  
Palestine Economic Development Corporation  
Board of Directors

MEETING – 11:30 am and call to order at 11:32 am

Those in attendance:

Larry Weber  
Alan Herrington  
Thomas Wright  
Paul Morris  
John McDonald  
Linda Dickens

No Absences, but one open position

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

B. Citizen Input

None

C. Consideration and Possible Action Concerning:

Motion to approve minutes from October 27, 2016 PEDC Board Meeting made by Alan Herrington with a second motion made by Paul Morris, with unanimous vote to approve minutes.

D. Consideration and Possible Action Concerning:

Motion to approve the October 2016 Financial Report was made by Thomas Wright with a second motion made by Linda Dickens, with unanimous vote to approve financial report.

E. Briefing and Discussion concerning:

Economic Development Report - Administration

IRS verified receiving our application for reinstatement of 501c3 and we should be notified within next 90 days.

PEDC updated our Travelers insurance from Tenant/Personal Property only, to also include building insurance.

Our January 2017 meeting will include election of new officers.

Tom Manskey will hold individual meetings with Board Members prior to January 2017 Board election.

Tom Manskey attended the Economic Development Institute training in November 2016.

#### Economic Development Report – Palestine Mall

City of Palestine extended time for potential mall pad site closing to April 30, 2017. The potential developer is working on leases with tenants now.

#### Economic Development Report – Recruitment

Taco Casa is planning to locate on a site at US Highway 79 and Knox adjacent to Family Dollar by end of January 2017.

Two fast food restaurant chains and one retail service chain contacted PEDC with site location requests.

#### Economic Development Report – Community Development

Councilman Joseph Thompson is working with Anderson County concerning a bike path located in Davey Dogwood Park.

#### Main Street Report

Wine Swirl 2016 takes place December 10, 2016, a Saturday, from 4pm to 8pm, with VIP sparkling wine reception in Old Town behind Oxbow Bakery from 8pm to 10pm. We have great sponsors this year and tickets are almost sold out. Red Hat Rentals and Ben E. Keith are our largest in kind sponsors.

A reminder to everyone that we have matching grant funds for bat houses, and our City owned bat house located in front of our local Chamber of Commerce office is our example for the community. One bat house hold approximately 1,000 bats.

Façade Grant applications will be available by January 2017, a full three months earlier than usual.

Downtown Assessment Study is due soon for distribution. Jacob Morris provided historic information to our vendor for their reporting purposes.

Monument railroad project has sold 50 bricks so far.

#### Tourism Report

List of Daily Tourism Notes provided to demonstrate activity at our Palestine Visitor's Center.

12 month calendar provided showing activities and paid advertising for Visit Palestine.

Talked about the social media campaign for our holiday season that targets Waco, Shreveport, Houston, Dallas, and Austin areas.

The Anderson County Jail will be filmed in January 2017. We will also have filming of some of the Frost Fest activities, particularly the Tour of Homes. Curious Museum opened in new location Nov. 28, 2016.

F. Consideration and Possible Action Concerning:

Recommendation of awarding contract for development of new comprehensive website for PEDC. PEDC received 8 proposals and Golden Shovel won the scoring bid. Alan Herrington made motion to move motion for new PEDC website funds of \$26,400 to next City Council Meeting agenda. Linda Dickens seconded the motion. The motion carried unanimously.

G. Consideration and Possible Action Concerning:

Organizational structure and affiliation of Palestine Economic Development Corporation – no action taken.

H. Consideration and Possible Action Concerning:

Landscape and maintenance for business park – no action taken.

I. Executive Session – The Board will retire into executive session pursuant to the provisions of the Texas Government Code, in accordance with the authority contained in Section 551.072 (Deliberations about Real Property and Section 551.087 (Deliberations regarding economic development).

Executive Session began at 1:25 pm. Topics included:

1. Project Suite Bee
2. Project Fajita
3. Project Brickslayer
4. Pipeline Update

Reconvene into Open Session at 1:51 pm

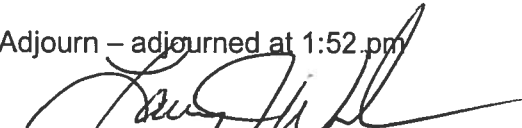
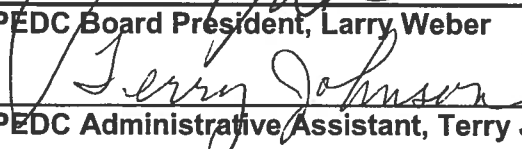
J. Take action from Executive Session

1. Project Suite Bee – Alan Herrington made motion to accept month to month lease and Paul Morris seconded the motion. There was unanimous consent from all Board members.
2. Project Fajita – Thomas Wright made motion to approve calculation for tax abatement and motion was seconded by Alan Herrington. There was unanimous consent from all Board members.

K. Consideration and Possible Action Concerning:

Impact Data Source production demonstration via Go To Meeting. – no action taken

L. Adjourn – adjourned at 1:52 pm

	12/20/16	9:26 AM
PEDC Board President, Larry Weber	Date	Time
	12/20/16	9:26 AM
PEDC Administrative Assistant, Terry Johnson	Date	Time