



Minutes from July 21, 2016 Regular Board Meeting  
Palestine Economic Development Corporation  
Board of Directors

The Board of Directors of the Palestine Economic Development Corporation met on Thursday, July 21, 2016 at 11:30 am at the PEDC conference room at 100 Willow Creek Parkway, Suite A.

**MEETING – 11:30 A.M. & call to order at 11:31 AM**

Those in attendance:

Larry Weber  
Alan Herrington  
Linda Dickens  
Paul Morris  
Thomas Wright

Others attending:

Tom Manskey  
Greg Laudadio  
Terry Johnson

**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. Consent Agenda**

1. Approval of minutes from PEDC Board Meeting conducted on June 16, 2016. Motion to approve minutes by Thomas Wright and seconded by Paul Morris, with unanimous vote to approve minutes. There were no financials available for approval at the July 21, 2016 meeting.

**D. President's Comments**

**E. Staff Reports**

1. EDC
  - a. Current ED Pipeline – No need for closed session meeting on July 21, 2016. We have three completed projects:

Call Me Baby, or The Results Companies  
Clean Coat, an aviation storage project  
Petey, a healthcare project

- b. Results Companies Update – As of 7-21-16, 170 new employees hired to begin work 7-11-16, but the number will increase to 200 within the month. Their goal is to hire 500 employees.
- c. Projects in the pipeline include:
  - Project NationStar, potential for 300 jobs
  - Project Oakwood, potential for 50 jobs
  - Project Power Castle, potential for 150 jobs
  - Project Basket, potential for 200 jobs
- d. Housing updates – There are 9 building permits under development. Woodgate currently has four new homes under construction and Williamsburg Village has three homes under construction.
- e. Apartment update – We have a major investor committed to this project. PEDC is discussing a Tax Increment Finance project to help fund building in Palestine.
- f. Board member terms run out in December 2016 for Paul Morris, Linda Dickens, and John McDonald. Completed applications can be turned into PEDC office and we can turn applications into City Council.

## 2. Main Street

- a. Downtown Assessment – City Council approved Phase I at \$12,000. Phase 1 gathers information such as GIS locations of utilities and zoning. There will be two joint meetings with PEDC and Main Street Board, followed by two phone conferences with KSA, our vendor. Both short term and long term goals will also be a part of Phase 1.
- b. FIP Grant Update – There are over 88 buildings in a 44 block area, known as Palestine Main Street. The PEDC Board President, Larry Weber, suggested we do an inventory of the buildings and building owners on Main Street in Palestine so that PEDC has ways to get our Façade Improvement Grant message out to all Main Street owners.
- c. Community Development Grant Update – A \$50,000 grant fund, had two applicants for 2016. PEDC requested the PEDC Board members to score the applications and bring those scores with them to the next PEDC Board meeting, most likely scheduled for Thursday, August 4<sup>th</sup>. PEDC received two applications for the 2016 Community Development Grant.

PISD for the Wildcat Golf Course, a \$9,700 request  
YMCA for the soccer complex, \$50,000 request

The 2015 funded Community Development Grants included:

City of Palestine, installing 6 new air conditioning units on all floors of the Carnegie Library, PEDC Award of \$9,500  
Palestine ISD, restoration of 116 acre Meadowbrook golf course, now called Wildcat Golf Course, PEDC Award of \$14,250  
Palestine YMCA, YMCA Soccer Complex build out, awarded \$10,850  
ICEE Success Foundation, the opening of Curious – Igniting Imagination Museum in downtown Palestine, Award of \$3,500, and only \$1,676.78 actually used.

3. Tourism – There was no Tourism Report due to Mary Raum, Director, out of town.

**F. Board Discussion and Action Items**

There were no discussion points or action items for the 7/21/16 regular board meeting.

**G. Executive Session (Closed Session)**

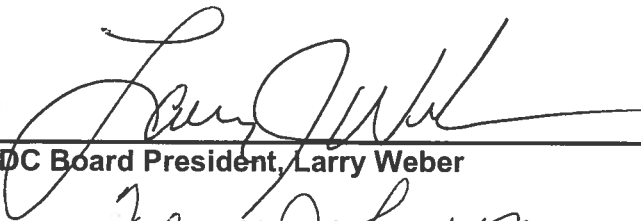
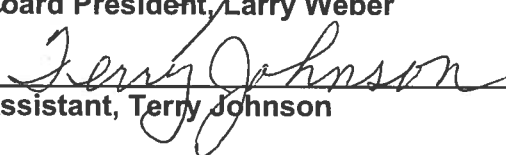
**The Board will retire into executive session pursuant to the provisions of the Texas Government Code, in accordance with the authority contained in Section 551.072 (Deliberations about Real Property and 551.087 (Deliberations regarding economic development).**

There was no Executive Session needed for the July 21<sup>st</sup>, 2016 regular board meeting.

**Reconvene in Open Session – none**

**H. Take Action From Executive Session - none**

**I. Adjourn – 12:30 pm**

 PEDC Board President, Larry Weber	8/19/16 Date	12:58 pm Time
 PEDC Assistant, Terry Johnson	8/19/16 Date	12:58 pm Time