



Minutes from March 16, 2017 Board Meeting
Palestine Economic Development Corporation Board of Directors

Meeting – 11:30 am call to order

Attendance Record:

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

Others Attending:

Tom Manskey
Greg Laudadio
Mary Raum
Patsy Smith, Community Services

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 February 16, 2017 PEDC Board meeting made by Tom Wright and seconded by Paul Morris, with unanimous vote to approve minutes.

D. Consideration and Possible Action Concerning:

Motion to approve the February 2017 Financial Report was made by Paul Morris and seconded by Linda Dickens, with unanimous vote to approve financial report.

E. Briefing and Discussion Concerning:

Economic Development Report provided by Tom Manskey.

- Go Texan Retirement Application was submitted to Texas Department of Agriculture in Austin.
- The design for PEDC new website is 75% complete. The picture appointments for Board members are needed on afternoon hours on March 22nd or March 23rd morning hours.
- Terry Johnson is attending Leadership Palestine for 2017 representation from economic development.
- A developer is showing pad sites to potential tenants near the Palestine Mall.
- JC Penney will name stores to be closed in 2017 on Monday, March 20th.
- Chili's is scheduled to open by the second week in May 2017.
- Taco Casa should open by June 2017.
- The residential development group working on a project near Willow Creek Business Park is expected to request an extension on their land contract. They are interested in local incentives from City of Palestine, i.e. TIRZ or TIF.
- The house proposed for redevelopment on Highway 79 across from Sonic has been sold to a private citizen.

Main Street Report provided by Greg Laudadio.

Tourism Report provided by Mary Raum.

Mary discussed the upcoming month and previous few weeks focus on Dogwood Trail activities, and requested the traffic counter be placed at Davey Dogwood Park early due to the early blooming season. As of Monday, March 13, 2017, a total of 1,257 cards had passed through the park, but the counter was malfunctioning since Tuesday AM. Park staff are working to correct the issue. Mary also provided a recap of the social media reach for the past 28 days, outlined the article where Palestine was featured in the March/April issue, and covered the response for the Day Tripper Episode.

F. Consideration and Possible Action Concerning:

Community Development Grant for the Community Services Department of the City of Palestine for Parks Improvements, \$50,000. Motion made by John McDonald with second motion by Michael Page, and unanimous vote to fund \$50,000 to Community Services, City of Palestine for park improvements. The vote carried unanimously.

G. Consideration and Possible Action Concerning:

Downtown Assessment Recommendations from KSA moving forward. No action taken.

H. Consideration and Possible Action Concerning:

Allowing The Results Companies to add an additional emergency exit door to meet the safety needs of their growing workforce. No approved dollar amount made by PEDC Board in this motion. Motion made by Larry Weber and seconded by Paul Morris, with unanimous approval by the board.

I. Consideration and Possible Action Concerning:

Opening of Bids in response to RFQ for Legal Services for the Palestine Economic Development Corporation. Five bids received and opened. Law Firm names include:
Randle Law Firm – Houston
The Nichols Firm – Houston

Bojorquez Law Firm – Austin
Potter Minton – Tyler
Knight Law Firm – Dallas

J. Consideration and Possible Action Concerning:

Adding Steve Groom, City Finance Director, as an additional signature to the PEDC checking account. A motion to leave signature list as is made by John McDonald and seconded by Paul Morris. This vote was unanimous.

K. Consideration and Possible Action Concerning:

Extending contract with Prosperity Bank as the depository bank for the PEDC for an additional two years. Motion made by Paul Morris and seconded by John McDonald with unanimous vote to keep Prosperity Bank as the depository bank.

Consideration and Possible Action Concerning:

Potential bylaw changes or amendments. This was tabled with no action.

L. 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 12:58 pm. Topics included:

1. Discussion regarding easement litigation
2. Project Freezer Burn
3. Discussion regarding Project Hydrate
4. Discussion regarding Project Freedom

Reconvene into Open Session at 1:31 pm

M. Take action from Executive Session

1. Discussion and possible action regarding easement litigation – no action taken.
2. Discussion and possible action regarding Project Freezer Burn – no action taken.
3. Discussion and possible action regarding Project Hydrate – no action taken.
4. Discussion and possible action regarding Project Freedom.

N. Adjourn – adjourned at 1:31 pm


PEDC Board President, Larry Weber

4-20-17 1:32 pm
Date Time


PEDC Administrative Assistant, Terry Johnson

4-20-17 1:32 pm
Date Time

Larry Weber, 2015 Board President
Alan Herrington, 2015 Vice President
Linda Dickens
Michael Page

John McDonald
Paul Morris
Thomas Wright