



Minutes from May 25, 2017 Board Meeting
Palestine Economic Development Corporation Board of Directors

Meeting – 11:36 am call to order

Attendance Record:

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

Others Attending:

Tom Manskey
Greg Laudadio
Mary Raum
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 and Security Devices) and 551.087 (Economic Development) to wit:

B. Citizen Input

No citizen input.

C. Consideration and Possible Action Concerning:

Minutes from PEDC Board Meeting conducted on April 20, 2017 & May 11, 2017 – Alan Herrington made motion to accept both meeting minutes and seconded by Thomas Wright. Vote was unanimous.

D. Consideration and Possible Action Concerning:

Financial Report for April 2017 – Linda Dickens made motion to accept the April 2017 financials and Tom Wright seconded the motion. Vote was unanimous.

E. Briefing and Discussion Concerning:

Economic Development Report –

PEDC completed their website soft launch 05-24-17.

We have two additional staff members, Victoria Minton from the Convention Center, working directly with Mary Raum. Danielle Schultz works directly with Mary Raum for city events and Greg Laudadio for Farmer's Market.

Chili's Grand Opening date was 5/22/17.

Our next PEDC Board Meeting will be held June 15th, and there will be a special joint meeting with PEDC Board & Palestine City Council on June 22 at 5:30pm.

Main Street Report –

Approximately 75 attendees were present for our first annual Imagine the Possibilities Tour. This meeting promoted all of our available for lease or sale downtown properties in the Main Street area. Visit downtowntx.org for an online building inventory and click on Palestine for the Palestine downtown area list.

San Angelo, Texas is the location for 2017 Main Street training on June 14, 15, & 16.

KSA will enter discussions with Palestine City Council sometime before Phase II can be approved by City Council. A meeting with Francois should take place sometime in the month of June 2017 to answer questions the council has for Phase II and the Main Street study project.

Tourism Report–

March 2017 hotel sales are up 26.9% from one year ago

Visitor Center Traffic is up 21.3% from one year ago

F. Consideration and Possible Action Concerning:

Community Development Grant – The PEDC Board voted four projects through, that now move to a vote at City Council. Alan Herrington made the first motion, and second motion made by Linda Dickens with unanimous approval to provide the following Community Development Grants. The vote now moves to the City Council.

\$25,000 towards re-roof and painting exterior of the Palestine Depot at Texas State Railroad

\$11,500 Complex lighting at the Palestine YMCA Soccer field

\$9,500 towards the Palestine Tomorrow Sculpture Park for granite panels, sidewalk, signage & landscaping

\$4,000 to Palestine Youth Athletics for commercial vent hood & fire suppression system at athletic complex concession area

G. Consideration and Possible Action Concerning:

Facade Improvement Grant Program – Owner Jerry Hatton, from the former Beauty College building, needs to provide bid information for work other than the building roof so that his building can be considered for the 2017 FIP. Jacob Morris and Greg Laudadio have scheduled a June meeting with Timothy Triplett Main Street building owner in order to tour the building in its current condition. We have two possible requestors for FIP grant money for 2017.

H. Consideration and Possible Action Concerning:

Broker/Realtor Policy for land sales in Willow Creek Business Park. In a future meeting, Economic Development Director will bring consideration to vote for a 3% realtor fee to be split between all realtors involved bringing a closed real estate deal to Willow Creek Business Park.

- I. Consideration and Possible Action Concerning:
Easement request for access to 48.958 acres more or less, out of William S. McDonald Survey, A-43, Anderson County, Texas. Economic Development Director will address the PEDC Board concerns at our regular scheduled June 2017 meeting. There will be a time limit and date on any easement granted. This easement would be located on Live Oak, which is the second drive past Comfort Suites Hotel.
- J. Consideration and Possible Action Concerning:
Proposed engagement letter for PEDC legal services from the Nichols Firm, PLLC. Larry Weber made motion, and seconded by Alan Herrington, to accept the engagement letter from the Nichols Firm from Houston, TX. The vote was unanimous.
- K. Consideration and Possible Action Concerning:
Possible future acceptance of commercial and/or residential properties that have been placed into trust by the taxing entities in Palestine and Anderson County. Economic Development Director reported the City of Palestine has property in trust, and the city can give property to PEDC for marketing purposes on behalf of the city.
- 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 551.071 (consultation with attorney), 551.072 (Deliberations about Real Property), and Section 551.087 (Deliberations regarding economic development).

Executive Session began at 1:23 pm. Topics included:

- 1. Discussion regarding easement litigation
- 2. Discussion regarding Project Clean Slate
- 3. Discussion regarding Project Freezer Burn
- 4. Discussion regarding Project Hydrate
- 5. Discussion regarding Project Freedom.

Reconvene into Open Session at 1:31 pm

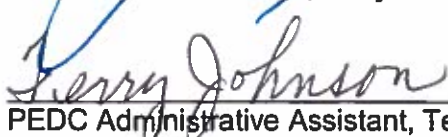
M. Take action from Executive Session

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

N. Adjourn adjourned at 1:32 pm

 6-19-17 4:35p

PEDC Board President, Larry Weber Date Time

 6-15-17 1:45pm

PEDC Administrative Assistant, Terry Johnson Date Time

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

John McDonald
Paul Morris
Thomas Wright