



Minutes from July 20, 2017 Board Meeting
Palestine Economic Development Corporation Board of Directors

Meeting – 11:31 am call to order

Attendance Record:

Alan Herrington
John McDonald
Michael Page
Paul Morris
Thomas Wright

Absent:

Larry Weber
Linda Dickens

Others Attending:

Tom Manskey
Mary Raum
Terry Johnson
Jeff Sheridan

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. Consideration and Possible Action Concerning:

Minutes from PEDC Board Meeting conducted on June 15 2017 – Paul Morris made motion to accept meeting minutes and seconded by John McDonald. Vote was unanimous.

C. Consideration and Possible Action Concerning:

Financial Report for May 2017 and June 2017 – Motion to accept and approve May 2017 & June 2017 financial reports was made by Tom Wright and seconded by Paul Morris. The motions carried unanimously by the PEDC Board members. Jeff Sheridan from Finance Department attended meeting to explain the May 2017 financial correction. In May 2017, the large jump in sales tax revenue shows adjusted to provide the correct sales revenue of PEDC. The prior year to date amount did not change

from May to June 2017 until this correction was made.

D. Bid Opening: Open Bid RFP – 2017 – Asbestos Abatement

1. ERI – Asbestos Abatement only – Tyler, TX – Asbestos abatement only
2. Cactus Abatement & Demolition, LLC – Roanoke, TX - Asbestos abatement only
3. DEAA Corporation – Tyler, TX - Demolition only

E. Briefing and Discussion Concerning:

Economic Development Report –

- Reports on projects in closed session
- Plan to invite Palestine City Council to August Regular Session Meeting to discuss second phase of downtown assessment that might include city grant applications and TXDOT grant applications for additional citywide project funds

Main Street Report –

- Main Street & Development Services had a joint meeting with the public citizens on July 18, 2017 to discuss expanding the zoning laws for commercial business district, housing district, and historical district. This zoning expansion will enhance future growth in Palestine, particularly properties close to the downtown area.
- At the August 19th, 2017 Farm & Flower Market, there will be shopping bags provided with downtown business coupons, thereby promoting sales of goods and services to the downtown merchants. Buyers can put their purchased produce and other items inside the bags and use any coupon they like for further shopping in downtown Palestine.
- The Palestine Main Street Program plans to hold quarterly downtown merchant meeting in the near future.

Tourism Report–

Mary Raum participated in panel discussion for Palestine Chamber business seminar luncheon on meeting day per Tom Manskey, ED Director.

F. Consideration and Possible Action Concerning:

PEDC 2017 – 2018 budget – A current General Ledger Budget Report was presented to PEDC Board members showing expenses year to date. A motion to increase the Meeting Meals budget to \$3,500 per year was made by John McDonald and seconded by Michael Page. The motion carried unanimously.

G. Consideration and Possible Action Concerning:

Resolution No. 2017 – 07 – 01 of the Palestine Economic Development Corporation appointing five (5) directors to the Willow Creek Business Park Property Owners Association No. 1, Inc. for the purpose of initiating the wind up of the Willow Creek Business Park Property Owners Association No. 1, Inc. and for conducting any other official business of said Association. -- Meeting was conducted directly after closing the regular PEDC Board Meeting at 12:55 pm. The Willow Creek Business Park Property Owners Association No. 1 appointed Alan Herrington as President and Paul Morris as Secretary. All PEDC Board meeting members present were assigned as WCBPPOA Directors. Appointed Directors are: Michael Page, Tom Wright, and John McDonald. Paul Morris made motion to elect Alan Herrington as Chairman Director for proceedings and second motion made by John McDonald, with unanimous vote of approval.

Once directors convened, a motion was made by John McDonald and seconded by Michael Page to

adopt Resolution No. 2017 – 07 – 01 calling for voluntarily dissolution of The Willow Creek Business Park Property Owners Association No. 1, Inc. The Director vote was unanimous to dissolve Willow Creek Business Park Property Owners Association No. 1, Inc. Form 802, followed by Form 652 will be filed with Secretary of State Office to close this matter.

H. Consideration and Possible Action Concerning:

Resolution No. 2017 -- 7 – 02 for Palestine Economic Development Corporation support for creation of project authorizing cash incentive grants for business recruitment or development of the Willow Creek Business Park. -- Motion made by John McDonald and seconded by Michael Page, with unanimous vote of approval, to adopt Resolution No. 2017 – 07 – 02 which authorizes PEDC to pay in the form of a grant, up to 3% on any land or building deal closing inside Willow Creek Business Park.

I. Consideration and Possible Action Concerning:

Downtown Assessment and Plan -- PEDC will invite council members to August meeting, with possible attendance by KSA, to evaluate moving forward with downtown assessment plan. This will be a joint meeting between Palestine City Council and Palestine Economic Development Corporation.

J. Consideration and Possible Action Concerning:

Organizational structure and Bylaws. Economic Development Director will hold a Special Meeting at some point in the future to discuss.

K. 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 551.071 (consultation with attorney), 551.072 (Deliberations about Real Property), and Section 551.087 (Deliberations regarding economic development).

Executive Session began at 12:20 pm. Topics included:

1. Discussion regarding easement litigation
2. Discussion regarding Project Clean Slate
3. Discussion regarding Project North Star
4. Discussion regarding Project Freedom
5. Discussion regarding Project First Responder

Reconvene into Open Session at 12:52 pm


L. Take action from Executive Session

1. Discussion and possible action regarding easement litigation – The PEDC Board recommends the old Memorial Hospital be placed for sale. Motion for sale recommendation was made by Paul Morris and seconded by John McDonald.
2. Discussion and possible action regarding Project Clean Slate – no action taken.
3. Discussion and possible action regarding Project North Star – no action taken.
4. Discussion and possible action regarding Project Freedom – no action taken.
5. Discussion and possible action regarding Project First Responder -- Motion to approve \$16,500 towards Project First Responder was made by Tom Wright and seconded by Michael Page. The motion carried unanimously.

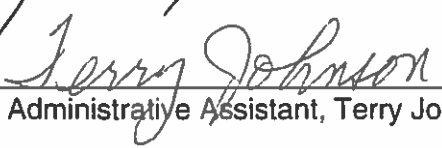
M. Adjourn – adjourned at 12:54 pm

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

John McDonald
Paul Morris
Thomas Wright

 8-17-17 1:32pm

PEDC Board President, Larry Weber Date Time

 8-17-17 1:32PM

PEDC Administrative Assistant, Terry Johnson Date Time