



Minutes from September 7, 2017 Special Board Meeting
Palestine Economic Development Corporation Board of Directors

Meeting – 11:31 am call to order

Attendance Record:

Larry Weber
Alan Herrington
John McDonald
Paul Morris
Thomas Wright

Absent:

Linda Dickens
Michael Page

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. Consideration and Possible Action Concerning:

Minutes from PEDC Board Meeting conducted on August 17, 2017 and the Joint Board/City Council Workshop conducted on August 24, 2017 – Paul Morris made motion to accept meeting minutes and seconded by Thomas Wright. Vote was unanimous to approve both sets of minutes.

C. Consideration and Possible Action Concerning:

Financial Report for July 2017 –. The July 2017 Financials have not reflected the full sales tax revenue to date, so Item C will be skipped until the revenue is placed in the correct account entry and acknowledged. The error has been located by Finance Director.

Briefing and Discussions Concerning:

Economic Development Report – Tom Manskey reported the City of Palestine, PEDC, and Anderson County have a joint contract in the economic development efforts to bring Sanderson Farms to our city and county. Each group took on one-third of the costs of the Sanderson Farms total financial incentive package. Anderson County reimburses City of Palestine as their form of payment. The City of Palestine is seeking ways to fund the debt portion that they owe, including looking at PEDC for part of their funding.

Tourism Report – Mary Raum reported THLA, Texas Hotel and Lodging Association, extended the sales tax revenue exemption through September 22, 2017 due to Hurricane Harvey. The State of Texas and City of Palestine had reduced sales tax revenues due to the 85th legislative session for the bathroom bill, then Hurricane Harvey hit, and hotel taxes were frozen. Therefore, the Tourism budget will be flat for the upcoming year. The Master Nationals in October 2017 will offset the June, July, & August revenue dip. Mary is currently reviewing a zip code data capture to check any hotel drops in stays due to Hurricane Harvey.

Also, a reminder that Palestine Tourism has guaranteed 250 passengers per day on the Polar Express train rides, and if that number is not met, Tourism pays the difference.

Main Street Report – Greg Laudadio reported on the joint workshop with Palestine City Council and PEDC that discussed the PEDC grants available through the Main Street Board. As a result, the Façade Improvement Grant application and guidelines will be revised to clarify questions the city councilmen had in 2017. The Community Development grant was also discussed and reviewed at the workshop.

Also mentioned was the recognition Palestine Main Street received from The Medallion, a Texas Historical Commission quarterly publication, for the Imagine the Possibilities Tour of our downtown buildings. A total of five buildings sold, and four of the buildings were on the tour.

Our Palestine Farm and Flower Market has 30 vendors booked for the September and October 2017 third Saturday of the month venue. The vendor charge is only \$5 to participate in the third Saturday event.

D. Consideration and Possible Action Concerning:

Bids received regarding the development of a Tax Increment Finance Zone in Palestine. -- Paul Morris made first motion, and seconded by Alan Herrington, with unanimous vote by PEDC Board members, to fund up to \$50,000 to TXP in Austin, Texas for creation of TIRZ, or Tax Increment Reinvestment Zone. The TXP study will tell us whether a TIRZ will work for Palestine. Each TIRZ package creation will cost \$39,000. TXP, the TIRZ consultant, will package an incentive to bring mixed housing development to a track of land located in the Willow Creek Business Park.

E. Consideration and Possible Action Concerning:

Proposal for Trans-load Facility from the Western Group. -- Item E was tabled because PEDC will receive a report from The Western Group, operators of the Texas State Railroad, at some point in the near future. This trans-load facility could service local companies such as Ennis Flint and Headwaters Construction Materials.

F. Closed Session – The Board will retire into executive session pursuant to the following Sections of Chapter 551, Texas Government Code.

1. Section 551.072 (Deliberations regarding real estate)
 - Discussion regarding Project Clean Slate.

- Discussion regarding Project Freedom.

2. Section 551.087 (Deliberations regarding economic development)

- Discussion regarding Project North Star
- Discussion regarding Project 108

G. Reconvene into Open Session at 1:31 pm

Take action from Executive Session:

1. Discussion and possible action regarding Project Clean Slate. -- A motion was made by John McDonald and seconded by Paul Morris to approve up to \$100,000 to go towards hospital asbestos removal.
2. Discussion and possible action regarding Project Freedom -- No action taken.
3. Discussion and possible action regarding Project North Star -- No action taken.
4. Discussion and possible action regarding Project 108 -- No action taken.

H. Adjourn – adjourned at 1:33 pm

9-19-17

1:57p

PEDC Board President, Larry Weber Date Time

PEDC Administrative Assistant, Terry Johnson Date Time