

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

John McDonald  
Paul Morris  
Thomas Wright



Minutes from October 19, 2017 Regular Board Meeting  
Palestine Economic Development Corporation Board of Directors

Meeting – 11:30 am call to order

**Attendance Record:**

Alan Herrington  
John McDonald  
Paul Morris  
Michael Page  
Thomas Wright

**Absent:**

Alan Herrington  
Linda Dickens

**Others Attending:**

Tom Manskey  
Greg Laudadio  
Michael Hornes  
Travis James (TIRZ)  
Chris Nichols (Attorney)  
Terry Johnson

**A. Call to Order: 11:31 am**

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 Special Board Meeting conducted on September 19, 2017 – Thomas Wright made motion to accept meeting minutes and seconded by Paul Morris. Vote was unanimous to approve minutes.

**C. Consideration and Possible Action Concerning:**

Financial Report for July, August, and September 2017 –. The July 2017, August 2017, and September 2017 Financials were approved with a unanimous vote by PEDC Board members. First motion to

approve these three months of financials was made by Paul Morris and Thomas Wright seconded that motion.

**D. Consideration and Possible Action Concerning:**

Proposal for Trans-load Facility from the Western Group. This item was skipped during our Board Meeting due to no updates. This trans-load facility will eventually be created to provide income for a short line railroad track that provides additional income to our Texas State Railroad location in Palestine, managed by the Western Group.

**E. Consideration and Possible Action Concerning:**

Request from ETCOG to provide funding toward fixed transportation routes for workers in Palestine. Alan Herrington requested analysis of project prior to voting on funding any portion of this project. Project was tabled until we have more information and analysis.

The Go Bus System project would be for resident rides within the City of Palestine. Total cost of this project is \$35,000. The citizen bus rides mentioned were to Palestine Mall, City Hall, The Results Companies, Sanderson Farms location inside the Willow Creek Business Park, The Wal-Mart Distribution Center inside the city limits of Palestine, and the Texas Workforce Center inside the Palestine Mall.

The current Go Bus route has 8 seats for transportation to outlying areas at \$4 per round trip. This new Go Bus System would have a larger bus with more seats and stay in a certain bus route area decided by City Hall and PEDC Board if the funds came from City Hall and PEDC. The analysis and research request will be completed by City Manager with citizen input on suggested routes needed.

**F. Consideration and Possible Action Concerning: 100 Willow Creek Parkway, Suite B.**

There was no vote for renovation movement until we have more facts concerning potential tenants. Two price quotes have been received for two potential tenants in January 2018. We may ask for revised quotes on an as needed basis. There is approximately 2,397 SF available in Suite B.

**G: Reports:**

Economic Development – Travis Jones, our contact from TXP, met with potential investor prior to our meeting to describe a TIRZ plan (Tax Increment Reinvestment Zone). Travis also explained a TIRZ plan to the PEDC Board during our meeting, and will discuss the TIRZ Plan with County Judge Johnston as well. The first TIRZ in Palestine should be approximately 40 acres and most likely will be a 20 to 30 year fund arrangement. Once Mr. Jones completes his preliminary numbers and research, he will develop an impact plan for the TIRZ. The TIRZ impact plan would then go to Palestine City Council for ordinance and approval.

Main Street – The Farm and Flower Market held on the third Saturday of each month continues to be a success. Two new businesses in Old Town Palestine of Main Street have opened recently. Crème & Coffee has a second location inside Wells Creek Antiques, a new high end antiques store. This is a great meeting place for Palestine citizens. Our Christmas in Palestine activities are being planned and we will have Lee Loveless Photography taking Santa pictures this year during some of our festivities. Our Christmas activities work well with our Polar Express Ride that the Texas State Railroad does in November and December. Our Fourth Annual Wine Swirl will be held on Saturday, December 3<sup>rd</sup> and we will increase our attendance by 50% this year. We are planning for a bigger and better Wine Swirl this year and will have an event set up behind Oxbow in the Hollow as well. Greg is also working on this Main Street Annual Report.

Tourism – Tom Manskey reported that Mary Raum was ahead of her projections for Polar Express

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

John McDonald  
Paul Morris  
Thomas Wright

revenue dollars, and there will be more commercials about Polar Express this year.

H. Closed Session – The Board will retire into executive session pursuant to the following Sections of Chapter 551, Texas Government Code. Closed session began at 12:34 pm.

1. Section 551.072 (Deliberations regarding real estate)
  - Discussion regarding Project Freedom.
2. Section 551.087 (Deliberations regarding economic development)
  - Discussion regarding Project North Star
  - Discussion regarding Project 108

I. Reconvene into Open Session at 12:55 pm

Take action from Executive Session:

1. Discussion and possible action regarding Project Freedom -- No action taken.
2. Discussion and possible action regarding Project North Star – Paul Morris made motion, seconded by Michael Page, to provide Project North Star with economic development agreement subject to PEDC attorney amendments to City Council for consideration. This was a unanimous vote by the PEDC Board members.
3. Discussion and possible action regarding Project 108 -- No action taken.

J. Adjourn – adjourned at 1:57 pm

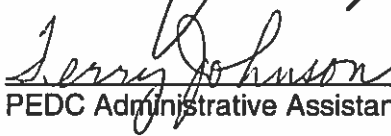
  
PEDC Board President, Larry Weber

Date

Time

12/7/17

1:49pm

  
PEDC Administrative Assistant, Terry Johnson

Date

Time

12-7-17

1:49pm