



NOTICE OF MEETING
Palestine Economic Development Board Agenda
Thursday, May 17, 2018 at 11:30 a.m.
PEDC Office located at 100 Willow Creek Pkwy. Suite A
All agenda items are subject to action.

REGULAR MEETING – 11:30 a.m.

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 about Security Devices) and 551.087 (Economic Development) to wit:

B. PUBLIC COMMENT:

C. BOARD REPORT: An opportunity for members of the Board to relay activities participated in and comments received regarding economic development during the past month.

D. STAFF REPORTS:

Director's Report

Tourism Report

Main Street Report

Civic Center Report

E. CONSIDERATION AND POSSIBLE ACTION CONCERNING:

Minutes from PEDC Regular Board Meeting conducted on April 19, 2018.

F. CONSIDERATION AND POSSIBLE ACTION CONCERNING:

Financial Report for April 2018.

G. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Infrastructure Improvements in Downtown Palestine.

The downtown area of Palestine has been neglected for many years. Water and sewer improvements have not been made for at least 12 years and the roads and curb & gutter for almost as long. PEDC and Main Street are attempting to attract business into the

downtown; however, the deteriorated state of infrastructure hampers those efforts. Business owners and investors expect a city to take pride and invest in itself prior to others doing so. Staff is requesting that a minimum of \$250,000 be allocated from the \$1,948,380 in PEDC's fund balance toward downtown blight minimization and infrastructure upgrades. Staff will apply for grants from Federal and State sources to match disbursed funds. Monies will be allocated to targeted areas rather than in a haphazard fashion in order to maximize impact.

H. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Compliance Issues

Gentle reminder to those Board members who have not yet completed Online Training re: Public Information and Open Meetings Acts

I. CONSIDERATION AND POSSIBLE ACTION CONCERNING: Multi-family housing

Staff has been working with developers who are planning to build both single family and multi-family housing in the City. Staff is requesting a decision regarding the possibility of incentives for these developers.

J. CONSIDERATION AND POSSIBLE ACTION CONCERNING:

Review of seven Applications for Community Development Grants

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), 551.074 (Regarding personnel matters) 551.072 (Deliberations regarding Real Estate) and 551.087 (Deliberations regarding economic development).

Update of real estate item

**L. RECONVENE IN REGULAR SESSION
TAKE ACTION FROM EXECUTIVE SESSION:**

M. ADJOURN

CERTIFICATION

I, the undersigned authority, do hereby certify that this Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, on or before May 14th, 2018 at 11:30 a.m. in accordance with Chapter 551 of the Texas Government Code.

05.14.18 9:00AM
Date Time Gayle Cooper, CECD, Economic Development Director

- In compliance with the Americans with Disabilities Act, the City of Palestine will provide for reasonable accommodations for persons attending PEDC meetings. Requests for accommodations or interpretive services must be made 48 hours prior to the meetings. Please contact the PEDC office for further information at 903-729-4100.