

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, October 10, 2023, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Ben Campbell, Vice President Dan Bochsler; Secretary/Treasurer Kim Willmott; Directors: Joseph Thompson & Charles Drane.

Staff present: PEDC Director Christophe Trahan; Administrative Assistant Lisa Bowman

Others Present: Heather Cook of Randle Law Office Ltd., L.L.P. (via zoom), City Manager Teresa Herrera.

A. CALL TO ORDER

With a quorum present, President Campbell called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

There were none.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

President Campbell recused himself from all discussions regarding Texas Futura LLC. & project Short Line.

E. ITEMS FROM BOARD

There were none.

Director Linda Dickens & City of Palestine Finance Director Andrew Sibai entered the board meeting at 10:02 a.m.

F. DIRECTOR'S REPORT

PEDC Director Christophe Trahan presented the board with a monthly report with the following information:

- Suite B – Tenant is in the process of obtaining their Certificate of Occupancy & all improvements have been made to the suite.
- Cancellation of VA Project proposed to be located in the Willow Creek Business Park.
- Outcome and costs of Leadership Training Seminar held on September 28, 2023, & Smart Principles of Marketing Messaging on October 4, 2023.
- Meeting with Sanderson Farms Plant Manager regarding labor needs.
- Texas Labor Market Information Data – Regional Unemployment comparison.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from September 12, 2023

Motion by Vice President Bochsler, seconded by Vice Director Drane to approve item as presented. Upon vote, the motion carried unanimously 6-0.

2. Consider approval of PEDC Minutes from September 18, 2023.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, the motion carried unanimously 6-0.

3. Consider approval of the September 2023 Financial Report.

Board members discussed and reviewed the September 2023 Financial Report.

Motion by Vice President Bochsler, seconded by Director Dickens to approve item as presented. Upon vote, the motion carried unanimously 6-0.

4. Discussion and possible action regarding revisions to the PEDC Downtown Grant Guidelines.

Director Trahan briefly discussed the final revisions to the PEDC Downtown Grant Guidelines.

Motion by Vice President Bochsler, seconded by Director Thompson to approve item as presented. Upon vote, the motion carried unanimously 6-0.

5. Consideration of and possible action on Resolution No. R-06-23, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development and authorizing and directing staff to publish notice of the same.

Motion by Director Thompson, seconded by Vice President Bochsler to approve item as presented. Upon vote, the motion carried unanimously 6-0.

6. Consideration of and possible action on Resolution No. R-07-23, a resolution of the PEDC declaring a project of the PEDC offering an economic development grant to incentivize LS Tractor USA, LLC. to expand its business operations to the City by granting certain incentives, those being direct cash incentives consisting of the expenditure of sales tax funds, in an amount not to exceed \$100,000.00 in exchange for the creation of fifty (50) full-time primary jobs and a capital investment of approximately \$14.8 million located at the facility at 2002 Tile Factory Rd in Palestine, TX; authorizing the execution of a nonbinding letter of intent; setting a public hearing; and authorizing and directing staff to publish notice of the same.

Motion by Director Dickens, seconded by Secretary/Treasurer Willmott to approve item as presented. Upon vote, the motion carried unanimously 6-0.

H. PUBLIC HEARINGS

1. Public Hearing to receive public comments regarding PEDC offering an economic development grant to incentivize Texas Futura, LLC.

President Campbell opened the public hearing at 10:26 a.m. to receive public comments regarding PEDC offering an economic development grant to incentivize Texas Futura, LLC.

There were none.

President Campbell closed the public hearing at 10:27 a.m.

I. CLOSED SESSION

President Campbell announced the Board would go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:28 a.m.

1. Section 551.087 deliberation regarding economic development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- a.) ETEX Communications, LLC. – Revenue Sharing Agreement between PEDC and ETEX.
- b.) Project W-505.

President Campbell recused himself from the board meeting @ 10:41 a.m.

- c.) Texas Futura, LLC.

2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

- a.) Project Short Line.

President Campbell re-entered the board meeting at 11:05 a.m.

- b.) Proposal for the possible sale of land acreage within the Willow Creek Business Park.

I. RECONVENE IN REGULAR SESSION

President Campbell reconvened the Board Meeting into open session at 11:12 a.m.

1. Section 551.087 deliberation regarding economic development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or

near the territory of the governmental body and with which the governmental body is conducting economic development negotiations.

- a.) ETEX Communications, LLC. – Revenue Sharing Agreement between PEDC and ETEX. – NO ACTION TAKEN
- b.) Project W-505.- NO ACTION TAKEN
- c.) Texas Futura, LLC. – NO ACTION TAKEN

2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property.

Take any action regarding:

- a.) Project Short Line. – NO ACTION TAKEN
- b.) Proposal for the possible sale of land acreage within the Willow Creek Business Park. – NO ACTION TAKEN

ADJOURN

With no other business to come before the Board, President Campbell adjourned the meeting at 11:14 a.m.

PASSED AND APPROVED THIS 20th DAY OF November 2023.

ATTEST:


Lisa Bowman, Administrative Assistant


Ben Campbell, President