

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, November 12, 2024, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Dan Bochsler; Secretary/Treasurer Charles Drane; Directors: Veer Patel, Firouz Haghighi, and Joseph Thompson.

Staff present: PEDC Director Christophe Trahan and Administrative Assistant Lisa Bowman.

Others Present: City Finance Director Andrew Sibai, Kathryn Young with Young Business Investments, LLC. (Via Zoom), Kim Cole with K & D Cole Family Partnership, LP., Cecil Staples, Van Howard with Meals on Wheels of Palestine, Inc., and Austin Stitt & Kane Young with Multiview, Inc. (Via Zoom).

A. CALL TO ORDER

With a quorum present, President Bochsler 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

There were none.

E. ITEMS FROM BOARD

There were none.

F. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding a Downtown Grant Application & Perf. Agreement with Young Business Investments, LLC.

Linda Dickens entered the Board Meeting at 10:04 a.m.

Kathryn Young, owner of Young Business Investments, LLC., presented to the board her Downtown Grant Application requesting funds to assist with the cost of replacing the building's roof of the business located at 302 E. Crawford Street.

2. Discussion and possible action regarding a Downtown Grant Application & Perf. Agreement with Cecil Staples.

Cecil Staples presented to the board his Downtown Grant Application requesting funds to assist with the cost of interior/roof repairs and the replacement of the HVAC unit/windows of the business located at 421 Avenue A.

3. Discussion and possible action regarding a Downtown Grant Application & Perf. Agreement with K & D Cole Family Partnership, LP.

Kim Cole, owner of K & D Cole Family Partnership, LP., presented to the board her Downtown Grant Application requesting funds to assist with the cost of fencing, cement flatwork, and parking lot paving of the business located at 100 Avenue A.

4. Discussion and possible action regarding a Community Development Grant Application with Meals on Wheels of Palestine, Inc.

Ruby Taylor with Meals on Wheels of Palestine, Inc. entered the board meeting at 10:30 a.m.

Van Howard, the Director of Parks & Recreation for the City of Palestine, delivered a presentation to the PEDC Board seeking financial support through PEDC's Community Development Grant in the amount of \$75,000. The proposed project aims to undertake the expansion/new development of their outdoor space located at 200 N. Church St.

5. Consider approval of PEDC Minutes from October 8, 2024.

Motion by Director Dickens, seconded by Director Patel to approve the item as presented. Upon vote, the motion carried unanimously 5-0. (abstained: Director Joseph Thompson)

6. Consider approval of the October 2024 Financial Report.

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

7. Consideration and possible action regarding Marketing Services for digital advertising.

The board heard from Austin Stitt & Kane Young from Multiview, Inc. regarding a proposal for PEDC to utilize their digital marketing services.

Motion by Director Haghighi, seconded by Director Dickens for PEDC to accept the proposal of services from Multiview, Inc. for an annual cost of \$18,000. Upon vote, the motion carried unanimously 6-0.

8. Consideration and possible action regarding an amendment of the Perf. Agreement for Mabrico Phil Johnson d/b/a Dogwood Embroidery.

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

9. Consideration and possible action regarding an Easement Agreement between PEDC and Stewart & Jane Kenderdine.

Motion by Director Thompson, seconded by Director Dickens to approve the item as presented.

Director Thompson requested that the quarterly maintenance requirement be removed from the agreement. Staff will update the agreement and present it to the board at the December 2024 meeting.

After discussion, President Bochsler declared that due to no vote, the motion died.

NO ACTION TAKEN

G. DIRECTOR'S REPORT

1. Review monthly Director's Report.

- Assisting Sanderson Farms with obtaining a Nominating Resolution from City Council.
- Retail Secor Data for Local Sales & Use Tax.
- Texas Labor Market Information Data – Regional Unemployment Comparison

2. Review monthly Marketing Analyst Report.

- Spotlight article with Trade & Industry
- Test/Quality-of-Life footage to be featured on EDC Website.
- Q3 Analytics

H. CLOSED SESSION

President Bochsler announced the board will go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 12:17 p.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 negotiation.

- a.) Young Business Investments, LLC.
- b.) Cecil Staples
- c.) K&D Cole Family Partnership, LP.
- d.) Meals on Wheels of Palestine, Inc.

I. RECONVENE IN REGULAR SESSION

President Bochsler reconvened the Board Meeting into Open Session at 1:21 p.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 negotiation.

Take any action regarding:

a.) Young Business Investments, LLC.

Motion by Secretary/Treasurer Drane, seconded by Director Dickens to approve the Downtown Grant application and Performance Agreement for Young Business Investments, LLC. in the amount of \$10,943.05. Upon vote, the motion carried unanimously 6-0.

b.) Cecil Staples

Motion by Director Thompson, seconded by Director Dickens to approve the Downtown Grant application and Performance Agreement for Cecil Staples in the amount of \$60,462.65. Upon vote, the motion carried 4-2.

c.) K&D Cole Family Partnership, LP.

Motion by Director Thompson, seconded by Director Dickens to approve the Downtown Grant application and Performance Agreement for K&D Cole Family Partnership, LP. in the amount of \$55,650. Upon vote, the motion carried 5-1.

d.) Meals on Wheels of Palestine, Inc. – NO ACTION TAKEN.

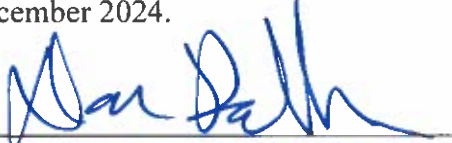
J. ADJOURN

With no other business to come before the Board, President Bochsler adjourned the meeting at 1:27 p.m.

PASSED AND APPROVED THIS 10th DAY OF December 2024.

ATTEST: 

Lisa Bowman, Administrative Assistant



Dan Bochsler, President