

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, December 10, 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; Vice-President Kim Willmott; Secretary/Treasurer Charles Drane; Directors: Veer Patel, Firouz Haghighi.

Staff Present: PEDC Director Christophe Trahan, Marketing Analyst Will James, and Administrative Assistant Lisa Bowman.

Others Present: City Manager Teresa Herrera and City Finance Director Andrew Sibai, Mollard Properties, Ltd. Owner Jean Mollard, Mike Searcy, Warren's Barber Shop owner Sandra Vasquez, and Venture Commercial Real Estate, LLC. representatives John Christon, Will Meachum & Josh Devin.

**A. CALL TO ORDER**

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

Director Thompson entered the board meeting at 10:01 a.m.

**B. PROPOSED CHANGES OF AGENDA ITEMS**

President Bochsler proposed to have item J. Director's Report to be moved and discussed after item E. Items from Board.

**C. PUBLIC COMMENTS**

There were none.

**D. CONFLICT OF INTEREST DISCLOSURES**

There were none.

**E. ITEMS FROM BOARD**

There were none.

**J. DIRECTOR'S REPORT**

1. Review monthly Director's Report.
  - ACTE Conference – San Antonio, TX
  - Texas Labor Market Information Data – Regional Unemployment Comparison.
  - Strategic Plan – Activity Report
2. Review monthly Marketing Analyst Report.
  - Introductory meeting with MultiView
  - Lender's Roundtable Meeting

## **F. DISCUSSION AND ACTION ITEMS**

1. Presentation regarding a Downtown Grant Application & Perf. Agreement with Saundra Vasquez d/b/a Warren's Barber Shop.

Saundra Vasquez, d/b/a Warren's Barber Shop, presented to the board her Downtown Grant Application requesting funds to assist with the cost of removing the existing awning and constructing a new overhead canopy for the business located at 307 W. Oak Street.

2. Discussion and possible action regarding a Downtown Grant Application & perf. Agreement with Mollard Properties, Ltd., a Texas limited partnership.

Jean Mollard, owner of Mollard Properties, Ltd., presented to the board her Downtown Grant Application requesting funds to assist with the cost of power washing & repainting bands, entries, window ledges, flashing, balcony railing, and elevator shaft for the business located at 400 N. Queen Street.

3. Discussion and possible action regarding the Downtown Grant Performance Agreement with Kevin Fuhr d/b/a The Historic Palestine Event Center.

Motion by Director Thompson, seconded by Vice President Willmott to approve the final payment to Kevin Fuhr d/b/a The Historic Palestine Event Center for work completed under their Grant Performance Agreement. Upon vote, the motion carried unanimously 6-0.

4. Consider approval of the PEDC Minutes from November 12, 2024.

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

5. Consider approval of the November 2024 Financial Report.

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

6. Discussion and possible action regarding revisions to the Palestine EDC Downtown Grant Program Guidelines.

Director Trahan presented to the board updated language to the Downtown Grant Guidelines for the following section:

### **Section 7: Restrictions**

**B. Grant Program funds are limited to materials and labor directly contributing to the eligible improvements defined herein. General contracting fees and city permitting fees are not eligible costs for reimbursement.**

**E.** If a property is sold, **utilized**, or conveyed for a purpose not originally intended by the grant application, whether by owner or by leasing tenant, within one year of grant funding being awarded to the applicant, the applicant may be required to reimburse the PEDC immediately for the full amount of the grant.

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

7. Consideration and possible action regarding a budget amendment to PEDC's Com. Dev. Grant Program budget line item.

Director Trahan proposed to have PEDC's Com. Dev. Grant Program budget line item increased by an additional \$75,000 for the fiscal year 2024-2025.

Motion by Director Thompson, seconded by Director Patel to amend the Com. Dev. Grant Program budget line to \$150,000.00. Upon vote, the motion carried unanimously 6-0.

8. Consideration of and possible action on Resolution No. R-06-24, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize community development and authorizing and directing staff to publish notice of the same.

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

9. Presentation and possible action regarding services for an updated promotional video for PEDC.

Marketing Analyst James presented to the board multiple bids for work regarding an updated promotional video for PEDC.

Motion by Director Thompson, seconded by Secretary/Treasurer Drane to approve the contract with Viking Film Works in the amount of \$20,000.00. Upon vote, the motion carried unanimously 6-0.

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

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

11. Presentation from John Christon with Venture Commercial Real Estate, LLC. regarding the Palestine Mall.

A presentation was made by Venture Commercial Real Estate, LLC representatives John Christon, Will Meachum, and Josh Devin regarding the business plan for the Palestine Mall and requesting financial assistance from the PEDC for renovations to the parking lot.

### **G. CLOSED SESSION**

Dan Bochsler announced the board will go into closed session pursuant to Texas Government Code, Chapter 551, subchapter D. The time was 12:15 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 or to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision.

- a.) Palestine Mall - Letter of Intent/Resolution R-7-24 declaring a project for the expenditure of funds for an economic development initiative.
- b.) Saundra Vasquez d/b/a Warren's Barber Shop
- c.) Mollard Properties, Ltd., a Texas limited partnership

### **H. RECONVENE IN REGULAR SESSION**

President Bochsler reconvened the board meeting into regular session at 12:58 p.m.

### **I. DISCUSSION AND POSSIBLE ACTION ON CLOSED SESSION ITEMS**

1. Discussion and possible action regarding Palestine Mall - Letter of Intent/Resolution R-7-24 declaring a project for the expenditure of funds for an economic development initiative.

Motion by Secretary/Treasurer Drane, seconded by Director Haghighi to approve the items as presented. Upon vote, the motion carried 5-1.

2. Discussion and possible action regarding Saundra Vasquez d/b/a Warren's Barber Shop.

Motion by Director Thompson, seconded by Vice President Willmott to approve the Downtown Grant application and Performance Agreement for Saundra Vasquez d/b/a Warren's Barber Shop in the amount of \$5,550. Upon vote, the motion carried unanimously 6-0.

3. Discussion and possible action regarding Mollard Properties, Ltd., a Texas limited partnership.


Motion by Director Patel, seconded by Director Thompson to approve the Downtown Grant application and Performance Agreement for Mollard Properties, Ltd., a Texas limited Partnership in the amount of \$40,106.25. Upon vote, the motion carried unanimously 6-0.

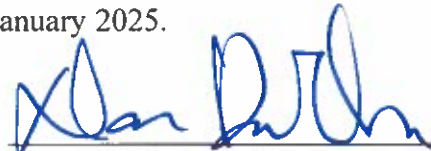
**K. ADJOURN**

With no other business to come before the Board, President Bochsler adjourned the meeting at 1:01 p.m.

PASSED AND APPROVED THIS 14th DAY OF January 2025.

ATTEST:

  
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Lisa Bowman, Administrative Assistant

  
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Dan Bochsler, President