

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, January 14, 2025, 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, Joseph Thompson, and Ernest Williams.

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

Others Present: City Manager Teresa Herrera, City Finance Director Andrew Sibai, Lilly Duncan, Hugh Summers, Seth Blood, and Kevin Fuhr (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

President Bochsler introduced the new member of the PEDC Board, Ernest Williams.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.
 - Strategic Plan Activity
 - Retail Sector Data
 - Workforce Data
 - ETEX Revenue Share Report
 - All Other Director Activities
2. Review monthly Marketing Analyst Report.
 - Advertising campaign with Multiview has begun
 - Hosting Anderson County Workforce Development Council
 - Change of services/rate with Golden Shovel Agency

G. DISCUSSION AND ACTION ITEMS

1. Presentation regarding Downtown Grant Applications & Perf. Agreements:

- a.) Lilly Duncan
- b.) Seth Blood
- c.) A. Hugh Summers
- d.) Kevin Fuhr for Link Bratton Building, LLC. & Palestine Event Center, LLC.

Presentations were made to the Board regarding Downtown Grant Applications from Lilly Duncan, Seth Blood, Hugh Summers, and Kevin Fuhr.

2. Consider approval of PEDC Minutes from December 10, 2024.

Motion by Director Thompspon, seconded by Director Haghighi to approve the item as presented. Upon vote, the motion carried unanimously 7-0.

3. Consider approval of the December 2024 Financial Report.

Motion by Director Thompson, seconded by Secretary/Treasurer Drane to approve the item as presented. Upon vote, the motion carried unanimously 7-0.

4. Discussion and possible action regarding the Downtown Gant Perf. Agreement with Mabrico Phil Johnson, sole proprietor d/b/a Dogwood Embroidery.

Motion by Director Thompson, seconded by Vice President Willmott to approve the final payment to Mabrico Phil Johnson, sole proprietor d/b/a Dogwood Embroidery for work completed under their Grant Performance Agreement. Upon vote, the motion carried unanimously 7-0.

5. Discussion and possible action regarding the Downtown Grant Perf. Agreement with Thorough Food Company, LLC.

Motion by Director Thompson, seconded by Director Patel to approve the final payment to Thorough Food Company, LLC. for work completed under their Grant Performance Agreement. Upon vote, the motion carried unanimously 7-0.

6. Consideration and possible action regarding an amendment of the Downtown Grant Perf. Agreement for Palestine Community Theater, Inc.

Motion by Director Thompson, seconded by Director Patel to approve the item as presented. Upon vote, the motion carried unanimously 7-0.

7. Consideration and possible action regarding an Interlocal Agreement with the Texas State Railroad Authority.

Motion by Director Thompson, seconded by Director Haghighi to approve the item as presented. Upon vote, the motion carried unanimously 7-0.

H. PUBLIC HEARINGS

1. Public Hearing to receive public comments regarding PEDC offering economic development grants to incentivize community development.

- a.) Open Public Hearing – President Bochsler opened the public hearing at 11:09 a.m.
- b.) Receive Public Comments – There were none.
- c.) Close Public Hearing - President Bochsler closed the public hearing at 11:10 a.m.

2. Public Hearing to receive public comments regarding PEDC offering an economic development grant to incentivize Palestine Mall Redevelopment, LLC.

- a.) Open Public Hearing - President Bochsler opened the public hearing at 11:11 a.m.
- b.) Receive Public Comments- There were none.
- c.) Close Public Hearing - President Bochsler closed the public hearing at 11:12 a.m.

I. CLOSED SESSION

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

- a.) Palestine Mall
- b.) Texas Futura, LLC.
- c.) Lilly Duncan
- d.) Seth Blood
- e.) A. Hugh Summers
- f.) Palestine Event Center, LLC. & Link Bratton Building, LLC.

J. RECONVENE IN REGULAR SESSION

President Bochsler reconvened the board meeting into regular session at 12:47 p.m.

K. DISCUSSION AND POSSIBLE ACTION ON CLOSED SESSION ITEMS

1. Discussion and possible action regarding a Downtown Grant Application and Perf. Agreement with Lilly Duncan.

Motion by Director Thompson, seconded by Secretary/Treasurer Drane to approve the Downtown Grant application and Performance Agreement for Lilly Duncan in the amount of \$19,730.48. Upon vote, the motion carried unanimously 7-0.

2. Discussion and possible action regarding Downtown Grant Applications and Perf. Agreements with Seth Blood.

Motion by Director Thompson, seconded by Vice President Willmott to approve the Downtown Grant application and Perf. Agreement (314 W. Oak St.) for Seth Blood in the amount of \$27,187.50. Upon vote, the motion does not pass 3-3 (abstained: Director Patel).

City Finance Director Andrew Sibai left the board meeting at 12:55 p.m.

Motion by Director Thompson to approve the Downtown Grant Application and Perf. Agreement (316 W. Oak) for Seth Blood in the amount of \$27,187.50. No second was made, motion died.

Motion by Director Haghighi to deny the applications presented by Seth Blood (314 W. Oak & 316 W. Oak). No second was made, motion died.

3. Discussion and possible action regarding Downtown Grant Applications and Perf. Agreements with A. Hugh Summers.

Motion by Director Thompson, seconded by Secretary/Treasurer Drane to approve the Downtown Grant application and Perf. Agreement (306 N. Sycamore) for A. Hugh Summers in the amount of \$18,750.00. Upon vote, the motion carried 5-1 (abstained: President Bochsler).

Motion by Director Williams to approve the Downtown Grant Application and Perf. Agreement (111 W. Spring St.) for A. Hugh Summers in the amount of \$9,375.00. No second was made, motion died.

4. Discussion and possible action regarding Downtown Grant Applications and Perf. Agreements with Palestine Event Center, LLC. & Link Bratton Building, LLC.

No motion was made regarding the Downtown Grant Application and Perf. Agreement regarding the Palestine Event Center, LLC. (201 W. Crawford).

No motion was made regarding the Downtown Grant Application and Perf. Agreement regarding the Link Bratton Building, LLC. (205 W. Crawford).

ADJOURN


With no other business to come before the Board, President Bochsler adjourned the meeting at 1:07 p.m.

PASSED AND APPROVED THIS 11th DAY OF February 2025.

ATTEST:



Lisa Bowman, Administrative Assistant



Charles Drane, Secretary/Treasurer