

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, February 11, 2025, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: Secretary/Treasurer Charles Drane; Directors: Veer Patel, Joseph Thompson, Firouz Haghighi, and Ernest Williams.

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, Bill Byers, Ruth Hennessee, Jean Mollard, Mike Searcy, Mary Ann Admire, and Fletcher Crimbring.

A. CALL TO ORDER

With a quorum present, Secretary/Treasurer Drane 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. DIRECTOR'S REPORT

1. Review monthly Director's Report.

- Strategic Plan Activity
- Retail Sector Data
- Workforce Data
- All other Economic Development Activities. – BRE Visit to LS Tractor & Workforce Advisory Council Meeting

2. Review monthly Marketing Analyst Report.

- Monthly Marketing Activities
- Monthly Marketing Analytics
- All Other Marketing Activities

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of PEDC Minutes from January 14, 2025.

Motion by Director Thompson, seconded by Director Patel, to approve the item as presented. Upon vote, the motion carried unanimously 5-0.

2. Consider approval of the June 2024 Financial Report.

Motion by Director Thompson, seconded by Director Patel, to approve the item as presented. Upon vote, the motion carried unanimously 5-0.

3. Presentation regarding a Downtown Grant Application & Perf. Agreement with Bill Byers for the property located at 104 W. Crawford St.

Bill Byers presented his Downtown Grant Application to the board requesting funds to assist with the cost of restoring the sewer lines located at the mixed-use property at 104 W. Crawford St.

4. Presentation regarding a Community Development Grant application and Performance Agreement with the Dogwood Arts Council, Inc.

Jean Mollard and Mike Searcy presented their Community Development Grant Application to the board requesting funds to assist with the cost of lighting improvements, electrical capacity upgrades, structural & weatherproofing improvements, asphalt surface improvements, and accessibility improvements to the Palestine Farmers Market Pavilion located at 813 West Spring Street

5. Discussion and possible action regarding CD investment options for PEDC.

NO ACTION TAKEN – The Board asked to have City Finance Director Sibai include rates with the monthly Financial Report moving forward.

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

NO ACTION TAKEN

7. Discussion and possible action regarding the First Amendment to the Performance Agreement with Callizo Aromas, LLC.

Motion by Director Thompson, seconded by Director Patel, to approve the item as presented. Upon vote, the motion carried unanimously 5-0.

8. Discussion and possible action regarding the Second Amendment to the Performance Agreement with Texas Futura LLC and Lone Star Oil Tech LLC.

Motion by Director Thompson, seconded by Director Williams, to approve the item as presented. Upon vote, the motion carried unanimously 5-0.

9. Discussion and possible action regarding an LOI for the renewal of the leasing agreement between PEDC and International Tutoring Services, LLC. (Gentiva Hospice).

Motion by Director Thompson, seconded by Director Patel, to approve the item with the term for the proposed lease amended from three years to two. Upon vote, the motion carried unanimously 5-0.

10. Consideration and possible action regarding Resolution R-1-25, a resolution of the PEDC declaring a project of the PEDC offering an economic development grant to incentivize Pearl Gymnastics Center, LLC. to commence its business operations in the City by granting certain economic development incentives, those being direct cash incentives consisting of the expenditure of sales tax funds, in exchange for the creation of jobs and a capital investment within the city limits of the City of Palestine; authorizing the execution of a nonbinding letter of intent; setting a public hearing; and authorizing and directing staff to publish notice of the same.

Fletcher Crimbring presented his new business, Pearl Gymnastics Center, LLC., to the board and detailed the services it will provide in the City of Palestine. He then requested financial assistance from PEDC to install a new HVAC system at their facility at 201 Saltworks Road.

Motion by Director Thompson, seconded by Director Haghighi to approve the items as presented. Upon vote, the motion carried unanimously 5-0.

H. CLOSED SESSION

Secretary/Treasurer Drane announced the board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:37.

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.) Bill Byers
- b.) Dogwood Arts Council, Inc.
- c.) Meals on Wheels of Palestine, Inc., d/b/a Tri-County Meals on Wheels
- d.) Palestine Mall Redevelopment, LLC.

I. RECONVENE IN REGULAR SESSION

Secretary/Treasurer Drane announced the board would reconvene into Regular Session. The time was 12:16.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Take any necessary action regarding a Downtown Grant Application & Perf. Agreement with Bill Byers for the property located at 104 W. Crawford.

Motion by Director Thompson, seconded by Director Haghighi, to approve the Downtown Grant Application and Perf. Agreement for Bill Byers in the amount of \$13,819.50. Upon vote, the motion carried unanimously 5-0.

2. Take any necessary action regarding the Com. Dev. Grant Application and Perf. Agreement with Dogwood Arts Council, LLC.

Motion by Director Haghighi, seconded by Director Patel, to approve the Com. Dev. Grant Application and Perf. Agreement for Dogwood Arts Council, LLC. in the amount of \$75,000. Upon vote, the motion carried unanimously 5-0.

3. Take any necessary action regarding the Com. Dev. Grant Application and Perf. Agreement with Meals on Wheels of Palestine, Inc., d/b/a Tri-County Meals on Wheels.

Motion by Director Thompson, seconded by Director Haghighi, to approve the Com. Dev. Grant Application and Perf. Agreement for Meals on Wheels of Palestine, Inc., d/b/a Tri-County Meals on Wheels, in the amount of \$75,000. Upon vote, the motion carried unanimously 5-0.


4. Take any necessary action regarding the Performance Agreement with Palestine Mall Redevelopment, LLC.

NO ACTION TAKEN


ADJOURN

With no other business to come before the Board, Secretary/Treasurer Drane adjourned the meeting at 12:21 p.m.

PASSED AND APPROVED THIS 11th DAY OF March 2025.

ATTEST: 

Lisa Bowman, Administrative Assistant



Dan Bochsler, President