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

The Economic Development Board of the City of Palestine convened in a special meeting on Friday, April 11, 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, Ernest Williams and Joseph Thompson.

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

Others Present: City Manager: Teresa Herrera, City Finance Director: Andrew Sibai, Roderick Riley and Sarah Anderson.

A. CALL TO ORDER
With a quorum present, President Bochsler called the meeting to order at 10:01 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS
There were none.

C. PUBLIC COMMENTS
There were none.

D. CONFLICT OF INTEST 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
    - Development Services Report
    - All other Economic Development Activities

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 March 11, 2025.

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

2. Consider approval of the March 2025 Financial Report.

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

3. Presentation by Roderick Riley (Entertain 903 LLC.) regarding their Downtown Grant Application and Performance Agreement.

EDC Director Trahan provided a summary to the board about Entertain 903 LLC's grant application followed by Roderick Riley giving a presentation about the proposed improvements to the property located at 201 W. Oak Street.

4. Presentation by Sarah Anderson (Express Pros Training) regarding the results of the Express Pros Training's Management Essentials Program.

Motion by President Bochsler, seconded by Secretary Drane to continue support for Express Pros Training's Management Essentials Program in the amount of $500 per student with the total amount to not exceed $6,000. Upon vote, the motion carried 5-0. Vice President Willmott abstained from voting.

5. Discussion and possible action regarding the Downtown Performance Agreement with Bill Byers.

Motion by Secretary/Treasurer Drane, seconded by Vice President Willmott to approve final payment to Bill Byers for work completed under their Grant Agreement. Upon vote, the motion carried unanimously 6-0.

6. Discussion and possible action regarding the Downtown Performance Agreement with A. Hugh Summers.

Motion by Director Thompson, seconded by Director Williams to approve final payment to A. Hugh Summers for work completed under their Grant Agreement. Upon vote, the motion carried unanimously 6-0.

7. Discussion and possible action regarding the Downtown Performance Agreement with Palestine Community Theater, Inc.

Motion by Director Thompson, seconded by Vice President Willmott to approve final payment to Palestine Community Theater, Inc. for work completed under their Grant Agreement. Upon vote, the motion carried unanimously 6-0.

8. Discussion and possible action regarding Pearl Gymnastics Center LLC, Performance Agreement.

Motion by Director Thompson, seconded by Director Patel to approve Performance Agreement for Pearl Gymnastics Center LLC as discussed. Upon vote, the motion carried unanimously 6-0. Performance Agreement pending approval from City Council at their upcoming meeting on April 14, 2025.

9. Discussion and possible action regarding future use of 200 Vista Ridge.

Board discussed the possibilities of the future use of 200 Vista Ridge. No formal action was taken at this time.

H. <u>CLOSED SESSION</u>

President Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:31 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.

a.) Entertain 903 LLC.

I. <u>RECONVENE IN REGULAR SESSION</u>

President Bochsler announced the board would reconvene into Regular Session. The time was 11:36 A.M.

J. <u>TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS</u>

1. Take any necessary action regarding Entertain 903 LLC.

Motion by Director Thompson, seconded by Director Williams to approve Downtown Grant Application and Performance Agreement. Upon vote, the motion carried unanimously 6-0.

ADJOURN

With no other business to come before the Board, President Bochsler adjourned the meeting at 11:38 A.M.

PASSED AND APPROVED THIS 11th DAY OF April 2025.

Dan Bochsler, President

ATTEST:

M. Temple

Melissa Temple, Administrative Assistant