



Minutes from September 22, 2016 Regular Board Meeting
Palestine Economic Development Corporation
Board of Directors

MEETING – 11:30 am and call to order at 11:30am

Those in attendance:

Larry Weber
Linda Dickens
Paul Morris
Thomas Wright

Those Absent:

John McDonald, sick
Alan George, open position on board due to Atlanta, GA move
Alan Herrington

Others Attending:

Tom Manskey
Greg Laudadio
Terry Johnson
Mary Raum
Hugh Summers

A. Call to Order

The Palestine Economic Development Corporation reserves the right to convene into executive session at any time during the course of this meeting to discuss any of the matters listed on this agenda as authorized by Texas Government Code Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development) to wit:

B. Citizen Input – Hugh Summers received \$5,000 check for the decorative string lights outlining the tops of downtown buildings, a Community Development Project that began December 2015 and was updated in 2016. Mr. Summers and local Boy Scout Troop 440 are responsible for this Palestine beautification program.

C. Consideration and Possible Action Concerning:

Motion to approve minutes from September 8, 2016 PEDC Board Meeting made by Linda Dickens and a seconded motion made by Paul Morris, with unanimous vote to approve minutes.

D. Consideration and Possible Action Concerning:

Approval of Financial Report for August 2016 made by Thomas Wright and seconded by Linda Dickens. The vote to approve the August 2016 Financial Report was unanimous.

E. Briefing and Discussion Concerning:

1. Economic Development Report – October 3, 2016 is the date for City and County two year policy covering tax abatements. The goal is to keep the county and city policy the same. We do not expect any changes to our current tax abatement policy over the next two years.

Over the next several months PEDC, Texas Workforce Commission, Trinity Valley Community College, and Palestine ISD's Jason Marshall, will work on a joint project with local employers for state issued training funds. Any state funds awarded will provide employees and students in Anderson County with programs and funds to further their job skills.

The PEDC office space in suite B at our business park has been advertised on LoopNet, a commercial real estate listing service. Our local real estate offices have also received flyers for our lease available space. PEDC Board Members are asked to make the public aware of this available office space when applicable to local office space needs.

2. Main Street Report - Downtown Assessment Meeting with KSA Engineers and PEDC Board members is scheduled for Tuesday, October 4th from 10:30 am to 2pm. Tom Wright, Paul Morris, and Alan Herrington are confirmed to attend this meeting for PEDC Board representation.

Some Main Street area businesses that are open for new building owners/lessors are: Lee Loveless Photography, (building owner Heather Calhoun), Rustic Ladder, (building owner Kaycee Hamilton), the location for Bright Minds at 115 West Oak will be selling their business.

The Palestine downtown mural project has been completed and we will get a hashtag on the mural for Twitter promotions of artwork in downtown Main Street area. More murals to come in the next several months.

3. Tourism – There is a new event itinerary building tool on our website that allows a user to build their itinerary via a widget. Mary will send a link for a demonstration to all Board members when tool is ready.

The new lapel pin and key chain design for Palestine are showcasing the Dogwood Trails and Texas State Railroad.

The 2017 Downtown Main Street Map will be completed in March 2017.

F. Consideration and Take Possible Action Concerning:

Downtown "Quiet Zone" - PEDC Board members voted to approve \$10,000 fund for Palestine "Quiet Zone" project. Motion to approve funding made by Paul Morris and seconded by Thomas Wright. The vote was unanimous to fund up to \$10,000. The total cost of this project is \$50,000 and the balance will be paid by Citizen's Bank, downtown businesses and local citizens.

G. Consideration and Take Possible Action Concerning:

Organizational Structure and Affiliation of Palestine Economic Development Corporation – Tom Manskey to provide report at October 20, 2016 regular board meeting showing how other economic development offices are structured.

H. Consideration and Take Possible Action Concerning:

GO TEXAN Certified Retirement Community – In 2012, the Go Texan Retirement Community membership was not renewed, so new application needed with cost of \$5,000 for three year program.

The motion to approve Go Texan Certified Retirement Community \$5,000 funds needed for renewal application made by Linda Dickens and seconded by Thomas Wright. The vote was unanimous approval for funding.

I. Consideration and Take Possible Action Concerning:

Desired recognition for PEDC support of YMCA Soccer Fields – PEDC provided \$28,000 in 2015 and scheduled to fund \$40,000 in 2016 from Community Development Program. Once City Council approves the 2016 funding, a 60 day public notice will be scheduled in the Palestine Herald Press. Upon check being issued, with total funding of \$68,000, PEDC Board President Larry Weber will send request for recognition on behalf of PEDC.

J. Executive Session (Closed Session) – No executive session at this meeting

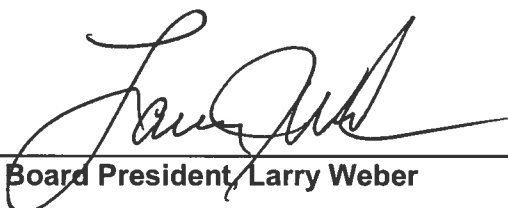
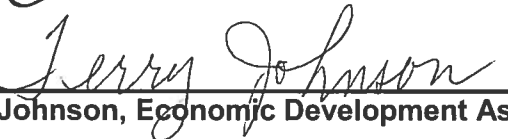
The Board will retire into executive session pursuant to the provisions of the Texas Government Code, 551.087 (Deliberations regarding economic development).

There was no executive session at this 9-22-16 meeting.

Reconvene into Open session – No executive session at this meeting on 9-22-16

K. Take Action from Executive Session - none

L. Adjourn – 12:45 pm

	10/27/16	1:00pm
_____ PEDC Board President, Larry Weber	Date	Time
	10/27/16	1pm
_____ Terry Johnson, Economic Development Assistant	Date	Time