

PALACIOS ECONOMIC DEVELOPMENT CORPORATION
REGULAR MONTHLY BOARD MEETING
WEDNESDAY, November 28, 2018, 1:15 PM
420 Main St. Palacios, TX

MINUTES

CALL TO ORDER AND CERTIFY QUORUM IS PRESENT

Director Van Borssum called the meeting to order and certified a quorum present.

PLEDGE TO THE FLAG AND INVOCATION

Director Van Borssum led the pledge to the flag and Director Morris gave the invocation.

Directors present: Robert Van Borssum, Stuart Lynn, Debbie Morris, Jan Pierce, Robert Garrett and Paula Whitney.

Others present: MCEDC Executive Director- Michael Ferdinand, and Ryan West – Palacios Beacon

Absent: Donny Tran

APPROVAL OF MINUTES: Director Garrett moved to approve the October 17, 2018 minutes. Director Lynn seconded. Motion carried.

FINANCIAL REPORTS as of October 31, 201 was tabled in the absence of Tammy McDonald.

PRESENTATIONS - None at this time

OFFICERS REPORTS SCHEDULED- None at this time

MCEDC EXECUTIVE DIRECTOR'S REPORT: by Michael Ferdinand

We are in the process of due diligence on the Recreation Leisure Project which has proved out to be positive. I will report in more details in our Executive Session. Continuing to support the Hotel, we had a site visit yesterday. There will be another site visit from a different brand in about two weeks. They will be doing their due diligence on the community site. Overall I think the meeting yesterday was very positive. We are supporting other Industrial Projects; the Industrial Project that would affect the region is still active and moving forward and will be for Palacios. As we look at County wide impact Air Legend is still moving forward as a project. The Hospital District did offer an abatement identical that of the county. The Wind Project continues to be active and should be coming back up in Commissioner's Court very soon. They will be seeking a 313 Agreement and have started that process. Typical for this time of year, we are seeing a slowing of inquiries on this side but that also gives us an opportunity to try and move forward and wrap up some of the existing projects. Director Van Borssum asked if EON has another project in Nueces County. MCEDC Executive Director Ferdinand stated that is correct and a little under double the size as I understand it, it is a good size project there and have a third site somewhere in Texas but that has not become public information and they have not shared the information with us. Director Van Borssum asked what is holding them up in Matagorda County. MCEDC Executive Director stated right now they have their Reinvestment Zone created and is now just getting an approval with the County, an Abatement Agreement.

OLD BUSINESS:

1. Director Van Borssum asked when the office remodeling was going to start. Office Manager, Oliver stated sometime in January was the information she received from Leland Singer.

NEW BUSINESS:

1) Discussion of a Lease Agreement between the PEDC and Chamber was discussed and was suggested a draft using the Texas Commercial Lease and Financial Cost Sharing be presented at the next meeting.

CONVENED INTO CLOSED/EXECUTIVE SESSION PURSUANT TO SECTION 551-072 AND 550-087 OF THE TEXAS OPEN MEETING ACT @ 1:35 P.M.

- a) **Section 551-072: Deliberation of Real Property. NO ACTION TAKEN IN EXECUTIVE SESSION.**
- b) **Section 551-087: Deliberation Regarding Economic Development Negotiations for a recreation and leisure project regarding commercial or financial information that the government body with has received from a business prospect that the governmental body seeks to have locate, stay or expend in or near the territory of the governmental body with which the governmental body is conducting economic development negotiations. NO ACTION WILL BE TAKEN IN EXECUTIVE SESSION.**

RECONVENE IN OPEN SESSION @ 2:35 P.M.

VISITOR CITIZEN FORUM – None at this time

PEDC Directors Roundtable:

Director Garrett asked if there was any news on the new station on the bend. Director Morris stated the land has sold and has not closed. Robert Garrett stated he went out to Beachside and saw that three homes are under construction and their Community Center is very neat looking including Tennis Courts. Stuart Lynn stated he is building a spec home, a home for a customer and one for himself. Robert Garrett asked if each has sought Tax Abatements. City Manager, Kocurek stated yes one of them did seek abatement. Director Whitney stated she has concerns of the hotel's impact on other businesses. Director Pierce stated last Saturday was a Small Business Saturday and we had several local vendors who attended. The event was in the parking lot by Old Main Bookstore; started by Kay Freeman a local artist who is determined we are going to have an Art Gallery in Palacios. We will have another Small Business Event on December 15th and we need to get the word out.

ADJOURNED at 2:47 p.m.

Director Garrett moved to adjourn.

Director Pierce seconded. Motion Carried.

_____ Robert Van Borssum, President

_____ Attest: Pam Oliver