

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, June 10, 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: Firouz Haghighi, Ernest Williams, and Joseph Thompson.

Staff present: PEDC Director Christophe Trahan and Administrative Assistant Melissa Temple.

Others Present: City Finance Director Andrew Sibai

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

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 May 13, 2025.

Motion by Secretary/Treasurer Drane, seconded by Vice President Willmott to approve the item as presented. Upon vote, the motion carried unanimously 5-0. Director Thompson abstained from voting.

2. Consider approval of May 2025 Financial Report.

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

3. Discussion and possible action regarding the contract for data collection services with Placer.ai for FY 25/26.

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

4. Discussion and possible action regarding Downtown Grant Performance Agreement with Sandra Vasquez d/b/a Warren's Barber Shop.

Motion by Director Thompson, seconded by Secretary/ Treasurer Drane to approve final payment to Sandra Vasquez d/b/a Warren's Barber Shop for work completed under their Downtown Grant Performance Agreement. Upon vote, the motion carried unanimously 6-0.

5. Discussion and possible action regarding Downtown Grant Performance Agreement with Lilly Duncan.

Motion by Director Thompson, seconded by Director Williams to approve final payment to Lilly Duncan for work completed under her Downtown Grant Performance Agreement. Upon vote, the motion carried unanimously 6-0.

6. Discussion and possible action regarding Downtown Grant Performance Agreement with Subi Gandhi.

Motion by Director Thompson, seconded by Vice President Willmott to approve final payment to Subi Gandhi for work completed under his Downtown Grant Performance Agreement. Upon vote, the motion carried unanimously 6-0.

7. Discussion and possible action regarding Promissory Note, Performance Agreement and Deed of Trust with Tahwahkaro Distilling Company, LLC.

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

8. Discussion and possible action regarding PEDC organizational structure.

Motion by Secretary/Treasurer Drane, seconded by Director Thompson to approve the addition of the Main Street Coordinator position to the PEDC organizational structure. Upon vote, the motion carried unanimously 6-0.

9. Discussion and possible action regarding PEDC's FY 25/26 Budget.

Motion by Director Haghighi, seconded by Secretary/Treasurer Drane to approve the PEDC's FY 25/26 Budget as presented with the changes;

- The amount for the line item 215-100-53030 PROFESSIONAL SERVICES will change from the proposed amount of \$60,000 to \$65,000.

- The information in line item 215-999-59010 TRANSFER TO/FROM GENERAL was proposed based on the previous FY 24/25 budget and needs to be updated to reflect that the position of Main Street Coordinator will now be under PEDC's organizational structure.

Upon vote, the motion carried unanimously 6-0.

10. Discussion and possible action regarding the PEDC Downtown Grant Program Guidelines.

The board discussed possible ways of restructuring the PEDC Downtown Grant Guidelines to better accommodate the needs of both the EDC and the applicants. There was an agreed consensus that the percentage amount of the reimbursements would be changed for the grant for the upcoming fiscal year. These changes will be formalized and presented to the board at the next meeting. There was no action taken.

H. CLOSED SESSION

President Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:50 p.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.) Titan Rail Services, Inc.

2. Section 551.072 deliberation of real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

a.) PEDC Office Space.

I. RECONVENE IN REGULAR SESSION

President Bochsler announced the board would reconvene into Regular Session. The time was 12:44 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Take any necessary action regarding Titan Rail Services, Inc.

No action was taken.

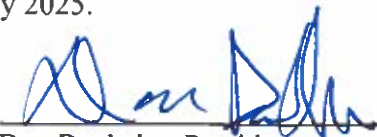
2. Take necessary action regarding PEDC Office Space.

No action was taken.

ADJOURN

With no other business to come before the Board, President Bochsler adjourned the meeting at 12:46 p.m.

PASSED AND APPROVED THIS 8th DAY OF July 2025.



Dan Bochsler, President

ATTEST:



Melissa Temple, Administrative Assistant