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, October 15, 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; Secretary/Treasurer Charles Drane; Directors: Ernest Williams, Joseph Thompson and Veer Patel.

-Director Firouz Haghighi entered at 10:01 a.m.

Staff present: PEDC Director Christophe Trahan, Administrative Assistant Melissa Temple and Marketing Analyst Mary Ann Admire.

Others Present: City Manager Teresa Herrera; City of Palestine Financial Director Andrew Sibai; PEDC Attorney Heather Cook (via Zoom), and Tabitha Enge (via Zoom).

A. CALL TO ORDER
With a quorum present, President Dan 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
Director Joseph Thompson suggested that the board and EDC staff inquire about the ability to track neighboring counties on multimillion-dollar projects and their impact on Anderson County.

Secretary/Treasurer Charles Drane shared his experience at the 2nd Venture Fest attended by EDC Director Christophe and himself. He explained that it was a positive and knowledgeable experience in entrepreneurship and suggested to other board members that they take the opportunity to attend.

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

-Director Joseph Thompson asked PEDC staff to explore creating QR code signs for the Hot Pepper Festival, that would link to information regarding EDC and city projects benefiting the downtown.

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of minutes from September 12, 2025.

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

2. Consider approval of the September 2025 Financial Report.

Motion by Director Firouz Haghighi, seconded by Secretary/ Treasure Charles Drane to approve item as presented. Upon vote, the motion carried unanimously 5-0.

3. Discussion and possible action regarding a Community Development Grant Application and Performance Agreement with Restoring Palestine.

EDC Director Christophe Trahan updated the board on the documentation regarding the Community Development Grant Application with Restoring Palestine. Tabith Enge submitted the IRS 501(c)3 designation letter but is currently waiting for the Warranty Deed for the historic Mt. Vernon AME Church to be transferred to Restoring Palestine.

4. Discussion and possible action regarding a Third Amendment to the Performance Agreement with Texas Futura/ Lonestar Oil Tech.

EDC Director Christophe Trahan stated that Texas Futura/Lonestar Oil Tech's current banking partner has withdrawn their support, making it inconceivable for them to agree to the proposed third amendment. In their communication with Director Trahan, Texas Futura/Lonestar Oil Tech indicated that they plan to secure funding through refinancing with the SBA once the government reopens. They also stated that they aim to commission the project at Willow Creek Business Park by mid-2026.

No action taken.

5. Discussion and possible action regarding a First Amendment to the Performance Agreement with LS Tractor USA, LLC.

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

6. Discussion and possible action regarding a contract renewal with Multiview Inc. for marketing services.

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

7. Discussion and possible action regarding design and construction services for driveway and access infrastructure for PEDC Rail Park.

No action taken.

The board has directed EDC staff to seek bids to clear enough property for a construction road and equipment access at the PEDC Rail Park.

H. CLOSED SESSION

President Dan Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:17 a.m.

1. Section 551.087 deliberation regarding Economic Development Negotiations

a.) Texas Futura/ Lonestar Oil Tech.

I. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 11:31 a.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

1. Take necessary action regarding Texas Futura/ Lonestar Oil Tech.

No action was taken.

ADJOURN

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 11:33 a.m.

PASSED AND APPROVED THIS 14th DAY OF November 2025

Dan Bochsler, President

ATTEST:

M. Temple

Melissa Temple, Administrative Assistant