

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

The Economic Development Board of the City of Palestine convened in a special called meeting on Tuesday, December 30, 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: Joseph Thompson, Firouz Haghighi and Ernest Williams.

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

Others Present: City Manager; Teresa Herrera, Steve Presley, Langdon Elliott, Mike Gains and Heather Cook (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

There were none.

F. DISCUSSION AND ACTION ITEMS

1. Presentation regarding Titan Rail Services, Inc. by Langdon Elliott.

Langdon Elliott delivered a presentation outlining the business plans of Titan Rail Services, Inc.

G. 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 10:36 a.m.

1. Section 551.087 deliberation regarding Economic Development Negotiations

- a.) Titan Rail Services, Inc.

H. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 10:56 p.m.

I. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

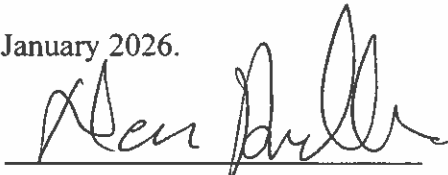
1. Discussion and possible action Resolution No. R-04-25, a resolution of the PEDC declaring a project of the PEDC to incentivize Titan Rail Services, Inc. to establish its business operations in the City by granting certain incentives, those being transfer of land owned by PEDC, in exchange for the creation of primary jobs and a capital investment within the city limits of the City of Palestine, TX; authorizing the execution of a non-binding letter of intent; setting a public hearing; and authorizing and directing staff to publish notice of the same.

Motion by Secretary/Treasurer Charles Drane, seconded by Director Joseph Thompson, to approve Resolution No. R-04-25 authorizing the execution of a non-binding letter of intent; setting a public hearing; and authorizing and directing staff to publish notice of the same. Upon vote, motion carried 5-0.

J. ADJOURN

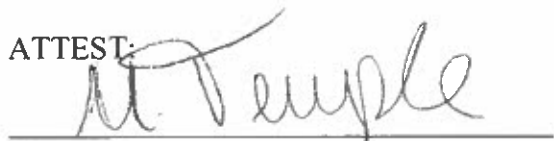
With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 10:58 p.m.

PASSED AND APPROVED THIS 13th DAY OF January 2026.



Dan Bochsler, President

ATTEST:



Melissa Temple, Administrative Assistant