

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

The Economic Development Board of the City of Palestine convened in a regular called meeting on Tuesday, March 10, 2026, 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: Joseph Thompson, Debbie Wacha, Firouz Haghighi and Ernest Williams

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

Others Present: City Manager Teresa Herrera; Jeremy Rowden (Via Zoom) and Heather Cook (Via Zoom).

A. CALL TO ORDER

With a quorum present, President Dan Bochsler called the meeting to order at 10:02 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 minutes from February 10, 2026.

Motion by Director Firouz Haghighi, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, the motion carried unanimously 7-0.

2. Consider approval of minutes from February 20, 2026.

Motion by Director Firouz Haghighi, seconded by Director Ernest Williams to approve item as presented. Upon vote, the motion carried unanimously 7-0.

3. Presentation by Jeremy Rowden in regard to the Wetlands Delineation Study for the PEDC Rail Park Property.

Jeremy Rowden gave a presentation to the board on the results of the Wetlands Delineation Study for the PEDC Rail Park property.

4. Discussion and possible action regarding a Second Amendment to a Downtown Grant Performance Agreement between PEDC and Cecil Staples.

Motion by Director Firouz Haghighi, seconded by Vice- President Kim Willmott to approve item as presented. Upon vote, the motion carried unanimously 7-0.

I. 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 10:54 a.m.

1. Section 551.071 consultation with attorney
 - a.) Pending or contemplated litigation

-Director Ernest Williams left the meeting at 11:18 a.m.

2. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
 - a.) PEDC Office Space

J. RECONVENE IN OPEN SESSION

President Dan Bochsler announced the board would reconvene into Open Session. The time was 12:21 p.m.

K. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

- L. Possible action regarding pending or contemplated litigation.

No action taken.

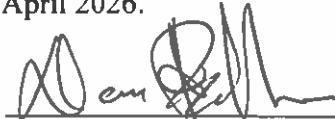
2. Discussion and possible action regarding PEDC Office Space.

No action taken.

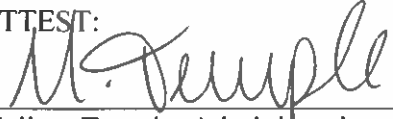
L. ADJOURN

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 12:26 p.m.

PASSED AND APPROVED THIS 14th DAY OF April 2026.



Dan Bochsler, President

ATTEST:


Melissa Temple, Administrative Assistant