

Dan Bochsler, President
Kim Willmott, Vice-President
Charles Drane, Secretary/Treasurer
Firouz Haghighi, Director
Joseph Thompson, Director
Ernest Williams, Director
Debbie Wacha, Director



Christophe Trahan, EDC Director
Melissa Temple, Admin. Assistant
Mary Ann Admire, Marketing Analyst
Corby Neal, Mainstreet Coordinator

**NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION
February 10, 2026
10:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX**

Zoom Link: <https://us06web.zoom.us/j/85216842083?pwd=AAxL9DPAq8glkBQghwxDB4cSFC3QQ3.1>

Meeting ID: 852 1684 2083
Passcode: 653243

Note: when you are joining a Zoom meeting by phone, you can use your phone's dial pad to enter the commands *6 for toggling mute/unmute and *9 to "raise your hand." [Learn more here.](#)

Follow us live at: [facebook.com/PalestineTxEDC](https://www.facebook.com/PalestineTxEDC)

A. CALL TO ORDER

B. PROPOSED CHANGES OF AGENDA ITEMS

C. PUBLIC COMMENTS

Any citizen wishing to speak during public comments regarding an item on or off the agenda may do so during this section of the agenda. All comments must be no more than five minutes in length. Any comments regarding items, not on the posted agenda may not be discussed or responded to by the board. Members of the public may join via Zoom or in person.

D. CONFLICT OF INTEREST DISCLOSURES

E. ITEMS FROM BOARD

F. DIRECTOR'S REPORT

1. Review Monthly Director's Report.
 - a.) Strategic Plan Activity
 - b.) Retail Sector Data
 - c.) Workforce Data
 - d.) Development Services Report
 - e.) All Other Economic Development Activities

2. Review Monthly Marketing Analyst Report.
 - a.) Monthly Marketing Activities
 - b.) Monthly Marketing Analytics

c.) All Other Marketing Activities

G. DISCUSSION AND ACTION ITEMS

1. Discussion and possible action regarding the PEDC minutes from January 13, 2026.
2. Consider approval of the January 2026 Financial Report.
3. Discussion and possible action regarding an Economic Development Performance Agreement and Lease Agreement between PEDC and Bitcoin Mining Institute, LLC.

H. CLOSED SESSION

The Board will go into Closed Session pursuant to Texas Government Code, Chapter 551, Subchapter D.

1. Section 551.072 deliberation regarding real property: the purchase, exchange, lease, or value of real property
 - a.) PEDC Office Space
2. Section 551.087 deliberation regarding Economic Development negotiations
 - a.) Titan Rail Services, Inc.

I. RECONVENE IN REGULAR SESSION

J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding PEDC Office Space.
2. Discussion and possible action regarding Titan Rail Services, Inc.

K. ADJOURNMENT

I certify that the above Notice of Meeting was posted at the main entrance of the Palestine Economic Development Corporation located at 100 Willow Creek Parkway, Suite A, Palestine, Texas, in compliance with Chapter 551 of the Texas Government Code on **Wednesday, February 4, 2026**.



Melissa Temple, EDC Admin. Assistant

IN ACCORDANCE WITH THE PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS IN NEED OF SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHALL, CONTACT THE CITY SECRETARY'S OFFICE VIA EMAIL AT citysecretary@palestine-tx.org or 903-731-8414.