

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



Christophe Trahan, EDC Director
Melissa Temple, Admin. Assistant
Mary Ann Admire, Marketing Analyst

**NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION
September 14, 2026
10:00 A.M.
PEDC Office
100 Willow Creek Pkwy, Suite A
Palestine, TX**

Zoom Link: <https://us06web.zoom.us/j/83614483354?pwd=uyq90fhX1jz5XkdUEaa1BR2luqECx5.1>

Meeting ID: 836 1448 3354
Passcode: 496702

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

- 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. **DISCUSSION AND ACTION ITEMS**
 - 1. Discussion and possible action regarding a Community Development Grant application and Performance Agreement with Texas State Railroad Society.
- G. **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 **Tuesday, September 8, 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.



Agenda Date: 09/14/2026
To: Palestine Economic Development Corporation
From: Melissa Temple, EDC Administrative Assistant
Agenda Item: Community Development Grant Application and Performance Agreement with Texas State Railroad Society.

SUMMARY:

Discussion and possible action regarding a Community Development Grant application and Performance Agreement with Texas State Railroad Society.

RECOMMENDED ACTION:

Staff recommends the board discuss and take possible action regarding a Community Development Grant application and Performance Agreement with Texas State Railroad Society.

Attachments

Texas State Railroad Society Community Development Application



PALESTINE ECONOMIC DEVELOPMENT CORPORATION Community Development Grant Application

IMPORTANT:

- Please read the "*Palestine Community Development Grant Program Guidelines & Criteria*" prior to completing this application.
- The Grant Guidelines & Criteria and Application are available at www.palestinetexas.net; by calling 903.729.4100 or by emailing edcadmin@palestine-tx.org
- Please call to discuss your plans for submitting an application **in advance** of completing the form. Completed application and all supporting documents are required to be submitted electronically for consideration by the PEDC Board. Please submit the application to:

edcdirector@palestine-tx.org

Applications must be completed in full, using this form, and received by PEDC electronically, or in person.

Funding requested must meet the following criteria:

Project Grant

Quality of Life projects that are eligible for funding in accordance with the Type B sales tax statute (refer to examples in Grant Guidelines) and that advance the mission of PEDC.

APPLICATION

ORGANIZATION INFORMATION

Name: TX State Railroad Society

Federal Tax I.D.: 27-5093749

Incorporation Date: September 11, 2014

Mailing Address: 808 West Oak Street

City Palestine

ST: Texas

Zip: 75801

Phone: 903-586-1741

Fax:

Email: director@palestinerailmuseum.org

Website:

Check One:

- ☒ Nonprofit – 501(c)(3) Attach a copy of IRS Determination Letter
☐ Governmental entity
☐ Other

Professional affiliations and organizations to which your organization belongs:

REPRESENTATIVE AUTHORIZED TO COMPLETE / SUBMIT APPLICATION:

Name: Gerard R. Nash

Title: President

Mailing Address: 808 West Oak Street

City: Palestine

ST: Texas

Zip: 75801

Phone: 903-586-7141

Fax:

Email: director@palestinerailmuseum.org

DESIGNATED CONTACT FOR COMMUNICATION BETWEEN PEDC AND ORGANIZATION:

Name: Gerard R. Nash

Title: President

Mailing Address: 808 West Oak Street

City: Palestine

ST: Texas

Zip: 75801

Phone 443-848-1496

Fax:

Email: Gerrynash2@verizon.net

FUNDING

Total amount requested: \$35,000.00

Matching Funds Available: \$0.00

PROJECT

Start Date: 09/28/2026

Completion Date: 11/30/2026

BOARD OF DIRECTORS *(may be included as an attachment)*

See Attachment I

LEADERSHIP STAFF *(may be included as an attachment)*

See Attachment I

Using the outline below, provide a written narrative no longer than 5 pages in length:

I. Applying Organization

Describe the mission, strategic goals and objectives, scope of services, day to day operations and number of paid staff and volunteers.

Disclose and summarize any significant, planned organizational changes and describe their potential impact on the Project for which funds are requested.

II. Project

- Outline details of the Project for which funds are requested. Include information regarding scope, goals, objectives, target audience.
- Describe how the proposed Project fulfills strategic goals and objectives for your organization.
- Please also include planned activities, time frame/schedule, and estimated attendance and admission fees if applicable.
- Include the location for Project.
- Provide a timeline for the Project.
- Detail goals for growth/expansion in future years.

Project Grants – please complete the section below:

- An expansion/improvement?
- A replacement/repair?
- A multi-phase project?
- A new project?

☐	Yes
☐	Yes
☒	Yes
☒	Yes

☒	No
☒	No
☐	No
☐	No

Has a feasibility study or market analysis been completed for this proposed project? *If so, please attach a copy of the Executive Summary.*

Provide specific information to illustrate how this Project aligns with one or more of the goals and strategies adopted by Palestine Economic Development Corporation:

- Eligible for PEDC consideration under Sections 501 to 505 of the Texas Local Government Code (refer to PEDC Grant Guidelines & Criteria)
- Support cultural, sports, fitness, entertainment and community projects that attract resident and visitor participation and contribute to quality of life, business development and growth of Palestine sales tax revenue
- Highlight and promote Palestine as a unique destination for residents and visitors alike
- Meet citizen needs for quality of life improvements, business development and sustainable economic growth for residents in the City of Palestine
- Demonstrate informed financial planning – addressing long-term costs, budget consequences and sustainability of projects for which funding is requested
- Educate the community about the impact local dining and shopping has on investment in quality of life improvements in Palestine

Indicate which goal(s) listed above will be supported by the proposed Project:

Has a request for funding, for this Project, been submitted to PEDC in the past?

☐ Yes☒ No

If yes, list date of submittal: _____

III. Financial

- Provide an overview of the organization's financial status including the impact of this grant request on organization mission and goals.
- Please attach your budget for the current year and audited financial statements for the preceding two years. If audited financials are not available, please indicate why.

What is the estimated total cost for this Project?

\$ 35,000 -Attachments II & III

(Include a budget for the proposed Project)

What percentage of Project funding will be provided by the Applicant?

Are Matching Funds available? ☐ Yes ☒ No

Cash \$	Source	% of Total
In-Kind \$	Source	% of Total

Are other sources of funding available? *If so, please list source and amount.*

See Attachment II

Have any other federal, state, or municipal entities or foundations been approached for funding? *If so, please list entity, date of request and amount requested.*

HOT Grant - awarded

IV. Marketing and Outreach

Describe marketing plans and outreach strategies for your organization, for the Project for which you are requesting funding – and how they are designed to help you achieve current and future goals.

See Attachment IV

V. Metrics to Evaluate Success

Outline the metrics that will be used to evaluate success of the proposed Project. If funding is awarded, a final report will be required summarizing success in achieving objectives outlined for the event.

See Attachment V

Acknowledgements

If funding is approved by the PEDC board of directors, Applicant will assure:

- The Project for which financial assistance is sought will be administered by or under the supervision of the applying organization;
- All funds awarded will be used exclusively for the purpose described in this application;
- PEDC will be recognized in all marketing, outreach, advertising and public relations as a funder of the Project. Specifics to be agreed upon by applicant and PEDC and included in an executed performance agreement;
- Organization's officials who have signed the application are authorized by the organization to submit the application;
- Applicant will comply with the PEDC Grant Guidelines in executing the Project for which funds were received.
- A final report detailing the success of the Project, as measured against identified metrics, will be provided to PEDC no later than 30 days following the completion of the Project.
- An Applicant may submit a request for a partial reimbursement during the course of the Project but prior to the Project's final completion. Requests for partial reimbursement received prior to final Project completion may not exceed 80% of the total approved Project grant amount. Requests for partial reimbursement submitted to the PEDC must be accompanied by copies of paid invoices/receipts and proof of payment and release of liens. Once verified, PEDC Board approval will be required before payment is delivered to the Applicant. The remaining 20% of the grant proceeds may be paid to the Applicant following the PEDC's receipt of all paid invoices/receipts, proof of

payment and release of liens; documentation of fulfillment of obligations to PEDC, including the Applicant's final report on the Project.

- The required performance agreement will contain a provision certifying that the applicant does not and will not knowingly employ an undocumented worker in accordance with Chapter 2264 of the Texas Government Code, as amended. Further, should the applicant be convicted of a violation under 8 U.S.C. § 1324a(f), the applicant will be required to repay the amount of the public subsidy provided under the agreement plus interest, at an agreed to interest rate, not later than the 120th day after the date the PEDC notifies the applicant of the violation.

We certify that all figures, facts and representations made in this application, including attachments, are true and correct to the best of our knowledge.

Chief Executive Officer

Gerard R. Nash

Signature

Gerard R. Nash Digitally signed by Gerard R. Nash
Date: 2026.09.07 15:24:27 -05'00'

Printed Name Gerard R. Nash

Date 09/08/2026

Representative Completing Application

Linda Murphy

Signature

Linda Murphy Digitally signed by Linda Murphy
Date: 2026.09.07 15:22:13 -05'00'

Printed Name Linda Murphy

Date 09/08/2026

INCOMPLETE APPLICATIONS, OR THOSE RECEIVED AFTER THE DEADLINE, WILL NOT BE CONSIDERED.

CHECKLIST:

Completed Application:

- ☒ Use the form/format provided
- ☒ Organization Description
- ☒ Outline of Project; description, goals and objectives
- ☒ Indicate PEDC goal(s) that will be supported by this Project
- ☒ Project timeline and location
- ☒ Plans for marketing and outreach
- ☒ Evaluation metrics
- ☒ List of board of directors and staff

Attachments:

- ☒ Financials: organization's budget for current fiscal year; Project budget; audited financial statements
- ☐ Feasibility Study or Market Analysis if completed (Executive Summary)
- ☒ IRS Determination Letter (if applicable)

A FINAL REPORT IS TO BE PROVIDED TO PEDC WITHIN 30 DAYS OF THE PROJECT COMPLETION. FINAL PAYMENT OF FUNDING AWARDED WILL BE MADE UPON RECEIPT OF FINAL REPORT. PLEASE USE THE FORM/FORMAT OUTLINED ON THE NEXT PAGE.



PALESTINE ECONOMIC DEVELOPMENT CORPORATION

COMMUNITY DEVELOPMENT GRANT

Final Report

Organization:

Funding Amount:

Project:

Start Date:

Completion Date:

Location of Project:

Please include the following in your report:

- Narrative report on the Project
- Identify goals and objectives achieved
- Financial report – budget as proposed and actual expenditures, with explanations for any variance
- Samples of printed marketing and outreach materials
- Screen shots of online promotions
- Photographs, videos, etc.
- Performance against metrics outlined in application

Please submit Final Report no later than 30 days following the completion of the Project:

Palestine Economic Development Corporation
100 Willow Creek Pkwy., Suite A
Palestine, TX 75801

Attn: Christophe Trahan, Director of Economic
Development edcdirector@palestine-tx.org

Attachment I

Applying Organization

Current Board of Directors and Staff: There are currently no paid employees of the organization.

Texas State Railroad Society

A 501 (c)(3) Non-Profit Organization
Operators of the Palestine Railroad Heritage Museum



Board of Directors

Gerard Nash President
Mike Searcy Treasurer
Mary Ann Admire Secretary
Steve Gohman
Hugh Summers

Volunteer Facility Staff

Kathryn Becker
Devin Jackson
Matthew Jackson
William Miller
Linda Murphy
Steven Admire

Applicant/Organization Information

Name of Applicant	Palestine Railroad Heritage Museum c/o Texas State Railroad Society		
Address	808 W. Oak St.		
City/State/Zip	Palestine, TX 75801		
Contact Person	Gerard Nash, TSRS Board President		
Contact Phone Numbers	Cell 443-848-1496	Work	903-586-7141
Contact Email	Gerrynash2@verizon.net		
Applicant Website	PalestineRailMuseum.org		
Non-Profit?	Yes ☒ No ☐	Federal Tax ID# 27-5093749	

The Texas State Railroad Society is a 501 (c) (3) nonprofit organization. This Organization is dedicated to preserving, interpreting, and promoting the history and cultural significance of the local railroad heritage through:

- Museum operations
- Exhibits
- Educational programming
- Community engagement in Palestine and the surrounding areas

The Texas State Railroad Society is the operator of the Palestine Railroad Heritage Museum that is open 4 days a week, Wednesday 12:00pm – 4:30pm and Thursday through Saturday 9:30am-4:30pm.

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **SEP 11 2014**

TEXAS STATE RAILROAD SOCIETY
C/O JOHN B PRICE
PO BOX 2190
JACKSONVILLE, TX 75766-7190

Employer Identification Number:
27-5093749
DLN:
17053212357013
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990 Required:
Yes
Effective Date of Exemption:
April 6, 2011
Contribution Deductibility:
Yes
Addendum Applies:
Yes

Dear Applicant:

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501(c)(3) of the Internal Revenue Code. Contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records.

Organizations exempt under section 501(c)(3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section(s) listed in the heading of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Sincerely,



Director, Exempt Organizations

Letter 947

Attachment II

Description of the Project

The Missouri Pacific Caboose multi-phase restoration project, led by the Palestine Railroad Heritage Museum volunteers, will restore both the exterior and interior to like-new condition, allowing visitors to learn about and experience the important roles of the caboose and conductor in railroad history in Palestine. The last phase of the project will construct a bridge connecting the two city owned properties, Palestine Railroad Heritage Museum and the Farmer's Market.

Primary Location of the Project

Railroad Heritage Museum

808 W. Oak St.

Palestine, TX 75801

Duration

Construction time for the entire project is estimated to be less than one year with completion by June 2027. The bridge is planned to be completed by November 2026.

Phases 1-4 – Exterior Stabilization Completed – Donations and In Kind

The caboose's exterior has been stabilized through generous cash and in-kind donations. Work completed included sealing the roof and replacing the glass to make the

Phases 5-7 - HOT Funds Approved - \$56,420.03

Palestine Railroad Heritage Museum received HOT Grant approval in the amount of \$56,420.03 towards completion of the Project's Phases 5 through 7.

Phase 8 – Landscaping and Signage

Funding is actively being sought to complete the landscaping, irrigation and flower beds surrounding the caboose and along the walkways to the exhibit.

Phase 9 - Community Development Grant Funds Requested - \$35,000

Phase 9 will construct a railroad trestle-style walkway between the Farmer's Market and the Palestine Railroad Heritage Museum. This decorative walkway will address a recurring safety concern by providing visitors with a safer route from the Farmer's Market to vehicles parked on West Oak Street, eliminating the need to climb across the caboose or pass through the railroad siding. The trestle-style walkway will also serve as an attractive feature visible from Spring Street and Oak Street.

Timeline of the Project from Planning to Completion

Missouri Pacific Caboose Restoration Project

Phase	Completed Tasks	Status	Funding Source
1	Power wash/ clean the caboose	Complete	In Kind
2	Address exterior rust issues	Complete	In Kind
3	Seal/paint roof with waterproof white paint	Complete	Donations
4	Replace all windows	Complete	In Kind
Phase	Open Tasks	Completion Date	Funding Source
5	Exterior Restoration of the Caboose	Nov-26	HOT Grant Awarded \$14,072.50
	Repair/replace damaged sections of the caboose	Nov-26	
	Paint prep	Nov-26	
	Paint primer	Nov-26	
	Paint two coats of Fire Safety Red	Nov-26	
	Paint clear coat	Nov-26	
	Install decals	Nov-26	
	Paint white trim on handrails, steps	Nov-26	
6	Walkways, Protective Fencing	Feb-27	HOT Grant Awarded \$30,000.00
	Build walkways into and out of the caboose	Feb-27	
	Install fencing surrounding the caboose	Feb-27	
	Construct walkway for emergency egress from the boxcar	Feb-27	
7	Interior Restoration of the Caboose	Apr-27	HOT Grant Awarded \$12,347.53
	Paint prep, repair as necessary	Apr-27	
	Paint primer	Apr-27	
	Paint top coat	Apr-27	
	Install decals	Apr-27	
	Reupholster Cushions	Apr-27	
8	Landscaping and Signage	Jun-27	Seeking Grants & Sponsors \$7,384.00
	Complete the irrigation system and finish the raised bed gardens in front of the caboose	Jun-27	
	Plant bushes and flowers	Jun-27	
	Design, buy and install descriptive sign	Jun-27	
9	Trestle walkway between Farmer's Market and the Museum	Nov-26	Seeking PEDC CDG Grant

Attachment III

Project Budget – Phase 9

Railroad Trestle Style Walkway Between Museum and Farmers' Market		
Item/Service	Unit Cost	Extended Cost
Complete Turnkey Trestle Style Catwalk	\$28,000.00	\$28,000.00
Concrete Work	\$7,000.00	\$7,000.00
Total		\$35,000.00

BID PROPOSAL

RAILROAD TRESTLE-STYLE CATWALK

Prepared By: Larry Turner	Project: Railroad Heritage Center
Phone: 979-450-4654	Location: Palestine, Texas
Email: larrywturner1005@gmail.com	Date: August 12, 2026

SCOPE OF WORK

Furnish all labor, materials, fabrication, equipment, delivery, and installation necessary to construct one custom railroad train-trestle-style pedestrian catwalk, approximately 25 feet long x 6 feet wide.

- Structural steel beam floor framing
- Heavy-duty steel grating walking surface
- Trestle-style structural uprights
- Diagonal and cross-bracing to create a railroad-trestle appearance
- Up-and-over overhead trestle framework
- Handrails along both sides of the walkway
- Base plates, gussets, connection plates, anchors, and miscellaneous steel
- Concrete/foundation materials required for the quoted installation
- Cutting, fitting, welding, grinding, and fabrication
- Delivery, equipment, mobilization, and field erection
- Final installation and job-site cleanup

Description	Amount
Complete Turnkey Trestle-Style Catwalk	\$28,000.00

TOTAL BID PRICE: \$28,000.00

TERMS & CLARIFICATIONS

- This bid is for the 25' x 6' trestle-style catwalk described above and is separate from the other Railroad Heritage Center proposal.
- Price includes labor, materials, fabrication, delivery, equipment, erection, and installation as stated in the scope.
- Engineering, stamped drawings, permits, inspections, and code-required modifications are not included unless specifically agreed to in writing.

Railroad Heritage Center - Trestle Catwalk Bid - Larry Turner

Attachment IV

Marketing and Outreach

The project will result in increased interest and recognition of the Palestine Railroad Heritage Museum as a tourist destination, resulting in educational opportunities regarding the important contributions of the rail systems and exploration of Palestine's rich railroading heritage.

Outside marketing efforts featuring the Missouri Pacific Caboose 12148 and the railway style walking bridge will be conducted through print distribution to locations with high concentrations of our targeted audience such as railroad reunions and conventions, model railroad conventions, hobby shops, and visitor centers in other major train towns. The social media marketing leg will target railfans, history buffs, and those with interests in STEM/science/history.

The advertising will reach across Texas through visitor centers, conventions, and hobby shops. With the addition of concentrated efforts on social media, the reach is expected to go well past the Texas border.

The project is designed to augment the visibility of Palestine and the Palestine Railroad Heritage Museum, Palestine's only cultural museum which is open 4 days a week year-round as a tourist destination. The project commemorates Palestine's railroad heritage by providing education and entertainment.

Attachment V

Metrics to Evaluate Success

The Palestine Railroad Heritage Museum – *Palestine, TX's only cultural museum facility open to visitors four days a week, year-round* –is restoring Missouri Pacific Caboose 12148. The caboose is reportedly the last caboose to serve the Palestine area. It needs to be preserved as a symbol of the role the railroad played for over 157 years in the transformation of Palestine. This project will strengthen Palestine's railroad heritage preservation efforts and support local tourism by creating an iconic landmark for the Museum and the western entrance to downtown; attracting visitors interested in railroad history; increasing foot traffic and time spent at the facility; encouraging overnight hotel stays and restaurant visits; and enhancing the appeal of West Oak Street and the nearby Farmer's Market. The Caboose Restoration Project is also the Museum's most important current step toward its Strategic Plan goal of becoming a true educational center and visitor destination rather than an add-on attraction.

This distinctive outdoor exhibit will create a visible landmark for travelers on Texas State Highway 287 and visitors to downtown Palestine. The Museum will promote it through social media to increase foot traffic, encourage longer visits to the Palestine Railroad Heritage Museum and nearby downtown businesses, and build greater interest in local railroad history. The exhibit will also support educational programs and hands-on "see and touch" tours while preserving what is reported to be the last caboose to serve the Palestine area. By inviting residents to share memories of Palestine's railroading past and engaging rail enthusiasts for years to come, the project will strengthen community pride and preserve an important part of local heritage.

Community support will be measured through local contributions and participation. Donor contributions and support from Palestine businesses funded the completion of Phases 1 through 4. HOT Grant Funds have been awarded towards completion of Phases 5-7, with continued community involvement and support serving as a key measure of success.