

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



Christophe Trahan, EDC Director
Melissa Temple, Admin. Assistant
Will James, Marketing Analyst

**NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION**

May 13, 2025

10:00 A.M.

PEDC Office

100 Willow Creek Pkwy, Suite A

Palestine, TX

Zoom Link: <https://us06web.zoom.us/j/81110645636?pwd=PZVHVKoYQb4dgM4z326LXaGSnTjpYE.1>

Meeting ID: 811 1064 5636

Passcode: 561460

One tap mobile

+13462487799,,81110645636#,,, *561460# US

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 Directors. 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.) Quarterly Revenue of ETEX PEDC Broadband
 - f.) 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 April 11, 2025.
2. Discussion and possible action regarding the April 2025 Financial Report.
3. Presentation by Subi Gandhi regarding Downtown Grant Application and Performance Agreement for the property located at 304 E. Crawford Street.
4. Update with Jay Tulimieri regarding Tahwahkaro Distilling Company.
5. Discussion and possible action regarding a contract for data collection services with Placer.ai.
6. Discussion and possible action regarding PEDC's FY 25/26 budget.
7. Discussion and possible action regarding Downtown Grant Performance Agreement with Entertain 903 LLC.
8. Discussion and possible action regarding Performance Agreement with The Overlook Lifestyle Apt Homes LLC.

H. CLOSED SESSION

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

1. Section 551.087 deliberation regarding Economic Development negotiations.
 - a.) Subi Gandhi - Downtown Grant Performance Agreement
 - b.) Tahwahkaro Distilling Company

I. RECONVENE IN REGULAR SESSION

J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding Downtown Grant Application and Perf. Agreement with Subi Gandhi.
2. Discussion and possible action regarding the Tahwahkaro Distilling Company.

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 **Friday, May 9, 2025, at 04:30 p.m.**

A handwritten signature in blue ink, reading "M. Temple", is written over a horizontal line.

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.