

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. Asst.
Mary Ann Admire, Marketing Asst.
Hunter Bell, Mainstreet Coordinator

**NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION**

August 11, 2026

10:00 A.M.

PEDC Office

**100 Willow Creek Pkwy, Suite A
Palestine, TX**

Zoom Link: <https://us06web.zoom.us/j/83098661641?pwd=rDpolVSODiwY0C46IGbBTkmi8688n5.1>

Meeting ID: 830 9866 1641

Passcode: 415173

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. 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. Consider approval of the PEDC minutes from July 14, 2026.
2. Consider approval of the July 2026 Financial Report.
3. Presentation by Brannon Corporation regarding findings of the Master Plan for the Willow Creek Business Park.
4. Presentation by Inner Loop Construction regarding an update on the Palestine Mall.
5. Discussion and possible action regarding a Downtown Grant Performance Agreement with Edward McCoy, Jr.
6. Consideration of and possible action on Resolution No. R-01-26, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development and authorizing and directing staff to publish notice of the same.
7. Discussion and possible action establishing a Project Architect Evaluation Sub-Committee for the PEDC's capital project at 217/219 W Main St.
8. Discussion and possible action regarding a Consultant Service Agreement between PEDC and TG Mullins Consulting, LLC.

H. CLOSED SESSION

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

1. Section 551.071 Consultation with attorney
 - a.) Pending or contemplated litigation
 - b.) Legal matters that are not related to litigation
2. Section 551.087 deliberation regarding Economic Development negotiations
 - a.) TSRA

I. RECONVENE IN REGULAR SESSION

J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding pending or contemplated litigation.
2. Discussion and possible action regarding legal matters that are not related to litigation.
3. Discussion and possible action regarding TSRA.

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, August 5, 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.