

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  
Mary Ann Admire, Marketing Analyst  
Corby Chaney, Main Street Coordinator

**NOTICE OF MEETING  
ECONOMIC DEVELOPMENT CORPORATION**

**August 12, 2025**

**10:00 A.M.**

**PEDC Office**

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

Zoom Link: <https://us06web.zoom.us/j/86094150335?pwd=UoZiOdUAL72lQT8l7X4NQ8Vv731nXV.1>

Meeting ID: 860 9415 0335

Passcode: 310392

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.](#)

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**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 Commissioners. 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 8, 2025.
2. Consider approval of the July 2025 Financial Report.

3. Discussion and possible action regarding a Community Development Grant Application and Performance Agreement with Mt. Vernon African Methodist Church.
4. Discussion and possible action regarding Downtown Grant Application and Performance Agreement with Palestine Community Theater, Inc.
5. Discussion and possible action regarding PEDC Downtown Grant Program Guidelines for FY 25/26.
6. Discussion and possible action regarding PEDC Community Development Grant Program Guidelines for FY 25/26.
7. Discussion and possible action regarding PEDC's FY 25/26 Budget.
8. Discussion and possible action regarding CD investment options for PEDC.
9. Consideration of and possible action on Resolution No. R-02-25, 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.

**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
  - b.) 200 Vista Ridge
2. Section 551.087 deliberation regarding Economic Development negotiations.
  - a.) Palestine Community Theater

**I. RECONVENE IN REGULAR SESSION**

**J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEM**

1. Discussion and possible action regarding PEDC office space.
2. Discussion and possible action regarding 200 Vista Ridge.
3. Discussion and possible action regarding Palestine Community Theater.

**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 6, 2025, at 10:00 a.m.**



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](mailto:citysecretary@palestine-tx.org) or 903-731-8414.