

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a special called meeting on Tuesday, June 16, 2026, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Dan Bochsler; Vice President; Kim Willmott; Secretary/ Treasurer Charles Drane; Directors: Joseph Thompson, Debbie Wacha, Firouz Haghighi, and Ernest Williams.

Staff present: PEDC Director Christophe Trahan, Marketing Analyst Mary Ann Admire, Administrative Assistant Melissa Temple and Main Street Coordinator Hunter Bell.

Others Present: City Manager Teresa Herrera, City Finance Director Andrew Sibai and Heather Cook (Via Zoom).

A. CALL TO ORDER

With a quorum present, President Dan Bochsler called the meeting to order at 10:00 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

There were none.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

There were none.

E. ITEMS FROM BOARD

There were none.

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 POSSIBLE ACTION ITEMS

1. Consider approval of the PEDC minutes from June 16, 2026.

Motion by Director Joseph Thompson, seconded by Secretary/Treasurer Charles Drane, to approve item as presented. Upon vote, motion carried unanimously 7-0.

2. Consider approval of the June 2026 Financial Report.

Motion by Director Debbie Wacha, seconded by Vice-President Kim Willmott, to approve item as presented. Upon vote, motion carried unanimously 7-0.

3. Discussion and possible action regarding a Downtown Grant Performance Agreement with Misti Hall.

Motion by Secretary/Treasurer Charles Drane, seconded by Director Joseph Thompson, to approve final payment to Misti Hall for work completed under their Downtown Grant Performance Agreement. Upon vote, the motion carried unanimously 7-0.

4. Discussion and possible action regarding a Downtown Grant Performance Agreement with Subi Gandhi.

Motion by Director Firouz Haghighi, seconded by Director Joseph Thompson, to approve final payment to Subi Gandhi for work completed under their Downtown Grant Performance Agreement. Upon vote, motion carried 7-0.

5. Presentation regarding Q4 2025 Sales Tax Review for the City of Palestine.

EDC Director Christophe Trahan updated the board on the results of the Q4 2025 Sales Tax Review.

6. Discussion and possible action regarding sponsoring Express Pros Management Essentials program.

Motion by Director Ernest Williams, seconded by Secretary/Treasurer Charles Drane, to sponsor the Express Pros Training's Management Essentials Program in the amount of \$500 per student, with the total amount not to exceed \$6,000. Upon vote, motion carried 7-0.

7. Discussion and possible action regarding the Palestine EDC Budget for Fiscal Year 2026-2027.

Motion by Vice-President Kim Willmott, seconded by Director Joseph Thompson to approve the Palestine EDC Budget for Fiscal Year 2026-2027 as presented. Upon vote, motion carried unanimously 7-0.

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: pending or contemplated litigation or a settlement offer

a.) Pending or contemplated litigation.

2. Section 551.087 deliberation regarding Economic Development negotiations

a.) PEDC Rail Park

b.) Palestine ISD Property

I. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Open Session. The time was 12:24 p.m.

J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding pending or contemplated litigation.

No action taken.

2. Discussion and possible action regarding PEDC Rail Park.

No action taken.

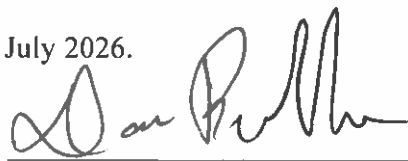
3. Discussion and possible action regarding Palestine ISD property.

No action taken.

K. ADJOURNMENT

With no other business to put before the Board, President Dan Bochsler adjourned the meeting at 12:25 p.m.

PASSED AND APPROVED THIS 14th DAY OF July 2026.



Dan Bochsler, President

ATTEST:



Melissa Temple, Administrative Assistant