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

The Economic Development Board of the City of Palestine convened in a regular called meeting on Tuesday, September 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, Ernest Williams, and Firouz Haghighi.

Staff present: PEDC Director Christophe Trahan, Administrative Assistant Melissa Temple, and Marketing Analyst Mary Ann Admire.

Others Present: City Manager Teresa Herrera, Justin Jackson, Tyler Schmill, 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.

-City Finance Director Andrew Sibai entered the meeting at 10:05 a.m.

F. DIRECTOR'S REPORT

1. Review Monthly Director's Report.
   a.) Strategic Plan Activity
   b.) Retail Sector Plan 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

G. DISCUSSION AND ACTION ITEMS

1. Consider approval of the PEDC minutes from August 11, 2026.

Motion by Director Firouz Haghighi, seconded by Director Joseph Thompson to approve item as presented. Upon vote, motion carried unanimously 7-0.

2. Consider approval of the August 2026 Financial Report.

Motion by Director Debbie Wacha, seconded by Director Ernest Williams to approve item as presented. Upon vote, motion carried unanimously 7-0.

3. Presentation by Justin Jackson regarding Tahwahkaro Distilling Company, LLC.

Justin Jackson updated the board on the company's current status.

4. Presentation by Tyler Schmill regarding Bitcoin Mining Institute, LLC.

Tyler Schmill gave an update to the board regarding needing an extension on his current Performance Agreement with PEDC.

-Director Firouz Haghighi stepped out of meeting at 10:48 a.m.

-Director Firouz Haghighi returned to meeting at 10:50 a.m.

-Director Ernest Williams stepped out of meeting at 10:54 a.m.

-Director Ernest Williams returned to meeting at 10:55 a.m.

-EDC Administrative Assistant Melissa Temple stepped out of meeting at 11:10 a.m.

-EDC Administrative Assistant Melissa Temple returned to meeting at 11:14 a.m.

5. Discussion and possible action regarding a First Amendment to the Performance Agreement with Three Owls Enterprises, LLC.

-Secretary/ Treasurer Charles Drane stepped out of meeting at 11:15 a.m.

Motion by Director Joseph Thompson, seconded by Vice President Ernest Williams, to approve item as presented. Upon vote, motion carried unanimously 6-0.

Secretary/ Treasurer Charles Drane returned to meeting at 11:18 a.m.

H. CLOSED SESSION

President Dan Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:18 a.m.

1. Section 551.087 deliberation regarding Economic Development negotiations
a.) Bitcoin Mining Institute, LLC.
b.) Tahwahkaro Distilling Company, LLC.
c.) Performance Agreement with The Overlook Lifestyle Apt Homes, LLC.

I. RECONVENE IN OPEN SESSION

President Dan Bochsler announced the board would reconvene into Open Session. The time was 12:15 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Bitcoin Mining Institute, LLC.

No action taken.

2. Tahwahkaro Distilling Company, LLC.

No action taken.

3. Performance Agreement with The Overlook Lifestyle Apt Homes, LLC.

Motion by Secretary/ Treasurer Charles Drane, seconded by Vice President Kim Willmott to approve the incentive payment to The Overlook Lifestyle Apt Homes, LLC for work completed under their Performance Agreement. Upon vote, the motion carried unanimously 7-0.

K. ADJOURNMENT

With no other business to put before the Board, President Dan Bochsler adjourned the meeting at 12:18 p.m.

PASSED AND APPROVED THIS 13th DAY OF October 2026.

_____
Dan Bochsler, President

ATTEST:

_____
Melissa Temple, Administrative Assistant