

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

**NOTICE OF MEETING
ECONOMIC DEVELOPMENT CORPORATION**

June 10, 2025

10:00 A.M.

PEDC Office

100 Willow Creek Pkwy, Suite A

Palestine, TX

Zoom Link: <https://us06web.zoom.us/j/83023777296?pwd=ZbHJYkX3XkjlZsk3VEP0szvCsxjHXd.1>

Meeting ID: 830 2377 7296

Passcode: 731278

One tap mobile

+13462487799,,83023777296#,,,,*731278# US (Houston)

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 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. Discussion and possible action regarding the PEDC Minutes from May 13, 2025.

2. Discussion and possible action regarding the May 2025 Financial Report.
3. Discussion and possible action regarding the contract for data collection services with Placer.ai for FY 25/26.
4. Discussion and possible action regarding Downtown Grant Performance Agreement with Sandra Vasquez d/b/a Warren's Barber Shop.
5. Discussion and possible action regarding Downtown Grant Performance Agreement with Lilly Duncan.
6. Discussion and possible action regarding Downtown Grant Performance Agreement with Subi Gandhi.
7. Discussion and possible action regarding Promissary Note, Performance Agreement, and Deed of Trust with Tahwahkaro Distilling Company, LLC.
8. Discussion and possible action regarding PEDC organizational structure.
9. Discussion and possible action regarding PEDC's FY 25/26 Budget.
10. Discussion and possible action regarding the PEDC Downtown Grant Program Guidelines.

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.) Titan Rail Services, Inc.
2. Section 551.072 deliberation regarding real property.
 - a.) PEDC Office Space

I. RECONVENE IN REGULAR SESSION

J. TAKE ANY NECESSARY ACTION REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding Titan Rail Services, Inc.
2. Discussion and possible action regarding PEDC office space.

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, June 6, 2025, at 4:00 p.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 or 903-731-8414.