

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, January 13, 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, Veer Patel, Firouz Haghghi and Ernest Williams.

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

Others Present: City Manager Teresa Herrera; City Finance Director Andrew Sibai; Jean Mollard, Mike Searcy, Natasha Williams, Tyler Schmill (Via Zoom) 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.

-Director Ernest Williams joined the meeting at 10:03 a.m.

**E. ITEMS FROM BOARD**

President Dan Bochsler welcomed the board into a new year and looks forwards to the busy year we have ahead.

**F. DIRECTOR'S REPORT**

1. Review monthly Director's Report.
  - Strategic Plan Activity
  - Retail Sector Data
  - Workforce Data
  - All other Economic Development Activities
  
2. Review monthly Marketing Analyst Report.
  - Monthly Marketing Activities
  - Monthly Marketing Analytics
  - All Other Marketing Activities

## **G. DISCUSSION AND ACTION ITEMS**

1. Consider approval of minutes from December 9, 2025.

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

2. Consider approval of minutes from December 30, 2025.

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

3. Consider approval of the December 2025 Financial Report.

Motion by Director Joseph Thompson, seconded by Director Firouz Haghighi. Upon vote, the motion carried unanimously 7-0.

4. Presentation regarding a Downtown Grant Application and Performance Agreement with Thorough Food Company, LLC.

EDC Director Christophe Trahan provided a summary to the board about Thorough Food Company, LLC grant application.

- Natasha Williams entered at 10:20 a.m.

5. Presentation regarding a Downtown Grant Application and Performance Agreement with NCBA Enterprises, LLC.

EDC Director Christophe Trahan provided a summary to the board about NCBA Enterprises, LLC. grant application followed by Natasha Williams giving a presentation about the proposed improvements and business operations at the property located at 520 North Perry St.

6. Discussion and possible action regarding a First Amendment to a Downtown Grant Performance Agreement between PEDC and Cecil Staples.

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

7. Discussion and possible action regarding a First Amendment to a Downtown Grant Performance Agreement between PEDC and Mollard Properties, Ltd.

Motion made by Secretary/ Treasurer Charles Drane, seconded by Vice President Kim Willmott to approve to approve item as presented. Upon vote, motion carried unanimously 7-0.

8. Discussion and possible action regarding Budget Amendment to Line Item 215-100-53665 Prior Year Bldg Improv Grants.

EDC Director Christophe Trahan discussed the need to allocate a total of \$94,070.20 from the Fund Balance to the Prior Year Building Improvement Grants line item. This funding will cover amounts that were not spent in the previous fiscal year due to project timelines extending into the current fiscal year. The allocations will be as follows: Mollard Properties, Ltd. will receive \$40,106.25, Cecil Staples will receive \$30,231.33, and the ICEE Success Foundation will receive \$32,000.00.

Motion made by Director Firouz Haghighi, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote motion carried 7-0.

9. Discussion and possible action regarding Officer Appointments of PEDC Board Members.

EDC Director Christophe Trahan discussed that three officer appointments—President, Vice President, and Secretary/Treasurer—have terms that have ended as of December 31, 2025 and the board needs to vote on who will be filling those positions going forward.

Motion by Director Firouz Haghighi, seconded by Director Ernest Williams to approve Dan Bochsler for another term as President of the PEDC Board. Upon vote, motion carried unanimously 7-0.

Motion by Director Firouz Haghighi, seconded by Secretary/Treasurer Charles Drane to approve Kim Willmott for another term as Vice President of the PEDC Board. Upon vote, motion carried unanimously 7-0.

Motion by Director Ernest Williams, seconded by Vice President Kim Willmott to approve Charles Drane for another term as Secretary/Treasurer of the PEDC Board. Upon vote, motion carried unanimously 7-0.

- Tyler Schmill (Via Zoom) left at 10:53 a.m.

10. Discussion and possible action regarding a proposal from Rowden Consulting, LLC for a section 404 Wetlands Delineation Study for the PEDC Rail Park Property.

The PEDC Board discussed the need to conduct a Wetland Delineation Study for the Rail Park Property.

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

## **H. PUBLIC HEARING**

1. Public Hearing to receive public comments regarding PEDC offering an economic development incentive to Bitcoin Mining Institute, LLC.

- a.) Open Public Hearing- President Dan Bchsler opened the public hearing at 11:03 a.m.
- b.) Receive Public Comments- There were none
- c.) Close Public Hearing- President Dan Bochsler closed the public hearing at 11:04 a.m.

2. Public Hearing to receive public comments regarding PEDC offering an economic development incentive to Titan Rail Services, Inc.

- a.) Open Public Hearing- President Dan Bochsler opened the public hearing at 11:05 a.m.
- b.) Receive Public Comments- There were none
- c.) Close Public Hearing- President Dan Bochsler closed the public hearing at 11:06 a.m.

### **I. 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 11:09 a.m.

1. Section 551.087 deliberation regarding Economic Development Negotiations

-City Manager Teresa Herrera left at 11:15 a.m.

a.) Thorough Foods Company, LLC.

-Director Ernest Williams left at 11:21 a.m.

b.) NCBA Entreprises, LLC.

### **J. RECONVENE IN REGULAR SESSION**

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 11:46 a.m.

### **K. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM**

1. Take necessary action regarding Thorough Foods Company, LLC.

No action taken.

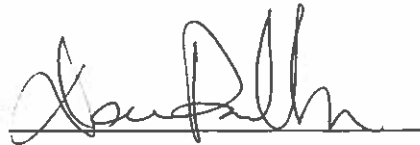
2. Take any necessary action regarding NCBA Enterprises, LLC.

Motion made by Director Firouz Haghighi, seconded by Director Joseph Thompson to approve Downtown Grant in the amount of \$63,325.20. Upon vote, motion carried unanimously 6-0.

### **L. ADJOURN**

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 11:49 a.m.

PASSED AND APPROVED THIS 10th DAY OF February 2026.

A handwritten signature in black ink, appearing to read "Dan Bochsler", written over a horizontal line.

Dan Bochsler, President

ATTEST:

A handwritten signature in blue ink, appearing to read "M. Temple", written over a horizontal line.

Melissa Temple, Administrative Assistant