

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, February 10, 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; Secretary/Treasurer Charles Drane; Directors: Joseph Thompson, Debbie Wacha, Firouz Haghghi and Ernest Williams (Via Zoom).

Staff present: PEDC Director Christophe Trahan and Administrative Assistant Melissa Temple.

Others Present: City Manager Teresa Herrera; City Finance Director Andrew Sibai; 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.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.
 - Strategic Plan Activity
 - Retail Sector Data
 - Workforce Data
 - All other Economic Development Activities

-Tyler Schmill entered meeting at 10:13 a.m.

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 January 10, 2026.

Motion by Director Firouz Haghighi, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, the motion carried unanimously 6-0.

2. Consider approval of the January 2026 Financial Report.

Motion by Director Joseph Thompson, seconded by Director Firouz Haghighi to approve item as presented. Upon vote, the motion carried unanimously 6-0.

3. Discussion and possible action regarding an Economic Development Performance Agreement and Lease Agreement between PEDC and Bitcoin Mining Institute, LLC.

-City Manager Teresa Herrera left at 10:20 a.m.

EDC Director Christophe Trahan gave a summary of the Performance Agreement between PEDC and Bitcoin Mining Institute, LLC. to the board and detailed final changes to lease agreement made including articles 6 and 20 dealing with Right of First Refusal and Intellectual Property.

Motion by Director Joseph Thompson, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, motion carried unanimously 6-0.

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 10:32 a.m.

1. Section 551.02 deliberation regarding real property: the purchase, exchange, lease, or value of real property

-City Manager Teresa Herrera entered meeting at 10:35 a.m.

a.) PEDC Office Space

-City Manager Teresa Herrera left meeting at 11:07 a.m.

2. Section 551.087 deliberation regarding Economic Development Negotiations

b.) Titan Rail Services, LLC.

J. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 11:52 a.m.

K. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

1. Take necessary action regarding PEDC Office Space.

No action taken.

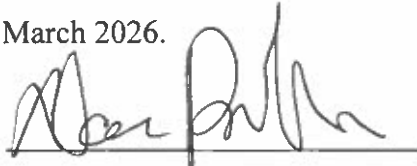
2. Take any necessary action regarding Titan Rail Services, Inc.

No action taken.

L. ADJOURN

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 11:53 a.m.

PASSED AND APPROVED THIS 10th DAY OF March 2026.



Dan Bochsler, President

ATTEST:



Melissa Temple, Administrative Assistant