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, July 14, 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 and Firouz Haghighi.

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

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.

-Director Joseph Thompson entered meeting at 10:01 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 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
   c.) All Other Marketing Activities

G. DISCUSSION AND 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 5-0.

2. Consider approval of the June 2026 Financial Report.

Motion by Director Debbie Wacha, seconded by Director Joseph Thompson to approve item as presented. Upon vote, motion carried unanimously 5-0.

3. Discussion and possible action regarding PEDC Downtown Grant Program Guidelines for FY 26/27.

EDC Christophe Trahan addressed the board to seek their opinions on the current Downtown Guidelines and whether they wanted to suggest any changes. The board reached a consensus that they did not believe any changes were necessary.

4.Update on PEDC Downtown Office Space/Incubator Project.

EDC Director Christophe Trahan discussed the project brief prepared by Marketing Analyst Mary Ann Admire, which was shared with the board members. This project brief is intended to gather qualifications from architectural firms with experience in historic preservation. So far Mary Ann has contacted nine different architectural firms and has received a response from one. Once all the firms have responded, proposals will be solicited from qualified firms and presented to the board for consideration.

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 10:26 a.m.

1.Section 551.071 Consultation with attorney
  a.) Pending or contemplated litigation
  b.) non-litigation matter involving a duty of the attorney to the governmental body

2.Section 551.087 deliberation regarding Economic Development negotiations
  a.) Palestine Mall
  b.) Texas State Railroad Authority
  c.) Tahwahkaro Distilling Company LLC
  d.) Verdant Specialty Solutions

-President Dan Bochsler stepped out of the meeting at 11:35 a.m.

- President Dan Bochsler returned to the meeting at 11:37 a.m.

- Director Firouz Haghighi stepped out of the meeting at 11:42 a.m.

-Director Firouz Haghighi returned to the meeting at 11:43 a.m.

I. RECONVENE IN OPEN SESSION

President Dan Bochsler announced the board would reconvene into Open Session. The time was 11:54 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding the Palestine Mall.

No action taken.

2. Discussion and possible action regarding the Texas State Railroad Authority.

No action taken.

3. Discussion and possible action regarding Tahwahkaro Distilling Company, LLC.

No action taken.

4. Discussion and possible action regarding Verdant Specialty Solutions.

No action taken.

K. ADJOURNMENT

With no other business to put before the Board, President Dan Bochsler adjourned the meeting at 11:56 p.m.

PASSED AND APPROVED THIS 11th DAY OF August 2026.

Kim Willmott

Kim Willmott, Vice President

ATTEST:

M. Temple

Melissa Temple, Administrative Assistant