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, August 11, 2026, at 10:00 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: 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, City Finance Director Andrew Sibai, Heather Cook (Via Zoom) and Sam Ivy (Via Zoom).

A. CALL TO ORDER
With a quorum present, Vice President Kim Willmott called the meeting to order at 10:00 a.m.

-City Finance Director Andrew Sibai 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 July 14, 2026.

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

2. Consider approval of the July 2026 Financial Report.

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

3. Presentation by Brannon Corporation regarding findings of the Master Plan for the Willow Creek Business Park.

Sam Ivy from C.T. Brannon Corporation presented the findings of the Master Drainage Plan to the board.

4. Presentation by Inner Loop Construction regarding an update on the Palestine Mall.

EDC Director Christophe Trahan informed the board that Austin Torrence from Inner Loop was unable to attend the meeting.

5. Discussion and possible action regarding a Downtown Grant Performance Agreement with Edward McCoy, Jr.

Motion by Director Joseph Thompson, seconded by Secretary/ Treasurer Charles Drane to approve final payment to Edward McCoy, Jr. for work completed under their Downtown Grant Performance Agreement. Upon vote, motion carried unanimously 6-0.

6. Consideration of and possible action on Resolution No. R-01-26, a resolution of the PEDC declaring projects of the PEDC offering economic development grants to incentivize downtown and community development and authorizing and directing staff to publish notice of the same.

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

7. Discussion and possible action establishing a Project Architect Evaluation Sub-Committee for the PEDC's capital project at 217/219 W Main St.

Motion made by Director Debbie Wacha, seconded by Director Ernest Williams to established a sub-committee consisting of PEDC Board President Dan Bochsler, Vice President Kim Willmott, Director Joseph Thompson, PEDC Marketing Analyst Mary Ann Admire and Economic Development Director Christophe Trahan. Upon vote, motion carried unanimously 6-0.

8. Discussion and possible action regarding a Consultant Service Agreement between PEDC and TG Mullins Consulting, LLC.

Motion made by Director Joseph Thompson, seconded by Secretary/ Treasurer Charles Drane to approve a Consultant Service Agreement between PEDC and TG Mullins. Upon vote, motion carried unanimously 6-0.

H. CLOSED SESSION
Vice President Kim Willmott announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 10:51 a.m.

1. Section 551.071 Consultation with attorney
a.) Pending or contemplated litigation
b.) Legal matters that are not related to litigation

2. Section 551.087 deliberation regarding Economic Development negotiations
a.) TSRA

I. RECONVENE IN OPEN SESSION
Vice President Kim Willmott announced the board would reconvene into Open Session. The time was 11:42 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Discussion and possible action regarding pending or contemplated litigation.

No action taken.

2. Discussion and possible action regarding legal matters that are not related to litigation.

No action taken.

3. Discussion and possible action regarding TSRA.

No action taken.

K. ADJOURNMENT
With no other business to put before the Board, Vice President Kim Willmott adjourned the meeting at 11:43 p.m.

PASSED AND APPROVED THIS 8th DAY OF September 2026.

Dan Bochsler, President

ATTEST:
M. Temple
Melissa Temple, Administrative Assistant