

THE STATE OF TEXAS §
COUNTY OF ANDERSON §
CITY OF PALESTINE §

The Economic Development Board of the City of Palestine convened in a regular meeting on Tuesday, August 12, 2025, 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: Firouz Haghighi, Ernest Williams, Veer Patel and Joseph Thompson.

Staff present: PEDC Director Christophe Trahan, Administrative Assistant Melissa Temple, Marketing Analyst Mary Ann Admire and Main Street Coordinator Corby Chaney.

Others Present: City Manager Teresa Herrera; City Finance Director Andrew Sibai; PEDC Attorney Heather Cook (via Zoom), Linda McDonald, Tabitha Enge, Steve Presley, and Melody Sheilds (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

E. ITEMS FROM BOARD

Secretary/Treasurer Charles Drane asked whether a significant number of businesses had reached out to the PEDC via social media to express their interest in relocating to the area. PEDC Director Trahan responded that most initial contacts from businesses occur through the EDC website, as they seek information about the EDC before reaching out.

Director Ernie Williams inquired about the possibilities that could come out of TVCC hosting their football game in Palestine.

Director Firouz Haghighi inquired about the future use of the property located at 2215 TX-256 Loop.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.

- Strategic Plan Activity
- Retail Sector Data
- Workforce Data

- Development Services Report
 - 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 PEDC Minutes from July 8, 2025.

Motion by Director Veer Patel, seconded by Director Ernie Williams to approve item as presented. Upon vote, the motion carried unanimously 7-0.

2. Consider approval of July 2025 Financial Report.

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

3. Discussion and possible action regarding a Community Development Grant Application and Performance Agreement with Mt. Vernon African Methodist Church.

Mt. Vernon African Methodist Church owner Tabitha Enge gave a presentation to board regarding the replacement of wood sills in the foundation and temporary roof repair to the church and has requested a Community Development Grant in the amount of \$34,335.26 to cover these repairs.

PEDC attorney Heather Cook expressed concern regarding allocating economic development funds to the renovation of a church. She stated that using tax dollars to benefit churches is a violation of the Texas Constitution. However, she explained that if the applicant creates an entity that can take ownership of the church property and operate the property exclusively as a museum, then the EDC could consider providing funding and maintain compliance with the Texas Constitution and Local Government Code.

No action was taken.

4. Discussion and possible action regarding a Downtown Grant Application and Performance Agreement with Palestine Community Theater, Inc.

Palestine Community Theater, Inc. board member Linda McDonald gave a presentation to the board regarding the renovations to the restrooms in the theater and has requested a Downtown Grant in the amount of \$8,027.75 to cover the cost of these renovations.

5. Discussion and possible action regarding PEDC Downtown Grant Program Guidelines for FY25/26.

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

6. Discussion and possible action regarding PEDC Community Development Grant Program Guidelines for FY 25/26.

The board discussed the Community Development Grant Program Guidelines for FY 25/26 and reached a consensus that the guidelines should have the same bidding requirements as the Downtown Grant Guidelines suggest. The board has instructed PEDC staff to draft these changes and present them at our next board meeting.

7. Discussion and possible action regarding PEDC's FY 25/26 Budget.

Motion by Director Joseph Thompson, seconded Secretary/ Treasurer Charles Drane to approve PEDC FY 25/26 Budget as presented with the change;

- The amount for the line item 215-100-53509 MEMBERSHIPS & SUBSCRIPTIONS will change from the proposed amount of \$32,250 to \$33,000.

Upon vote, motion carried unanimously 7-0.

8. Discussion and possible action regarding CD investment options for PEDC.

Motion by Secretary/ Treasurer Charles Drane to go forth in investing \$250,000 in First Savings Bank with a rate of 4.150% for a 6-month term. Motion was not seconded. Motion denied.

Motion by Director Firouz Haghighi, seconded by Director Joseph Thompson to acquire a \$250,000 Certificate of Deposit from Civic FCU at a rate of 4.150% at a 12-month term.

Upon vote, motion carried unanimously 7-0.

9. Consideration of and possible action on Resolution No. R-02-25, 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 Secretary/ Treasurer Charles Drane to approve item as presented with the change;

- The resolution number from R-05-24 to R-02-25.

Upon vote, motion carried unanimously 7-0.

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 11:32 a.m.

-President Dan Bochsler left at 11:36 a.m.

1. Section 551.072 deliberation of real property; a governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

- a.) PEDC Office Space
- b.) 200 Vista Ridge

-Director Firouz Haghighi left at 12:10 p.m.

2. Section 551.087 deliberation regarding Economic Development negotiations.

- a.) Palestine Community Theater, Inc.

I. RECONVENE IN REGULAR SESSION

Vice President Kim Willmott announced the board would reconvene into Regular Session. The time was 12:37 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Take necessary action regarding PEDC Office Space.

No action was taken.

2. Take necessary action regarding 200 Vista Ridge.

No action was taken.

3. Take necessary action regarding Palestine Community Theater, Inc.

Motion by Director Joseph Thompson, seconded by Secretary/Treasurer Charles Drane to approve the Downtown Grant Application and Performance Agreement with Palestine Community Theater, Inc. Upon vote, motion carried unanimously 5-0.

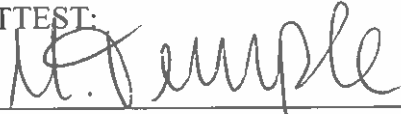
ADJOURN

With no other business to come before the Board, Vice President Kim Willmott adjourned the meeting at 12:38 p.m.

PASSED AND APPROVED THIS 9th DAY OF September 2025.



Kim Willmott, Vice President

ATTEST:


Melissa Temple, Administrative Assistant