

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 Friday, November 14, 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: Joseph Thompson and Veer Patel.

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

Others Present: City Manager Teresa Herrera, Rick Farris, Tara Farris, Sandra Vasquez, Sarah Lee and Subi Gandhi (via Zoom).

A. CALL TO ORDER

With a quorum present, President Dan Bochsler called the meeting to order at 10:00 a.m.

- Chris Nichols entered at 10:01 a.m.
- Babette Moreno (via Zoom) entered at 10:04 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

President Dan Bochsler moved line item G8 to take place between line items G12 and G13.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

There were none.

E. ITEMS FROM BOARD

Director Veer Patel congratulated EDC Director Christophe Trahan on graduating the Certified Texas Economic Developer Program.

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 October 15, 2025.

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

2. Consider approval of minutes from October 22, 2025.

Motion by Director Veer Patel, seconded by Secretary/ Treasurer Charles Drane to approve item as presented. Upon vote, the motion carried unanimously 5-0.

3. Consider approval of the October 2025 Financial Report.

Motion by Director Joseph Thompson, seconded by Vice President Kim Wilmott to approve item as presented. Upon vote, the motion carried unanimously 5-0.

4. Presentation regarding a Downtown Grant Application and Performance Agreement with Misti Hall for the property located at 616 West Oak Street.

No action taken.

5. Presentation regarding a Downtown Grant Application and Performance Agreement with Buddin Business Investment, LLC. property located at 109 West Spring Street.

Chris Nichols gave a presentation for the applicant for the proposed improvements to the property located at 109 West Spring Street.

No action taken.

6. Presentation regarding a Downtown Grant Application and Performance Agreement with NCBA Enterprises, LLC for the property located at 520 North Perry Street.

No action taken.

7. Presentation regarding a Downtown Grant Application and Performance Agreement with Three Owls Enterprises, LLC. for the property located at 917 West Debard Street.

Babette Moreno gave a presentation, via Zoom, for the proposed improvements to the property located at 917 West Debard Street.

No action taken.

9. Presentation regarding a Downtown Grant Application and Performance Agreement with Subi Gandhi for the property located at 310 East Crawford Street.

Subi Gandhi gave a presentation, via Zoom, for the proposed improvements to the property located at 310 East Crawford Street.

No action was taken.

10. Presentation regarding a Downtown Grant Application and Performance Agreement with Sandra Vasquez for the property located at 307 West Oak Street.

Sandra Vasquez gave a presentation for the proposed improvements to the property located at 307 West Oak Street.

No action was taken.

11. Presentation regarding a Downtown Grant Application and Performance Agreement with Farris Investors, LLC. for the property located at 109 West Main Street.

Rick Farris gave a presentation for the proposed improvements to the property located at 109 West Main Street.

No action taken.

- David McCoy entered at 10:45 a.m.

- PEDC Attorney Heather Cook entered (via Zoom) at 10:58 a.m.

12. Presentation regarding a Downtown Grant Application and Performance Agreement with Farris Investors, LLC. for the property located at 108 West Oak Street.

Rick Farris gave a presentation for the proposed improvements to the property located at 108 West Oak Street.

No action taken.

8. Presentation regarding a Downtown Grant Application and A Performance Agreement with Edward McCoy, Jr. for the property located at 502 West Oak Street.

David McCoy gave a presentation for the applicant for the proposed improvements to the property located at 502 West Oak Street.

No action was taken.

-David McCoy left at 10:57 a.m.

13. Discussion and possible action regarding a Downtown Grant Performance Agreement with Palestine Community Theatre, Inc.

Motion by Director Joseph Thompson, seconded by Secretary/Treasurer Charles Drane to approve the final payment to Palestine Community Theatre, Inc. for work completed under their Downtown Grant Performance Agreement. Upon vote, motion carried unanimously 5-0.

14. Discussion and possible action regarding a Budget Amendment to Line Item 215-100-53010 Legal Services from Fund Balance.

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

15. Discussion and possible action regarding a Second Amendment to Performance Agreement with Callizo Aromas LLC. and Perfect Life TX LLC.

Motion made by Director Joseph Thompson, seconded by Vice President Kim Willmott to approve item as presented. Upon vote, motion carried unanimously 5-0.

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 11:17 a.m.

1. Section 551.087 deliberation regarding Economic Development Negotiations

- a.) Misti Hall- 616 West Oak Street
- b.) Buddin Business Investment, LLC. - 109 West Spring Street
- c.) NCBA Enterprises, LLC. - 520 North Perry Street
- d.) Three Owls Enterprises LLC. -917 West Debard Street
- e.) Edward McCoy Jr.- 502 West Oak Street
- f.) Subi Gandhi- 310 East Crawford Street
- g.) Saundra Vasquez- 307 East Oak Street
- h.) Farris Investors, LLC. - 109 West Main Street
- i.) Farris Investors, LLC. - 108 West Oak Street
- j.) Tahwahkaro Distilling Company, LLC.

I. RECONVENE IN REGULAR SESSION

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 11:31 a.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

- 1. Take necessary action regarding Misti Hall.

Motion by Director Joseph Thompson, seconded by Vice President Kim Willmott to approve a Downtown Grant Agreement with Misti Hall at a 50 % match in the amount of \$43,300. Upon vote, motion carried unanimously 5-0.

2. Take necessary action regarding Buddin Business Investment, LLC.

Motion by Vice President Kim Willmott, seconded by Director Joseph Thompson to approve a Downtown Grant Agreement with Buddin Business Investment, LLC. at a 50 % match in the amount of \$63,325.20. Upon vote, motion carried unanimously 5-0.

3. Take necessary action regarding NCBA Enterprises, LLC. - 520 North Perry Street

No action Taken.

4. Take any necessary action regarding Three Owls Enterprises, LLC. - 917 West Debard Street

Motion by Vice President Kim Willmott, seconded by Director Joseph Thompson to approve a Downtown Grant Agreement with Three Owls Enterprises, LLC at a 50 % match in the amount of \$28,833.48. Upon vote, motion carried unanimously 5-0.

5. Take any necessary action regarding Edward McCoy, Jr.- 502 West Oak Street

Motion by Vice President Kim Willmott, seconded by Director Joseph Thompson to approve a Downtown Grant Agreement with Edward McCoy, Jr. at a 50 % match in the amount of \$66,500. Upon vote, motion carried unanimously 5-0.

6. Take necessary action regarding Subi Gandhi- 310 East Crawford Street

Motion by Vice President Kim Willmott, seconded by Director Veer Patel to approve a Downtown Grant Agreement with Subi Gandhi at a 50 % match in the amount of \$39,500. Upon vote, motion carried unanimously 5-0.

7. Take necessary action regarding Saundra Vasquez- 307 West Oak Street

Motion by Vice President Kim Willmott, seconded by Director Joseph Thompson to approve a Downtown Grant Agreement with Saundra Vasquez in the amount of \$8,500. Upon vote, motion carried unanimously 5-0.

8. Take necessary action regarding Farris Investors, LLC.- 109 West Main Street

No action taken.

9. Take necessary action regarding Farris Investors, LLC.- 108 West Oak Street

No action taken.

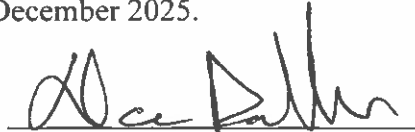
10. Take necessary action regarding Tahwahkaro Distilling Company, LLC.

No action taken.

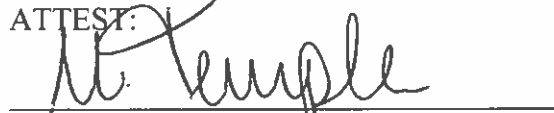
ADJOURN

With no other business to come before the Board, President Dan Bochsler adjourned the meeting at 01:13 p.m.

PASSED AND APPROVED THIS 9th DAY OF December 2025.



Dan Bochsler, President

ATTEST:


Melissa Temple, Administrative Assistant