

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, May 13, 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: Veer Patel, Firouz Haghighi, and Ernest Williams.

Staff present: PEDC Director Christophe Trahan, Administrative Assistant Melissa Temple and Marketing Analyst Will James.

Others Present: City Manager Teresa Herrera, City Finance Director Andrew Sibai, Joseph Tulimieri, Stephanie Admire, Subi Gandhi (Via Zoom) and Heather Cook (Via Zoom).

A. CALL TO ORDER

With a quorum present, President 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

Secretary Drane announced that he had been by to see the progress of Academy Sports + Outdoors located at 2000 Tx-256 Loop and was pleased with the amount of progress being made.

F. DIRECTOR'S REPORT

1. Review monthly Director's Report.
 - Strategic Plan Activity
 - Retail Sector Data
 - Workforce Data
 - Development Services Report
 - ETEX Revenue Share 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 April 11, 2025.

Motion by Vice President Willmott, seconded by Secretary/Treasurer Drane to approve the item as presented. Upon vote, the motion carried unanimously 6-0.

2. Consider approval of April 2025 Financial Report.

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

3. Presentation by Subi Gandhi regarding Downtown Grant Application and Performance Agreement for the property located at 304 E. Crawford Street.

EDC Director Trahan provided a summary to the board about the Grant Application and Performance Agreement for the property located at 304 E. Crawford Street. Followed by Subi Gandhi giving a presentation about the proposed improvements to said property.

4. Presentation by Jay Tulimieri regarding Tahwahkaro Distilling Company.

EDC Director Trahan provided a summary to the board about Tahwahkaro Distilling Company, followed by Jay Tulimieri's presentation regarding the company's current status. Tahwahkaro Distilling Company is now operating at 100% production, and production has outpaced the company's former location in Grapevine.

5. Discussion and possible action regarding a contract for data collection services with Placer.ai.

Motion by Director Haghighi, seconded by Director Williams to direct EDC staff to go forward with obtaining a formal contract with Placer.ai that will start October 1, 2025 and bring the contract to the board at June's board meeting. Upon vote, the motion carried unanimously 6-0.

6. Discussion and possible action regarding PEDC's FY 25/26 budget.

EDC Director Trahan provided the board with an overview of the anticipated significant changes to specific line items in the PEDC FY 25/26 budget. Following the presentation EDC Director Trahan asked the board to continue review of FY 24/25 budget and proposed changes in anticipation of June's board meeting where the FY 25/26 budget will be discussed in greater detail.

7. Discussion and possible action regarding Downtown Grant Performance Agreement with Entertain 903 LLC.

Motion by Secretary/ Treasurer Drane, seconded by Director Willmott to approve final payment to Entertain 903 LLC for work completed under their Downtown Grant Performance Agreement. Upon vote, the motion carried unanimously 6-0.

8. Consider and take possible action on the Performance Agreement with The Outlook Lifestyle Apt Homes, LLC.

Motion by Director Haghghi, seconded by Director Patel to approve the incentive payment to The Overlook Lifestyle APT Homes LLC for work completed under their Performance Agreement. Upon vote, the motion carried unanimously 6-0.

H. CLOSED SESSION

President Bochsler announced that the board would go into closed session pursuant to Texas Government Code, Chapter 551, Subchapter D. The time was 11:24 p.m.

1. Section 551.087 deliberation regarding Economic Development negotiations; to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiation or to deliberate the offer of a financial or other incentive to a business prospect.

- a.) Subi Gandhi-Downtown Grant Performance Agreement
- b.) Tahwahkaro Distilling Company

I. RECONVENE IN REGULAR SESSION

President Bochsler announced the board would reconvene into Regular Session. The time was 12:03 p.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Take any necessary action regarding Subi Gandhi's Downtown Grant Performance Agreement.

Motion by Director Haghghi, seconded by Director Patel to approve Downtown Grant Application and Performance Agreement for Subi Gandhi in the amount of \$9,900. Upon vote, the motion carried unanimously 6-0.

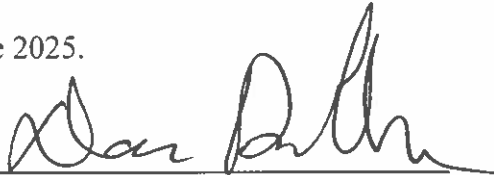
2. Take necessary action regarding Tahwahkaro Distilling Company.

No action was taken.

ADJOURN

With no other business to come before the Board, President Bochsler adjourned the meeting at 12:05 p.m.

PASSED AND APPROVED THIS 10th DAY OF June 2025.



Dan Bochsler, President

ATTEST:


Melissa Temple, Administrative Assistant