

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, July 08, 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; Secretary/Treasurer Charles Drane; Directors: Firouz Haghighi, Ernest Williams, and Veer Patel.

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

Others Present: City Finance Director Andrew Sibai; PEDC Attorney Heather Cook (via Zoom) and Founder and Executive Director of the ICEE Success Foundation Lucinda Presley (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

Secretary/Treasurer Charles Drane and Director Ernest Williams recused themselves from all discussions regarding ICEE Success Foundation/The Curious Museum.

E. ITEMS FROM BOARD

There were none.

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 June 10, 2025.

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

2. Consider approval of June 2025 Financial Report.

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

3. Discussion and possible action regarding a Community Development Grant Application and Performance Agreement with ICEE Success Foundation.

ICEE Success Foundation founder and executive director Lucinda Presley gave a presentation to the board regarding the expansion of The Curious Museum in Downtown Palestine and requested a Community Development Grant in the amount of \$32,000 to cover the architectural services required for the expansion.

Motion by Director Firouz Haghighi, seconded by Director Veer Patel to approve item as presented. Upon vote, the motion carried unanimously 3-0. (abstained: Secretary/Treasurer Charles Drane and Director Ernest Williams)

4. Discussion and possible action regarding PEDC Downtown Grant Program Guidelines for FY 25/26.

PEDC Director Christophe Trahan presented the potential revised guidelines to the board. After deliberation there was no action taken. This item will be discussed at the next PEDC board meeting.

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 11:12 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.

I. RECONVENE IN REGULAR SESSION

Secretary/Treasurer Charles Drane announced the board would reconvene into Regular Session. The time was 11:56 a.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEMS

1. Take necessary action regarding PEDC Office Space.

No action was taken.

ADJOURN

With no other business to come before the Board, Secretary/Treasurer Charles Drane adjourned the meeting at 11:58 a.m.

PASSED AND APPROVED THIS 12th DAY OF August 2025.


Kim Willmott, Vice President

ATTEST:

Melissa Temple, Administrative Assistant