

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 28, 2025, at 8:30 a.m., at PEDC Office, 100 Willow Creek Pkwy, Suite A, Palestine, Texas, with the following people present: President Dan Bochsler; Directors: Firouz Haghghi, Ernest Williams, 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.

A. CALL TO ORDER

With a quorum present, President Dan Bochsler called the meeting to order at 8:30 a.m.

B. PROPOSED CHANGES OF AGENDA ITEMS

There were none.

C. PUBLIC COMMENTS

There were none.

D. CONFLICT OF INTEREST DISCLOSURES

Director Joseph Thompson noted that he and Jaque Johnston had previously worked together and asked whether that would be seen as a conflict of interest. EDC Director Christophe Trahan mentioned that he had consulted with EDC attorney Heather Cook before the meeting considering this question, and she advised that it would not be considered a conflict of interest.

E. ITEMS FROM BOARD

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. Discussion and possible action regarding a buyer's agent contract with Jacque Johnston of Pineywoods Real Estate.

The board reached a consensus regarding the agreement to purchase a new building for the growing Economic Development Corporation (EDC). Director Christophe Trahan discussed the plan to make an offer for the properties located at 217 and 219 W. Main through EDC attorney Heather Cook. Meanwhile, Director Joseph Thompson suggested that instead of using our attorney as a representative to make the offer, we should consider hiring a broker for this transaction.

Director Joseph Thompson made a motion to approve the buyer's agent contract with Jacque Johnston. Director Firouz Haghighi seconded the motion. Upon vote, President Dan Bochsler and Director Ernie Williams opposed this motion. Motion denied.

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 8:56 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

President Dan Bochsler announced the board would reconvene into Regular Session. The time was 9:31 a.m.

J. TAKE ANY NECESSARY ACTIONS REGARDING CLOSED SESSION ITEM

1. Take necessary action regarding PEDC Office Space.

No action was taken.

