



**The City of Nacogdoches Development Corporation  
November 6, 2025**

Notice is hereby given of a meeting of The City of Nacogdoches Development Corporation to be held on the above date in the City Council Chambers of City Hall, 202 E. Pilar Street, Nacogdoches, Texas, beginning at 5:00 p.m. for the purpose of considering the following agenda items. There will be an opportunity for the public to comment on agenda items in person in Council Chambers.

**PLEASE LIMIT PRESENTATIONS TO THREE MINUTES  
(UNLESS PRIOR APPROVAL IS OBTAINED)**

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. OPEN FORUM. Open Forum is an opportunity for citizens to address the Board of Directors about items listed on the agenda, as well as on matters that are not specifically listed on the agenda. Alternatively, a citizen may address the Board of Directors about an agenda item when the item comes up for consideration during the meeting. In order to address the Board of Directors, please complete the Public Comment Form and submit it to the Secretary prior to the start of the meeting. In accordance with the Texas Open Meetings Act, the Board of Directors will not discuss, deliberate, or make any decisions on items not listed on the agenda. Comments are limited to 3 minutes per person.
4. REGULAR AGENDA:
  - A. Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on October 9, 2025.
  - B. Discuss and consider taking action regarding the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.
5. ADJOURN.

Karen Hadnot  
City Secretary



This agenda is posted as required under G. C. Section 551.041. For more information or a copy of the Open Meetings Act, please contact Attorney General of Texas at 1-800-252-8011; City Secretary at (936) 559-2506 or visit City of Nacogdoches web site at [www.nactx.us](http://www.nactx.us).

### **CERTIFICATION**

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Corporation reserves the right to adjourn into Executive Session at any time during the meeting to discuss any of the above posted agenda, as authorized by Texas Local Government Code Sections 551.071 [litigation and certain consultation with attorney], 551.072 [acquisition of interest in real property], 551.073 [prospective gift to city], 551.074 [certain personnel deliberations], 551.076 [deployment/implementation of security personnel or devices], or 551.087 [deliberations regarding economic development negotiations]. The City of Nacogdoches is committed to compliance with the Americans with Disabilities Act. Reasonable modifications and equal access to communications may be provided upon request. Please contact the City Secretary at (936) 559-2506 for information. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on October 31, 2025, by 4:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

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Karen Hadnot, City Secretary



## City Council Meeting

Date: November 6, 2025

Agenda Item: 4.A.

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**PRESENTER:**

**ITEM/SUBJECT:** Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on October 9, 2025.

**SUMMARY/BACKGROUND:** A comprehensive summary of the meeting that took place on October 9, 2025.

**FINANCIAL:**

**COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES**

**CITY CONTACT:**

**ATTACHMENTS:** 1. Minutes 10.09.2025

**Regular Session**  
**The City of Nacogdoches Development Corporation**  
**October 9, 2025 – 5:00 p.m.**  
Council Chambers  
202 E. Pilar, Nacogdoches, TX

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**Board Members:** Robert Flores, Scott Bowyer, Garland (Mark) Simmons, Williams Gandy, Randy Johnson; Chad Huckaby, Rick Beverlin.

1. Called to order at 5:00 p.m.

2. Pledge of Allegiance.

**3. OPEN FORUM:**

Mayor Johnson opened the floor for public comments. There being none.

**4. OATH OF OFFICE:**

Savannah Skinner, Legal Assistant stepped forward and administered the oath of office to the board.

**5. REGULAR AGENDA:**

Mayor Johnson called the next item on the Regular Agenda.

5A. Jerry Baker, the City Attorney, presented the bylaws to the board. He provided a brief overview of the current progress regarding the establishment of the Type B Corporation. Mr. Baker emphasized that it is now the responsibility of the board to review, approve, and adopt these bylaws for the corporation.

Robert Flores inquired about the contents of Article IV in the Certificate of Formation. Jerry Baker then read Article IV aloud.

Scott Bowyer made a motion to approve Regular Agenda Item 6A, Garland Simmons seconded the motion and it was unanimously approved.

5B. Discuss and take action on the election of officers for The City of Nacogdoches Development Corporation, including, President, Vice President, Secretary, and Treasurer.

Jerry Baker, the City Attorney, presented the request. Mr. Baker stated that, in accordance with the bylaws and the local government code, officers are to be elected as specified in Article III of the bylaws. He noted that the President will preside over all meetings, while the Vice President will assume the President's responsibilities in their absence. The Secretary will keep the minutes of all meetings and provide all necessary notices, and the Treasurer will have custody of all funds.

Chad Huckaby made a motion to nominate Robert Flores for President, which was seconded by Rick Beverlin. The motion passed unanimously.

Mr. Flores thanked the board for electing him as President. He expressed that although he is unsure about the group's specific direction or its potential impacts, he believes it is crucial to establish this group to define their mission and determine how to proceed.

Robert Flores then nominated Scott Bowyer for Vice President, Chad Huckaby seconded the nomination, and it passed unanimously.

Randy Johnson nominated William Gandy for Secretary, Scott Bowyer seconded the nomination, and it passed unanimously.

Finally, Robert Flores nominated Garland Simmons for Treasurer, Scott Bowyer seconded the nomination and it passed unanimously.

**ADJOURNED: 5:16p.m.**

**A full recording of The City of Nacogdoches Development Corporation Meeting for October 9, 2025, may be viewed here:**

**[https://youtu.be/WkGlryvdE\\_I?si=sRvBoN40aMU4zrfI](https://youtu.be/WkGlryvdE_I?si=sRvBoN40aMU4zrfI)**

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Robert Flores, President

ATTEST:

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William Gandy, Secretary



## City Council Meeting

Date: November 6, 2025

Agenda Item: 4.B.

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**PRESENTER:**

**ITEM/SUBJECT:** Discuss and consider taking action regarding the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.

**SUMMARY/BACKGROUND:** This discussion will focus on the necessary steps to apply for tax-exempt status and an EIN. This includes filing with the Texas Comptroller and the IRS, as well as opening bank account.

**FINANCIAL:**

**COUNCIL PRIORITIES: THIS AGENDA ITEM IS CONSISTENT WITH THE FOLLOWING CITY COUNCIL PRIORITIES**

**CITY CONTACT:**

**ATTACHMENTS:**