

The City of Nacogdoches Development Corporation

December 4, 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.

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

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. REGULAR AGENDA:
 - A. Receive an update on the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.
 - B. Receive an update from the City of Nacogdoches regarding Downtown and A.L. Mangham Jr. Regional Airport planning efforts.
4. 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.

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]. I certify the notice of meeting was posted in the directory outside of City Hall, 202 E. Pilar Street, Nacogdoches, Texas 75961, on or before November 26, 2025, by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

Karen Hadnot, City Secretary



PRESENTER: Jerry Baker, City Attorney

ITEM/SUBJECT: Receive an update on the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.

SUMMARY/BACKGROUND: The City Attorney will report on the current status of the Corporation's application for tax exemption.

FINANCIAL: No financial impact associated with this item.

CITY CONTACT: Jerry Baker, City Attorney

ATTACHMENTS:

PRESENTER: Rick Beverlin, City Manager

ITEM/SUBJECT: Receive an update from the City of Nacogdoches regarding Downtown and A.L. Mangham Jr. Regional Airport planning efforts.

SUMMARY/BACKGROUND:

Airport— On Nov. 18, Council accepted the 2025 Airport Layout Plan (ALP) for the A.L. Mangham Jr. Regional Airport, and authorized the City to submit the ALP for acceptance and approval by the Texas Department of Transportation and the Federal Aviation Administration (FAA). An ALP is a graphic depiction of existing and future airport facilities showing the clearance and dimensional requirements to meet applicable FAA standards. The ALP serves as a record of aeronautical requirements and is used by the FAA in its review of proposals that may affect the navigable airspace or other missions of the FAA. Key airport facilities proposed include a new entrance road, terminal area development, hangar development, and potential hotel/restaurant.

- View the ALP: <http://nacogdochesalp.com/>

Downtown— On Dec. 2, Council will receive a final report of the 2025 Downtown Projects Implementation Strategy from the City's planning consultant. In February 2025, the City contracted with The Goodman Corporation (TGC) to provide professional consulting services for developing Downtown Nacogdoches planning and implementation strategies, including: (1) Identification of funding opportunities for implementing each of the strategic projects; (2) Further development of the strategic projects in preparation for the design phase; (3) Analysis critical for defining downtown Nacogdoches parking needs; and (4) Documentation critical for future funding pursuits specific to each strategic project.

- View the Final Report: <https://www.nactx.us/DocumentCenter/View/9711>

FINANCIAL: No financial impact associated with this item.

CITY CONTACT: Rick Beverlin, City Manager

ATTACHMENTS: