

# The City of Nacogdoches Development Corporation

## January 8, 2026

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. Some Board members may attend via videoconference but a quorum of the Board and the Presiding Officer will be present at the above-stated physical location.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. REGULAR AGENDA: City Council will receive staff recommendations and public input on the following items, and may deliberate and take formal action on the item.
  - A. Consider approval of minutes from The City of Nacogdoches Development Corporation regular meetings held on November 6 and December 4, 2025.
  - B. Discussion on the City's Economic Development Fund.
  - C. Discussion on Project Plan, Prioritization and the Type B Corporation Public Hearings.
  - D. Update of recent meetings with Government Officials.
  - E. Consideration and Possible Action on Meeting Schedule.
4. ADJOURN.

### CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Board 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 or before January 2, 2026, by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.

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Mary Frances Bradford  
Interim President and CEO/Director of Business Development



## City Council Meeting

Date: January 8, 2026

Agenda Item: 3.A.

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**PRESENTER:**

**ITEM/SUBJECT:** Consider approval of minutes from The City of Nacogdoches Development Corporation regular meetings held on November 6 and December 4, 2025.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:**

1. Minutes 11062025 Type B
2. 2025-12-04 Minutes of the Meeting

**Regular Session**  
**The City of Nacogdoches Development Corporation**  
**November 6, 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: There being none.

**4. REGULAR AGENDA:**

Chairman Flores called the next item on the Regular Agenda.

- 6A. Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on October 9, 2025. Motion was made by William Gandy and seconded by Scot Bowyer with a unanimous affirmative vote being recorded.
- 6B. Discuss and consider taking action regarding the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.

Jerry Baker, the City Attorney, presented a request to the board. He explained the process for filing for tax-exempt status and sought the board's authorization to proceed. Mr. Baker noted that as a non-profit organization, they are pursuing tax-exempt status.

He outlined the first step as obtaining an Employer Identification Number (EIN) or tax ID number. Once the EIN is secured, the next step would be to open a bank account. With these two steps completed, they can begin the application process for tax exemption. Mr. Baker also mentioned that there would be two separate applications: one for the federal government (IRS) and another for the state Comptroller's Office. He expressed that he did not feel comfortable proceeding with the application process without first consulting the board.

Chairman Flores inquired whether the tax-exempt application would be resolved by the next meeting. Mr. Baker responded that it would not, as the

IRS application would take some time. However, he indicated that obtaining the EIN and opening the bank account would happen quickly.

A motion was made by William Gandy to allow Jerry Baker to proceed with the process of filing for tax exemption. The motion was seconded by Garland Simmons, and a unanimous affirmative vote was recorded.

**ADJOURNED:** 5:18p.m.

**A full recording of The City of Nacogdoches Development Corporation Meeting for November 6, 2025, may be viewed here:**

<https://www.youtube.com/watch?v=yfc-f1vj8ng>

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Robert Flores, President

ATTEST:

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William Gandy, Secretary

Regular Session  
The City of Nacogdoches Development Corporation  
December 4, 2025 5:00 p.m.  
City Council Chambers  
202 E. Pilar, Nacogdoches, TX

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**Board Members Present:** Robert Flores, Scott Bowyer, William (Bill) Gandy, Mayor Randy Johnson, and Rick Beverlin

**Board Members Absent:** Chad Huckaby, Garland (Mark) Simmons

**Staff Present:** Jerry Baker, City Attorney

Mike Neu, Executive Director of Development and Infrastructure

Mary Frances Bradford, Interim Executive Director Economic Development

**1. CALL TO ORDER**

President Robert Flores called the meeting to order at 5:00 PM and recognized quorum.

**2. PLEDGE OF ALLEGIANCE**

President Robert Flores led the Pledges of Allegiance.

**3. REGULAR AGENDA**

President Robert Flores called for the first item on the Regular Agenda.

**3A. Receive an update on the filing of an application for tax-exempt status for The City of Nacogdoches Development Corporation.**

Jerry Baker, City Attorney, reported that despite several attempts at filing the application online with the IRS for Employer Identification Number (EIN) and tax-exempt status, the application would not go through. Baker then faxed the application to the IRS and received a notice of acceptance. There has been no update from the IRS to date.

**3B. Receive an update from the City of Nacogdoches regarding Downtown and A.L. Mangham Jr. Regional Airport planning efforts.**

Rick Beverlin, City Manager, presented an overview of the Downtown Plan, which was accepted by City Council at the December 2, 2025, council meeting. Utilizing

information from the previous downtown plan, incorporating the current work and future needs, the plan focuses on four core areas of development: a centralized parking facility, Banita Creek Promenade, Festival Park Redevelopment, and Adaptive Reuse of Downtown Buildings. The building of the downtown parking garage was viewed as the keystone project to all other proposed downtown development.

Bill Gandy inquired if there would be a fee for public parking in the garage. Beverlin explained that it has not been determined, but the goal is to bring more commerce downtown while meeting the needs of all parties.

Mayor Johnson asked if it would be possible to request funding from foundations such as the Moody Foundation. Beverlin said all avenues of funding from foundations, including the Moody Foundation, would be pursued.

Robert Flores questioned whether state and federal funds are typically used for ‘construction’ projects, or if they can be used for ‘purchasing a building’ such as the parking garage. Beverlin stated that first step will be to draft design concepts and meet with the consultant to determine which, if any, of the designs would have the best chance of receiving funding.

Rick Beverlin then presented an overview of the 2025 Airport Layout Plan (ALP) for the A.L. Mangham Jr. Regional Airport, which was accepted by city council on November 18, 2025, and submitted to TxDOT Aviation for review. The plan represents current and future needs required to meet the airport and community demand now and over the next 20 years. The resurfacing of the runway was identified as the first project to complete. Other projects addressed the need to accommodate a higher class of business jets.

Scott Bowyer added that the airport improvements need to be tied to and generate economic development opportunities.

Robert Flores emphasized the current need for additional jet parking and FBO services that are critical to providing a higher level of service. With SFA’s affiliation with the UT System and opening of the Wild Spring Dunes Golf Resort, the city airport is already experiencing a higher demand for and expectations of a higher level of service. Flores emphasized the need to determine which projects, including a

temporary FBO facility and additional jet parking area, can be initiated immediately and completed within the next 18 months.

Beverlin and Mike Neu emphasized the need for a formal business plan that identifies revenue opportunities and plans for both facility and staffing needs, while focusing on what can be addressed immediately without jeopardizing current TxDOT Aviation funding plans.

Bill Gandy requested the board review how much money is available in the city's economic development fund that could address some of the critical needs identified in the two plans presented.

Robert Flores asked that at the next meeting, a report be presented with results of conversations with Senator Nichols, TxDOT Aviation and any other officials.

#### **4. ADJOURN**

Robert Flores adjourned the meeting at 6:33 PM.

**A full recording of The City of Nacogdoches Development Corporation meeting for December 4, 2025, may be viewed here:**

**[https://www.youtube.com/watch?v=W0Cl51rt\\_Lw](https://www.youtube.com/watch?v=W0Cl51rt_Lw)**

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Robert Flores, President

ATTEST:

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William (Bill) Gandy, Secretary



## City Council Meeting

Date: January 8, 2026

Agenda Item: 3.B.

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**PRESENTER:**

**ITEM/SUBJECT:** Discussion on the City's Economic Development Fund.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:**



## City Council Meeting

Date: January 8, 2026

Agenda Item: 3.C.

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**PRESENTER:**

**ITEM/SUBJECT:** Discussion on Project Plan, Prioritization and the Type B Corporation Public Hearings.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:**



## City Council Meeting

Date: January 8, 2026

Agenda Item: 3.D.

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**PRESENTER:**

**ITEM/SUBJECT:** Update of recent meetings with Government Officials.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:**



## City Council Meeting

Date: January 8, 2026

Agenda Item: 3.E.

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**PRESENTER:**

**ITEM/SUBJECT:** Consideration and Possible Action on Meeting Schedule.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:**