

# The City of Nacogdoches Development Corporation

## March 5, 2026

Notice is hereby given of a Regular 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 Members may attend via videoconference but a quorum of the City of Nacogdoches Development Corporation and the Presiding Officer will be present at the above-stated physical location. The meeting will be streamed live at: <https://www.nactx.us/21>.

1. CALL TO ORDER.
2. PLEDGE OF ALLEGIANCE.
3. REGULAR AGENDA: The City of Nacogdoches Development Corporation will receive staff recommendations 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 meeting held on February 5, 2026.
  - B. Discuss and make recommendations for amending the bylaws of the corporation.
4. ADJOURN.

### CERTIFICATION

This meeting will be conducted pursuant to Chapter 551 of the Texas Government Code. The Council 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 February 27, 2026 by 4:30pm 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: March 5, 2026

Agenda Item: 3.A.

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**PRESENTER:** Mary Bradford, Interim President and CEO/Director of Business Development

**ITEM/SUBJECT:** Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on February 5, 2026.

**SUMMARY/BACKGROUND:** Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on February 5, 2026.

**FINANCIAL:**

No financial impact associated with this item.

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

**CITY CONTACT:** Mary Bradford

**ATTACHMENTS:** 1. 2026-02-05 Minutes of the Meeting

Regular Session  
The City of Nacogdoches Development Corporation  
February 5, 2026 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, Chad Huckaby, and Rick Beverlin

**Board Members Absent:** 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**

Councilman Chad Huckaby led the Pledges of Allegiance.

**3. REGULAR AGENDA**

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

**3A. Consider approval of minutes from The City of Nacogdoches Development Corporation regular meetings held on January 8, 2026.**

Scott Bowyer made a motion to accept January 8, 2026, minutes as presented. Randy Johnson seconded; motion carried with unanimous vote.

**3B. Receive an update on the status of EIN application for The City of Nacogdoches Development Corporation.**

Jerry Baker, City Attorney, stated the corporation's EIN has been received. The city's finance department is currently setting up a bank account. Baker has also applied for Texas Tax Exempt Certification through the Texas Comptrollers office. Next steps are to develop a 380 agreement for city council to approve transfer of funds to the

corporation. City Council and the directors of The City of Nacogdoches Development Corporation will need to approve the 380 agreement and the transfer of funds. After that, application will be made to the IRS for tax exempt status. After receiving IRS tax exempt status, then real property (land) may be transferred to the corporation.

**3C. Receive an update of the resolution of support for Community Project Funding requests in federal appropriations bills for the upcoming fiscal year 2027.**

Rick Beverlin, City Manager, reported that on Tuesday, February 3, 2026, city council approved the resolution of support for the Community Project Funding requests for certain capital improvement projects to members of the US House of Representatives for the purposes of inclusion in the fiscal year 2027 appropriations.

**3D. Receive an update on development of airport facilities and infrastructure.**

Rick Beverlin, City Manager, gave an update on the airport facilities, listing the expansion of the parking apron as a priority. In addition, plans are being explored to build a temporary FBO (Fixed-Base Operator) services building and additional fuel facilities.

The Runway Rehabilitation Project will occur during SFA's summer break, with completion scheduled by late August. The Expanded Apron project would run concurrently with the Runway Rehab but will be bid and managed by the city.

Potential funding resources have been identified, including the Airport Construction Fund (donations from Mickey Elliott Family Foundation), and Bond Fund under FY 2026 budget for Airport Terminal Development.

Mike Neu, Executive Director of Development and Infrastructure, pointed out the Alternate Concept that identifies a temporary FBO building. The next step would be to contract for the design work. Robert Flores suggested identifying examples of recent FBO construction buildings that would assist with planning and could potentially speed up the process. The need for an airport business plan and proforma was emphasized. Neu stated that the Apron Expansion and temporary FBO construction are not eligible for State or Federal funds.

**4. ADJOURN**

Robert Flores adjourned the meeting at 5:39 PM.

A full recording of The City of Nacogdoches Development Corporation meeting for February 5, 2026, may be viewed here: <https://www.youtube.com/watch?v=R5WIUf0ldgo>

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Robert Flores, President

ATTEST:

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William (Bill) Gandy, Secretary



## City Council Meeting

Date: March 5, 2026

Agenda Item: 3.B.

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**PRESENTER:** Jerry Baker, City Attorney

**ITEM/SUBJECT:** Discuss and make recommendations for amending the bylaws of the corporation.

**SUMMARY/BACKGROUND:** The City Attorney will report on the process to amend the bylaws.

**FINANCIAL:**

No financial impact associated with this item.

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

**CITY CONTACT:** Jerry Baker

**ATTACHMENTS:**