

# The City of Nacogdoches Development Corporation

## May 7, 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: 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 the minutes from The City of Nacogdoches Development Corporation regular meeting held on April 2, 2026.
  - B. Receive an update on the filing of the application for tax-exempt status for The City of Nacogdoches Development Corporation.
  - C. Discussion regarding potential projects for future public hearing and funding considerations.
4. ADJOURN.

### 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 May 1, 2026 by 5:00 PM 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: May 7, 2026

Agenda Item: 3.A.

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**PRESENTER:**

**ITEM/SUBJECT:** Consider approval of the minutes from The City of Nacogdoches Development Corporation regular meeting held on April 2, 2026.

**SUMMARY/BACKGROUND:**

**FINANCIAL:**

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

**CITY CONTACT:**

**ATTACHMENTS:** 1. 2026-04-02 Minutes of the Meeting

Regular Session  
The City of Nacogdoches Development Corporation  
April 2, 2026 5:00 p.m.  
City Council Chambers  
202 E. Pilar, Nacogdoches, TX

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**Board Members Present:** Robert Flores, Rick Beverlin, William (Bill) Gandy and Garland (Mark) Simmons

**Board Members Absent:** Scott Bowyer, Mayor Randy Johnson, and Chad Huckaby

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

Mary Frances Bradford, Interim Executive Director Economic Development

**1. CALL TO ORDER**

President Robert Flores called the meeting to order at 5:20 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. Consider approval of minutes from The City of Nacogdoches Development Corporation regular meeting held on March 5, 2026.**

Mark Simmons made a motion to accept March 5, 2026, minutes as presented. Bill Gandy seconded; motion carried with unanimous vote.

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

Jerry Baker, City Attorney, reported that the state filing for non-profit status has been filed and completed by the Texas Comptroller's office. The application for federal tax-exempt status has been filed and received, and the city is waiting for the designation letter from the IRS. The IRS designation as a tax-exempt organization is required to transfer real property to the corporation.

**3C. Consider adoption of the Bylaws as amended at the regular meeting of The City of Nacogdoches Development Corporation on March 5, 2026, and approved by Nacogdoches City Council on March 17, 2026.**

City Attorney Jerry Baker reported that the bylaws, which were amended and recommended for approval at the March 5, 2026, regular meeting, were approved by the City Council on March 17, 2026.

Mark Simmons made a motion for The City of Nacogdoches Development Corporation Board to adopt the bylaws as amended and approved. Bill Gandy seconded the motion; motion carried with unanimous vote.

**4. ADJOURN**

Robert Flores adjourned the meeting at 5:24 PM.

**A full recording of The City of Nacogdoches Development Corporation meeting the April 2, 2026, may be viewed here: <https://www.youtube.com/watch?v=9sGke3OCsKY>**

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Robert Flores, President

ATTEST:

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William (Bill) Gandy, Secretary



## City Council Meeting

Date: May 7, 2026

Agenda Item: 3.B.

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**PRESENTER:** Jerry Baker, City Attorney

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

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

**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:**



## City Council Meeting

Date: May 7, 2026

Agenda Item: 3.C.

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**PRESENTER:** Rick Beverlin, City Manager

**ITEM/SUBJECT:** Discussion regarding potential projects for future public hearing and funding considerations.

**SUMMARY/BACKGROUND:** Discussion regarding potential projects for future public hearing and funding considerations.

**FINANCIAL:**

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

**CITY CONTACT:** Rick Beverlin

**ATTACHMENTS:**