

The City of Nacogdoches Development Corporation

August 6, 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 minutes from The City of Nacogdoches Development Corporation's regular meeting held on May 7, 2026.
 - B. Receive an update on the City of Nacogdoches Economic Development Fund.
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 July 31, 2026 pursuant to Chapter 551 of the Texas Government Code.

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



City Council Meeting

Date: August 6, 2026

Agenda Item: 3.A.

PRESENTER:

ITEM/SUBJECT: Consider approval of minutes from The City of Nacogdoches Development Corporation's regular meeting held on May 7, 2026.

SUMMARY/BACKGROUND:

FINANCIAL:

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

CITY CONTACT:

ATTACHMENTS: 1. 2026-05-07 Minutes of the Meeting

Regular Session
The City of Nacogdoches Development Corporation
May 7, 2026 5:00 p.m.
City Council Chambers
202 E. Pilar, Nacogdoches, TX

Board Members Present: Robert Flores, Rick Beverlin, William (Bill) Gandy, Mayor Randy Johnson, and Chad Huckaby.

Board Members Absent: Scott Bowyer, Garland (Mark) Simmons

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 April 2, 2026.

Randy Johnson made a motion to accept April 2, 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 IRS letter recognizing tax exempt status has been received. All steps for tax exempt status have now been completed.

3C. Discussion regarding potential projects for future public hearing and funding considerations.

City Manager Rick Beverlin gave an overview of the City's and the Type B Corporations' responsibilities, which are to spur development that creates primary jobs and enhances the economy of the city.

Since SFA's affiliation with the UT System, the effect has been dramatic, affecting demand which translates to increased site selector interest in Nacogdoches. This demand points to the need for a Housing Gap Analysis, directed by a consultant to identify the housing supply, age of stock, and proximity to roads and infrastructure. Transferring city owned properties could be transferred to the corporation, without a lot of financial impact to the city.

The A.L. Mangham Airport is heavily subsidized city department, and plans are underway to seek a professional consulting firm to prepare a comprehensive Business Plan to look at operational efficiencies, potential revenue opportunities, and strategic development. The board discussed options that would include SFA/UT partnership, ad valorem tax revenues, impact of the Wild Spring Dunes Golf Resort, and other aviation related business developments.

4. ADJOURN

Robert Flores adjourned the meeting at 6:10 PM.

A full recording of The City of Nacogdoches Development Corporation meeting the May 7, 2026, may be viewed here: <https://www.youtube.com/watch?v=ggteQ-n2jUk>

Robert Flores, President

ATTEST:

William (Bill) Gandy, Secretary



City Council Meeting

Date: August 6, 2026

Agenda Item: 3.B.

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

ITEM/SUBJECT: Receive an update on the City of Nacogdoches Economic Development Fund.

SUMMARY/BACKGROUND:

FINANCIAL:

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

CITY CONTACT:

ATTACHMENTS: