



**VAN HORN, TEXAS ECONOMIC DEVELOPMENT
CORPORATION BOARD OF DIRECTORS MEETING**

October 29, 2025

CALL SESSION TO ORDER *The special meeting was called to order at 6:30 p.m. by Board President Jeff McCoy at the El Nido Office at 206 W 4th Street.*

ROLL CALL

Jeff McCoy	<i>Present</i>
Jose Sanchez	<i>Present</i>
Cody Davis	<i>Present</i>
Rebecca L. Brewster	<i>Present</i>
Mark Brewster	<i>Present</i>
Robert Segura	<i>Present</i>
Bob Kinford	<i>Present</i>

Guests: Audrey Guthrie, George Hyde, Justice Santa Cruz

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT: *None.*

AGENDA ITEMS

1. **Discuss and Consider Possible Action on Consent Agenda**
 - a. **Minutes:** *Cody Davis moved to approve the minutes from the Regular Meeting of October 15, 2025 as presented. Ricky Sanchez made the second, and the motion carried unanimously.*
 - b. **Payment of Bills:** *Becky Brewster moved to approve payment of current bills totaling \$3,359.40 as presented. Mark Brewster made the second, and the motion carried unanimously.*
 - c. **Financial Reports:** *None.*
2. **Discuss and consider possible action regarding Finances and General Operations:**

- (a) Amendments to the FY 2025-2026 Annual Budget:** *The Board discussed the need to amend the adopted budget. More detailed information is needed to develop a viable budget.*
- (b) Change Internet Service/Phone Provider:** *Becky Brewster provided the Treasurer with the signed resolution to access and make changes to the accounts.*
- (c) Establishment of Payment Authority for Recurring Expenses:** *Mark Brewster moved to authorize payment of recurring monthly bills, such as utilities. Rob Segura made the second, and the motion carried unanimously. These bills will be listed on the accounts payable listing for ratification.*
- (d) Debit Card and AutoPay Payments:** *None.*
- (e) Video Conferencing Platform Subscription:** *Rob Segura moved to authorize the acquisition of a ZOOM account for the VHEDC at a cost of approximately \$300/year. Ricky Sanchez made the second, and the motion carried unanimously.*
- (f) Mercado Budget:** *Becky Brewster reported that Shelly King, Coordinator of the Farmer's Market, had requested information on the funds that were supposed to be budgeted for the Mercado/Farmer's Market. Cody Davis will check on any available documentation.*
- (g) Other:** *None.*

3. Discuss and consider possible action regarding insurance for real property owned by VHEDC.

- (a) Acquire Event Insurance for Election:** *Rob Segura moved to approve the acquisition of event insurance for the November 4, 2025 election to be held in the El Nido. Ricky Sanchez made the second, and the motion passed unanimously.*
- (b) Event Insurance Requirement:** *Rob Segura moved to require that renters provide event insurance for certain events at the El Nido and the Mercado facilities. Ricky Sanchez made the second, and the motion carried unanimously.*
- (c) Property:** *The Board is preparing documents to request a quote for coverage of VHEDC property to be included on the Town of Van Horn's TML-IRP insurance. Once quotes are obtained, the VHEDC will have to get authorization from the Town to be added to the Town's policy.*
- (d) Liability:** *Jeff McCoy reported that he has been working with Livingston Insurance to obtain liability insurance on all the properties, noting that several companies have declined insurance thus far. He noted that the VHEDC has limited liability as an entity as the VHEDC is immune from tort claims.*
- (e) Other:** *None.*

4. Discuss and consider possible action regarding appraisals for real property.

Jeff McCoy reported that the appraisals are scheduled for the third week of November. The Board declined to consider a broker's "Opinion of Value" in lieu of the full appraisals.

5. Discuss and consider possible action on legal services. None.

EXECUTIVE SESSION

The Board recessed the open session of the meeting and convened in closed session at 7:11 p.m. pursuant to Texas Government Code section(s):

551.071 (attorney consultation), 551.072 (real property), and 551.087 (economic development) to deliberate upon and seek legal advice regarding audit and purchasing, leases for real property, Airport Project, and other potential real property sales or purchases.

The Board reconvened in regular session at 9:15 p.m. and Jeff McCoy called the meeting to order. No action taken.

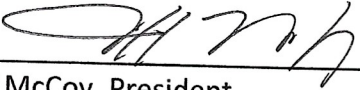
ACTION RELATIVE TO EXECUTIVE SESSION

1. *The Airport Project was recalled from Executive Session. Becky Brewster moved to direct legal counsel to prepare all notices and agreements related to the Airport Project under the terms and conditions discussed in Executive Session. Cody Davis made the second, and the motion carried unanimously.*
2. *The leases for real property were recalled from Executive Session. Mark Brewster moved to authorize the VHEDC President to obtain quotes for an HVAC System for KD Fitness under its current footprint. Ricky Sanchez made the second, and the motion carried unanimously.*


ADJOURNMENT *There being no further business, the meeting was adjourned at 9:18.*

CERTIFICATION

The VHEDC Board Meeting minutes for October 29, 2025 were approved on November 19, 2025.



Jeff McCoy, President



Rebecca L. Brewster, Secretary