



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

November 19, 2025

CALL SESSION TO ORDER *The special meeting was called to order at 6:35 p.m. by Board Vice-President Ricky Sanchez at the El Nido Office at 206 W 4th Street.*

ROLL CALL

| | |
|---------------------|-----------------------|
| Jeff McCoy | <i>Present (6:40)</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, Sharon Wells, Justice Santa Cruz, Shelly King, Charlie King

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT: *None.*

AGENDA ITEMS

1. Discuss and Consider Possible Action on Consent Agenda

- a. Minutes: October 29, 2025*
- b. Payment of Bills: \$3,014.97*
- c. Financial Reports: October 2025*

Becky Brewster moved to approve the consent agenda as presented. Cody Davis made the second, and the motion carried unanimously.

2. Discuss and consider possible action regarding Finances and General Operations:

- (a) Amendments to the FY 2025-2026 Annual Budget:** *Jeff McCoy reported that the budget amendment process is in transition, and presented an initial draft of proposed changes to the bookkeeper. It was noted that the \$301K escrow funds have been returned.*
- (b) Change Internet Service/Phone Provider:** *Cody Davis reported that Kinetic is still refusing his access to the VHEDC accounts. They are demanding that the prior “authorized” party contact them to make any changes. He will call again and try to escalate the situation to a supervisor. If no resolution is reached, legal counsel will reach out to Kinetic. Mr. Davis needs to contact the Town’s IT department to get passwords.*
- (c) Electric Accounts:** *It was noted that the 204 W. Broadway property has one meter for the entire building. Section 7 of the lease agreements provides that the tenant will be billed for electric service. The Treasurer was instructed to bill the tenants for the electric bill beginning with the bills paid this month. Jeff McCoy reported that a separate service will be installed with the installation of the HVAC system for the gym.*
- (d) Insurance:** *Jeff McCoy reported that the general liability on all VHEDC properties is now in place. Large events are required to obtain event insurance (based on the number of persons, children, and alcohol). The applications for a quote for property and liability coverage through the Town’s TML-IRP insurance are being finalized.*
- (e) Appraisals:** *Jeff McCoy reported that the appraisals for the VHEDC property have been scheduled.*
- (f) Maintenance:** *Jeff McCoy reported on the recent general maintenance at the Mercado and El Nido, both inside and outside.*
- (g) Other:** *Jeff McCoy reported that he is having difficulty in getting quotes for the HVAC installation for K&D Fitness. He has met with an installer. A single-phase package unit mounted on the west wall will be sufficient for the current setup.*
- (g) Other:** *It was reported that the Trans-Pecos Big Buck Tournament has been cancelled this year. Board members expressed concern as this is a large economic draw to the community. It was noted that the County Agent Olga Rodriguez has just started with Culberson County.*

3. Discuss and consider possible action on the Farmer’s Market: Shelly King.

Shelly King gave an update on the Farmers Market, noting that it is really a “farmers” and “artisans” market with the Mercado serving as a business incubator for local merchants.

- (a) Budget:** *Becky Brewster moved to grant spending authority up to \$3000 for marketing and advertising for the Farmers Market. Rob Segura made the second, and the motion passed unanimously. This can include, but is not limited to reusable bags, banners, boosting ads on social media. This will be disbursed on a reimbursement basis.*
- (b) Scheduling:** *The Board agreed that the Farmers and Artisans Market could operate year round on the first and third Saturdays of each month.*
- (c) Mercado:** *Ms. King noted that the Mercado was missing some tables. It was noted that they were stored at the Mercado. Two round tables will be sent back to the Mercado.*
- (d) Banners:** *Ms. King requested that banners be allowed on the west end of the building. The Board concurred with the request.*
- (e) Costs:** *Bob Kinford moved to discontinue the fee for the booths at the Farmers Market. Mark*

Brewster made the second, and the motion passed unanimously.
(f) Other: *Ms. King expressed thanks for the cleaning of the Mercado building and grounds.*

4. Discuss and consider possible action on the Façade Program.

Program Status: *The Board noted that the existing program expired December 31, 2024. Ricky Sanchez moved to extend the existing Façade Program to March 31, 2026 with plans to roll out the updated program on April 1, 2026. Cody Davis made the second, and the motion passed unanimously.*

EXECUTIVE SESSION

The Board recessed the open session of the meeting and convened in closed session at 8:17 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 10:09 p.m. and Jeff McCoy called the meeting to order. No action taken.

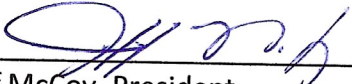
ACTION RELATIVE TO EXECUTIVE SESSION

The Airport Project was recalled from Executive Session. Cody Davis moved to authorize Mark Brewster to take such actions as necessary to keep the Airport operational in the event that the current operator is unable including hiring a person to provide fuel sales and execute an Emergency Operations Agreement approved by General Counsel for the Corporation. Rob Segura made the second, and the motion passed unanimously.


ADJOURNMENT *There being no further business, the meeting was adjourned at 10:11.*

CERTIFICATION

The VHEDC Board Meeting minutes for November 19, 2025 were approved on December 17, 2025.



Jeff McCoy, President



Rebecca L. Brewster, Secretary