



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

January 21, 2026

CALL SESSION TO ORDER *The special meeting was called to order at 6:33 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 (Ricky) Sanchez	<i>Absent</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 (VC), Sharon Wells (VC), Lisa Morton (VC)

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT: *None.*

AGENDA ITEMS

1. Discuss and Consider Possible Action on Consent Agenda

- a. **Minutes:** *December 17, 2025*
- b. **Payment of Bills:** *\$40,995.86*
- c. **Financial Reports:** *December 2025*

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

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

(e) Appraisals: *Jeff McCoy presented the appraisals on the VHEDC properties as follows:*

<i>Mercado</i>	<i>\$162,000</i>
<i>(Ford)</i>	<i>\$197,000</i>
<i>Flower Shop</i>	<i>\$ 88,000</i>
<i>El Nido</i>	<i>\$240,000</i>

(g) FY 2026-2027 Budget: *The Budget hearing will be held on February 18, 2026, along with the public hearing for proposed projects.*

3. Discuss and consider possible action on the Farmer’s Market. *None.*

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

Program Status: *Jeff McCoy reported that he is reviewing files to determine what payments are still outstanding noting that there appears to be three projects pending. He also noted that there are two new requests. The Board agreed to defer any new awards until the next fiscal year.*

5. Discuss and consider possible action on Projects.

(a) Town of Van Horn Water Improvements: *Jeff McCoy reported that the Town of Van Horn has been overwhelmed with water line breaks, and has far exceeded the budget for this year. It was further noted that three of four wells are down, that the main ground storage tank is in need of major repair, and that the Town is dealing with regulatory issues related to the sewer treatment facility. The Town of Van Horn further requested assistance with funds for various major repairs. The Board finds that water/sewer infrastructure is required to promote new or expanded business enterprises.*

Cody Davis moved to approve Resolution No. 2026-01-21-12 authorizing the payment of funds for the water and sewer infrastructure including the Thrift Well, the Courthouse Well, the North Well, and the sewer treatment facility in the amount of \$165,000. Becky Brewster made the second, and the motion passed unanimously.

RESOLUTION NO: 2026-01-21-12

A RESOLUTION OF THE VAN HORN ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE PAYMENT OF FUNDS FOR WATER INFRASTRUCTURE PURSUANT TO SECTION 501.103 OF THE TEXAS LOCAL GOVERNMENT FUNDS; SETTING LIMITATIONS AND SAFEGUARDS; PROVIDING FOR REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

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Jeff McCoy recommended that the VHEDC consider allocating \$250,000/year for up to 8 years for a water improvement fund. This will be considered during the budget process.

Jeff McCoy noted that there is uncertainty about the water requirements for the proposed data center so it is hard to determine the impact such a project will have on the County.

(b) HVAC for 202 W. Broadway (KD Fitness). *Jeff McCoy presented two quotes for the installation of an HVAC system for 202 W. Broadway.*

Dynamic Heating and Cooling

Heating and Air Innovations

Mark Brewster moved to accept the quote from Dynamic in the amount of \$63,579 for the installation of a dual fuel HVAC system for the west leased space at 202 W. Broadway as promised by the prior Board, and to authorize Jeff McCoy to sign the paperwork. Rob Segura 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 7:56 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 8:34 p.m. and Jeff McCoy called the meeting to order. No action taken.

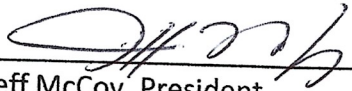
ACTION RELATIVE TO EXECUTIVE SESSION

The sale of the golf course real property was recalled from Executive Session. Becky Brewster moved to approve the purchase and sales agreement on the terms as identified in executive session, and authorizing Jeff McCoy to sign the agreement.. Cody Davis made the second, and the motion passed unanimously.

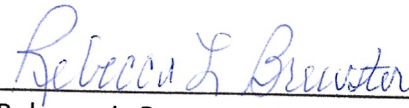
ADJOURNMENT *There being no further business, the meeting was adjourned at 8:37.*

CERTIFICATION

The VHEDC Board Meeting minutes for January 21, 2026 were approved on February 18, 2026.



Jeff McCoy, President



Rebecca L. Brewster, Secretary