



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

February 18, 2026

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 (Ricky) Sanchez	<i>Present</i>
Cody Davis	<i>Present (Left at 8:22)</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), Dillon Lucas (VC), Justice Santa Cruz

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT: *None.*

PUBLIC HEARINGS:

(1) PROJECTS: The Board presented the following projects for discussion:

- Façade Improvement Project
- Water/Sewer Infrastructure Improvements/Expansion
- Downtown Revitalization
- Beautification Projects
- Strategic Planning Activities
- VHEDC Sponsored Activities/Trainings/Events
- Museum Improvements/Exhibits
- Demolition Activities
- Small Business Loan Program
- Business Development Incentives

Acquisition of Land/Property for Economic Development
Business Incubator
Farmers and Artisan Market

(2) BUDGET – FY 2026-2027

AGENDA ITEMS

1. Discuss and Consider Possible Action on Consent Agenda

- a. **Minutes:** *January 21, 2026*
- b. **Payment of Bills:** *\$4390.22 plus Hyde-Kelly*
- c. **Financial Reports:** *January 2026*

Cody Davis moved to approve the consent agenda as presented. Mark Brewster 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 Budgets: *Jeff McCoy reported that he had submitted the proposed budget amendments to the Van Horn City Council. The proposed amendments were ratified by the City Council.*

(b) Change Internet Service/Phone Provider: *The Board discussed the current services, noting that the monthly fee at the Mercado alone was \$260.00. The Board directed the Treasurer Cody Davis to get proposals for future consideration.*

(d) Insurance: *Cody Davis moved to authorize the purchase of property insurance through the Town of Van Horn TML-IRP for all facilities effective 4-1-2026 at a cost of \$6256/year. Ricky Sanchez made the second, and the motion carried unanimously.*

(e) Maintenance: *Jeff McCoy gave an update on the installation of the HVAC at 202 W. Broadway, noting that additional electrical work will be needed. Rob Segura moved to approve a Change Order for electrical work necessary for the HVAC project at 202 W. Broadway in the amount of \$4,200.00. Cody Davis made the second, and the motion passed unanimously.*

(f/g) FY 2026-2027 Budget: *The Board added line items for insurance and internet to the draft budget. Cody Davis moved to approve the VHEDC Budget for FY 2026-2027 as revised. Robert Segura made the second, and the motion carried unanimously. The Budget will be forwarded to the Van Horn City Council for ratification.*

3. Discuss and consider possible action on Projects:

(a) Farmers Market: *The Farmers Market has purchased bags and banners but still has funds remaining for this fiscal year. Becky Brewster moved to direct the President and Treasurer to speak to Shelly King of the Farmers Market regarding the need to expend the allocated funds by March 31, 2026. Rob Segura made the second, and the motion passed unanimously. Gravel for the parking lot was suggested as a possible expenditure.*

(b) Water Improvements: *It was noted that the Thrift Well is up and running. Cody Davis will contact Mark Cabezuela at the City regarding payment.*

EXECUTIVE SESSION

The Board recessed the open session of the meeting and convened in closed session at 8:22 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/or seek legal advice regarding: the Airport Project; *Van Horn Economic Development Corporation v Culberson County Aviation Ventures LLC* Cause Number 1362 in the 394th Judicial District Court, Culberson County, Texas; potential sales of property near the golf course; leases for 202 West Broadway; leases for 206 W. 4th Street; Contract for Airport Services; Water Improvements; other potential leases and real property transactions.

The Board reconvened in regular session at 9:56 p.m., and Jeff McCoy called the meeting to order. No action taken.

ACTION RELATIVE TO EXECUTIVE SESSION


The Airport litigation (Cause No. 1362) was recalled from Executive Session. Becky Brewster moved to authorize the attorney and Jeff McCoy to take actions as discussed in Executive Session related to the airport litigation (Cause No. 1362) with Jeff McCoy to sign any necessary documents. Rob Segura made the second, and the motion carried unanimously.

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

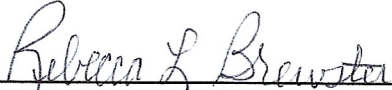
ADJOURNMENT *There being no further business, the meeting was adjourned at 10:00 p.m.*

CERTIFICATION

The VHEDC Board Meeting minutes February 18, 2026 were approved on March 18, 2026.



Jeff McCoy, President



Rebecca L. Brewster, Secretary