



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

April 1, 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 (VC)</i>
Jose (Ricky) Sanchez	<i>Present</i>
Cody Davis	<i>Absent</i>
Rebecca L. Brewster	<i>Present</i>
Mark Brewster	<i>Present</i>
Robert Segura	<i>Absent</i>
Bob Kinford	<i>Present</i>

Guests: Audrey Guthrie (VC), Justice Santa Cruz

PLEDGE OF ALLEGIANCE

INVOCATION

PUBLIC COMMENT: *None.*

AGENDA ITEMS

1. Discuss and Consider Possible Action on Consent Agenda

- a. **Minutes:** *None*
- b. **Payment of Bills:** \$51,958.64
- c. **Financial Reports:** *None*

Ricky Sanchez 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:

(f) FY 2026-2027 Budget: *Jeff McCoy reported that the Town of Van Horn has ratified the VHEDC Budget for FY 2026-2027.*

d) Insurance: *Jeff McCoy reported that the Town of Van Horn has approved adding insurance coverage for the airport operations to the Town's policy with TML-IRP to be reimbursed by the VHEDC. The coverage will begin April 1, 2026, and the premium will be prorated for the policy year.*

(c) Electric Accounts: *Jeff McCoy reported that the electrical upgrades at 202 W. Broadway have been completed, and the service has been separated.*

3. Discuss and consider possible action on Projects:

(b) Façade Improvements: *It was noted that the guidelines and application forms for the Façade Improvement Project are being updated. Two businesses have already submitted preliminary proposals.*

(c) Water Improvements: *Jeff McCoy gave an update on the status of the Town of Van Water/Sewer Improvements projects that are being funded by the VHEDC, noting that the Treasurer had transferred the remaining funds to the Town to close out the fiscal year.*

4. Discuss and consider possible action on Airport Project and Lease:

(a) Operations: *Jeff McCoy reported that Larry Simpson has been on-site, and the VHEDC has ordered its second load of jet fuel. Jeff McCoy reported that Scott Evans still has his RV on site, noting the VHEDC has not received any rental income. He was noted that he will need a new lease to be able to stay on the property.*

(b) Purchases: *Jeff McCoy reported that he had purchased a few items from the hardware store, and plans to have a list of recommendations for the next meeting.*

(c) Maintenance and Repairs: *Bob Kinford presented a quote from KerTec for \$98,825 to do brush removal and seeding at the airport. It was noted that the brush is encroaching on the runways. Audrey Guthrie will check on bid requirements. The Board suggested annual mowing be included with the bid.*

(d) Acquisition of Courtesy Car: *Becky Brewster moved to approve the purchase of a 2005 Suburban from JD's Auto Sales for \$5999 contingent on successful test drive. Bob Kinford made the second, and the motion passed unanimously. Becky Brewster moved to authorize the payment of the \$5999 to JDs Auto Sales, and authorize Mark Brewster to sign any necessary paperwork regarding the acquisition. Ricky Sanchez made the second, and the motion passed unanimously.*

(e) Fuel Farm Construction: *Jeff McCoy reported that he had received a proposal to completely rebuild the fuel farm to include self-service options. The initial estimate is \$596,320 to construct a first-class fuel farm. Jeff McCoy has asked for the contractor to provide additional, more cost-effective options to consider. It was noted that the direction the VHEDC chooses to go on rebuilding the fuel farm depends on the level of commitment from the County. It was further noted that a project this size would require bids. The existing fuel tanks on site were inspected; they do not meet aviation standards and cannot be used for the new fuel farm.*

Jeff McCoy asked the Board to consider the level of participation they wish to take in the construction of the fuel farm. He will contact the County about their expected level of participation. He stressed the need for quality improvements, and possible outside funding sources were discussed. The destructive activities of Culberson County Aviation Ventures were also discussed, regarding both the fuel farm and other airport property.

EXECUTIVE SESSION

The Board recessed the open session of the meeting and convened in closed session at 7:50 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.

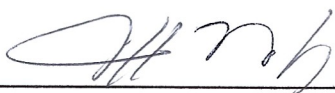
The Board reconvened in regular session at 8:06 p.m., and Jeff McCoy called the meeting to order. No action taken.

ACTION RELATIVE TO EXECUTIVE SESSION: None.

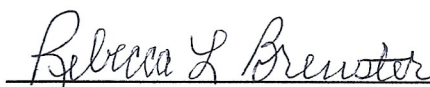
ADJOURNMENT *There being no further business, the meeting was adjourned at 8:07 p.m.*

CERTIFICATION

The VHEDC Board Meeting minutes for April 1, 2026 were approved on April 15, 2026.



Jeff McCoy, President



Rebecca L. Brewster, Secretary