CITY OF BANDERA

ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING

Bandera City Hall, 511 Main Street, Bandera, Texas

Tuesday, April 21 2026, at 6:00 PM

511 Main St. • PO Box 896 • Bandera, Texas 78003 • P: (830) 796-3765 • F: (830) 796-4247

MINUTES

1. **Meeting called to Order at 6:00 p.m.**

   Patricia McMullan, Nancy DeFoster, Diana Walters, Kim McAleb, Andrea Jankoski – Present
   Eric Cothran, Gay Guilott – Absent

   Jill Shelton, City Secretary/Interim Administrator and Allyson Wright, City Treasurer - present

2. **All stood for the Pledge of Allegiance**

3. **Announcements.**

   A. New Board members welcomed by Patricia McMullan.

   Additionally, Tom McEachin, local author. Book Club, June 1st
   Free State of Bandera beginning May 1st
   July 25th – Commemorating National Day of the American Cowboy

4. **Public Hearing**

   A. Public Hearing for the expenditure for the Frontier Times Museum for $28,135 began at 6:04 p.m.

   Laura Devenport expressed her concern about the process of funding this project to include: improper procedures, expired bid, lack of representation from the Frontier Times Museum to present project and answer questions, conflict of interest, premature issuance of check, and overall transparency.

   Public Hearing concluded at 6:09 p.m.

5. **Visitors to be Heard**

   Corey Reid from Main Street Shops and Lofts asked to be placed on the agenda for the job training grant and to establish point of contact with the EDC

6. **Consent Agenda.**

   A. Approval of Minutes for January 22, 2026 Special Meeting

   Walters motioned to accept item(s) in the Consent Agenda. DeFoster seconded the motion with a request to include roll call and matching format between agenda and minutes in future recording of minutes. Item 7D was to be amended to include the work "application" in the recorded minutes.

All in favor to approve the January 22, 2026 Minutes with the aforementioned additions and revisions.

7. Discussion and possible action on the following items:

A. Appoint and/or remove EDC Executive Board Members

Jankoski made a motion to appoint Kim McAleb as president of the EDC. Seconded by DeFoster. All in favor. None opposed.

McAleb made a motion to appoint Diana Walters to vice president of the EDC. Jankoski seconded. All in favor. None opposed.

Walters made a motion to appoint DeFoster as Treasurer of the EDC. Seconded by McMullan. All in favor. None opposed. (Prior to the motion, McMullan resigned her unexpired term as Treasurer). DeFoster indicated that she will fill this role contingent upon an EDC Administrative Assistant being hired in the near future.

Allyson immediately turned over all logins, bank statements, budget and Quickbooks to DeFoster. Jill Shelton and Allyson Wright left the meeting at this time.

DeFoster made a motion to appoint Jankoski as EDC secretary. Diana seconded the motion. All in favor. None opposed.

B. Review of the updated Performance Agreement template provided by the EDC attorney

Jankoski motions to table this item until we have the Performance Agreement template from the attorney to review. Walters seconded the motion. All in favor. None opposed.

C. Approval of sending to City Council for approval for the expenditure of the Frontier Times Museum for $28,135.

Jankoski motions to not approve sending to City Council for approval the Frontier Times Museum expenditure in consideration of the aforementioned concerns during the public hearing. Walters seconded the motion. All in favor. None opposed.

D. Discussion and possible action of moving $700,000 +/- from Bandera Bank to TXStar Investment account as a subaccount in order to earn interest.

Jankoski motions to move $700,000 to the TxStar Investment account. Seconded by Walters. Discussion included revisting the remaining funds in Bandera Bank once upcoming expenditures (Main Street Shops and Lofts, TWDB and FIF grant reimbursement to the City) were deducted to determine if more funds should be moved. All in favor. None opposed.

E. Approval of reimbursement to the City of Bandera for Amegy Bank for $42,500 and $49,500 for half of the principal payment for bonds issued.

Jankoski motions to approve the reimbursement. McMullan seconded the motion. All in favor. None opposed.

F. Discussion and possible action on granting read-only access to all Board members to the EDC bank account at Bandera Bank.

Jankoski motions to allow only Executive Board Members read-only access to the EDC bank account. DeFoster seconded the motion. All in favor. None opposed.

G. Approval of EDC audit for 2024-2025 and payment for service to Donald L. Allman, CPS, PC for $6,000

Discussion included the exorbitant cost of the audit compared to prior years where the cost was $3,500 and budgeted as such. There was question as to the nature of the pulls that were done to evaluate internal controls. Jankoski will contact Mr. Allman and Allyson Wright with questions posed by the EDC Board. Agenda item will be brought back to the next meeting with new information gathered. Jankoski motioned to table the item. Seconded by DeFoster. All in favor. None opposed.

H. Discussion and possible action on the back-up process for Quickbooks to include the retention schedule for such documents.

Walters motioned to table this item until we have more information on the back-up process for Quickbooks (online). Jankoski seconded the motion. Discussion included the original intent of this agenda items was made on the presumption that the City Treasurer was moving all financial information and transactions to Incode alongside the City. Now that this is no longer going to happen, the EDC only needs to establish whether or not a separate backup necessary or if cloud storage is adequate. All in favor of tabling the item. None opposed.

I. Bond premium approval – or create budget for regular expense.

After some discussion regarding "bond shopping" next budget year, the Board approved moving forward with the acceptance of the bond. If it is not in the budget, a budget amendment will need to be made. Walters made the motion to approve. Jankoski seconded. All in favor. None opposed.

J. Approval for Gumball Rally to use Cedar & 11th parking lot on June 8th, 2026.

DeFoster motions to grant use of the EDC parking lot for the Gumball Rally from June 7th 2:00 p.m. until June 8th. Walters seconded the motion. All in favor. None opposed.

K. Discussion and action to change signers on th bank account and TEXStar account.

Discussion included how many signers should be on these accounts. It was determined 3 signers. Jankoski motions to remove previous signers and add the EDC president, vice president and treasurer as the new signers. McMullan seconded the motion. All in favor. None opposed.

8. CLOSED SESSION

1) The Bandera Economic Development Corporation will meet in closed session pursuant to Texas Government Code Section 551.072, to deliberate the purchase, exchange, lease, or value of real property.

The board opted to remain in open session for discussion. Suggestions included performing a market analysis on EDC properties before entertaining any interest or offers. Board would like to determine if we are prepared to list these properties to open up the opportunity for multiple offers. The consensus was to discuss in more detail what the board would like to do with the properties while considering past interest and what would be the best fit for Bandera.

No action taken.

9. Comments from the Board

10. Future Agenda Items

a) EDC job Training Grant with Main Street Shops and Lofts
b) EDC properties
c) Establish regular financial reports
d) Publish annual EDC meeting schedule
e) Website access
f) Attorney services
g) Performance agreement review
h) Disc Golf Course project
i) Establish policy for bids
j) Administrative assistant advertisement
k) EDC audit and invoice

11. Adjourn

Meeting was adjourned at 7:30 p.m.

/s/ Andrea Jankoski
EDC Secretary