



**CITY OF BANDERA
ECONOMIC DEVELOPMENT CORPORATION
REGULAR MEETING**

Bandera City Hall, 511 Main Street, Bandera, Texas

Tuesday, August 18, 2026, at 6:00 PM

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

AGENDA

1. Call to order and Member Roll Call.

6:01 pm

All board members are present and Toni Kunz City Administrator is present.

2. Pledge of Allegiance.

3. Announcements. None

4. Citizen Comments (please keep comments to 3 minutes). None except Laura Davenport wanted to speak

5. Motion on item #6, C #1 and #2 later in the meeting. Kim Manglberger spoke on item #3, F later in the meeting

6. Consent Agenda.

Items on the consent agenda are considered to be of a routine nature by The Economic Development Corporation and may require only limited discussion. Any Board Member may request that items be removed from the consent agenda and be considered separately for the purpose of discussion and voting.

- a) Minutes for May 27, 2026 Special Meeting, June 16, 2026 Regular Meeting and July 1, 2026 Special Meeting and Workshop

Approved, motion by Jankoski and second by McMullan. All in favor, none opposed.

- b) Approve Invoice #2026-001 for EDC Admin Asst – Denise Lauricella in the amount of \$300

Approved, motion by Jankoski, second by McMullan. All in favor, none opposed.

- c) Approve Office Supplies for EDC President Kim McAleb- \$61.10

Denise Lauricella to provide Nancy De Foster with a second copy of invoice.

Approved, motion by Jankoski, second by McMullan. All in favor, none opposed.

- d) Approve fee for \$115 Simple City Design for copy of Bandera 2040, True to its roots Comprehensive plan.

Motion made by Jankoski to wait until next year when this plan is updated. second by Walters, All in favor, none opposed.

- e) Approve membership for TEDC \$175 - Education and resource purposes.

Discussion about membership, other free training, etc.

Motion made by Walters to approve, McMullan second. Jankoski opposed, McAleb, Walters, De Foster, Guillott, McMullan were in favor.

- f) EDC financials

*Nancy De Foster explained June and July check combined so June income will reflect 0, July will be for both months earned income. EDC Financials might look a little different.
Motion made by Defoster, second by Walters, All in favor, none opposed.*

7. Discussion and possible action on the following items:

- a) Discussion and Possible Action on tabled item from July 1, 2026 meeting regarding Collateral Agreement with Bandera Bank.

Collateral Agreement explained Bandera Bank calls it Pledge Amounts, discussion regarding concerns of collateral Agreement/Pledge amounts. Possible future discussion with new Legal counsel & new auditor to make sure this is covered. No action required other than future follow up with legal counsel and auditor if necessary.

- b) Discussion and Possible Action on Bandera Bank checking account funds and moving funds over \$250,000 into to Tex Star Investment Account (as voted on in the April 21, 2026 meeting) or seek short-term CD's with Bandera Bank.

Different bank rates were presented by EDC president, penalty fee, CD terms, De Foster said Texstar would like to come to EDC meeting in September to do a presentation to the board. Keeping local was a concern of the board. Loss of interest was brought up and the amounts adding up daily.

Motion to move one million dollars currently in Bandera checking account – details \$500,000 to Bandera Bank in another CD and \$500,000 in Texstar sub account other than existing account there. Leave approx. amount of \$39,000 in existing checking account.

Motion by Walters and second by Jankoski - Timeline to be done tomorrow. All in favor, none opposed.

- c) Discussion and Possible Action on two EDC properties in anticipation of listing said properties for sale:

1. Request approval to order survey and flood elevation on property Hackberry & 2nd and prepare to list for sale.

Gay Guilott went to property, property needs to be cleaned up, possible recreation use, ping pong, pickle ball & basketball. Laura Davenport spoke about original purchase of property and it was named Settlers Park. It was supposed to a nature park. Zoned as park currently. Suggestion to get 3 bids to clean up property.

Motion made to get three bids to clean it up by Guilott, second by De Foster. Gay Guilott was designated point person to handle getting bids with contractors and present back to the board. All in favor, none opposed.

2. Request approval to submit application for Commercial rezoning of property at Maple & 10th and prepare to list for sale.

Discussion to not sell, but move forward to rezone instead. Survey already in place. Motion made by Guilott to move forward to rezone property at Maple and 10th, Second by Walters. All in favor, none opposed.

3. Discussion and possible action on proposed Budget 2026/2027

Several categories were discussed at length, advertising, website development, administrative, office supplies, fidelity bond, subscriptions, auditor, legal fees, promo, land improvements, and marketing to measurable outcomes. Vietnam memorial wall & Across Texas trail coming across Texas, Bandera is the half way mark, great opportunity to be a substantial event here were discussed, Missed opportunity with 250 year anniversary and lack of town participation. EDC Legacy discussed.

Fiscal year Income \$289,107. YTD, being a considerable deficit and anticipated income for August and September (approx. amount \$36,000 for both months). Interest income should go up with move of EDC money to higher yield accounts. Annual YTD income should be approx. \$361,107.

Budget to Reflect changes made per each discussion and each line item. Diana updating in excel for submittal to City council, Nancy to catch up QuickBooks.

Motion to update budget and submit to city council Walters, and second By Jankoski, all in favor, none opposed.

- e) Discussion and possible action for the EDC president to attend TEDC the annual workshop October 7-9 in Houston, estimate \$1500 (room, gas, meals and conference fee)

De Foster stated its not in the budget. Helotes EDC meeting discussed, other training discussed, De Foster stated spending \$1500 on one person training not wise as the other board members don't get an opportunity since it's the majority of the budget for training. Decision made to drop TEDC training at this time.

- f) Discussion and Possible Action on an update in obtaining FRQ's and/or Engagement Letters for Attorney Services/Representation for EDC in order to make a decision and/or hire legal counsel for the EDC.

Kim Manglberger spoke to resubmit a revised proposal. She removed fees and revised her flat hourly fee to \$210.00 per hour.

EDC Board to go into closed session 7:39pm

7. CLOSED SESSION

- a) The Bandera Economic Development Corporation will meet in closed session pursuant to Texas Government Code Section 551.074, Personnel Matters; to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee; to wit:

Hiring New EDC Legal Counsel

7:39 pm EDC board goes into closed session.

8. ACTION AFTER CLOSED SESSION

- a) The Bandera Economic Development Corporation will reconvene in open session to discuss and take possible action on item 7(a)

Board comes back to open session at 7:46pm

Board recommends hiring Frank Garza

Guilott motions to hire Frank Garza, McMullan seconds,

Board voted, De Foster opposed and McAleb, Walters, Jankoski, Guilott, McMullan were all in favor

9. Comments from the Board

10. Future Agenda Items

- Establish a policy for reviewing our promotional funding applications so that we can inform the public and previous applicants.
- Workshop for EDC Legacy project discussed, final decision was made to have workshop 30 minutes prior to regular October 20, 2026
- Chose auditor, EDC president contacted several people who were not interested, Jankoski offered to make some contacts to find an auditor
- TEXSTAR presentation next meeting

11. Adjourn At 7:53 pm

/s/ Denise Lauricella

Denise Lauricella, Administrative Assistant

The Economic Development Corporation for the City of Bandera reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code §551.071 (Consultations with Attorney), §551.072 (Deliberations about Real Property), §551.073 (Deliberations about Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations about Security Devices) and §551.086 (Economic Development). There may be a quorum of Planning and Zoning/City Council members at any regularly scheduled Economic Development Corporation Meeting. This facility is wheelchair accessible and handicapped parking is available. Requests for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (830) 796- 3765. **This agenda is posted in accordance with the Texas Government Code, Chapter 551 on August 11, 2026.**