



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

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, November 18, 2025 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.**
- 2. Pledge of Allegiance.**
- 3. Announcements.**
- 4. Visitors to be Heard (please keep comments to 3 minutes).**
- 5. Consent Agenda.**

Items on consent agenda are considered being 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.

1. Approval of Minutes from the Regular Meeting on 10-21-2025.

2. Bills

A) City Of Bandera reimbursement for \$240.00 for Public Funds Investment Act Training for Patricia McMullan.

B) Administrative Services for Allyson Wright for \$425.00.

3. Resignation of Laura Devenport.

6. Discussion and possible action on the following items:

A. Investment Report

B. Take all appropriate action on selling EDC owned property to the City of Bandera.

C. Discussion and possible action on City owned parking lot on Cedar St for a possible public parking facility.

D. Consideration of applications for promotional funding.

A) Jurassic Jamboree - Bandera Natural History Museum \$3,350.00

B) Cowboys On Main 2025-2026 \$52,900.00

C) National Day of The American Cowboy \$4,058.88

E. Consideration of applications for performance agreement.

A) Frontier Times Museum \$28,135.00.

7. Comments from the Board.

8. Future agenda items.

9. Adjourn.

/s/ Jill Shelton

Jill Shelton, 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 matter 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 accommodations 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 November 12, 2025.



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

Bandera City Hall, 511 Main Street, Bandera, Texas
Tuesday, October 21, 2025 at 6:00 PM

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MINUTES

1. Call to order.

President Longoria called the meeting to order at 6:02PM.

Present: Longoria, Palmer, McMullan, Tankersley

Absent: Cothran

2. Pledge of Allegiance.

All stood for the pledge.

3. Announcements.

There were no announcements.

4. Visitors to be Heard (please keep comments to 3 minutes).

There were no visitors to be heard.

5. Consent Agenda.

A. 1. Approval of Minutes from the Regular Meeting on 8-19-2025 and Special Meeting on 9-4-2025.

2. Bills

A) City Of Bandera for Hotel for 562.41 for Manny Longoria.

B) Administrative Services for Jill Shelton for \$250.00.

McMullan moved to approve the consent agenda with the addition of Palmer being added as present on the 8-19-25 Minutes. Seconded by Palmer. All in favor, motion passes.

6. Discussion and possible action on the following items:

A. Appointment of officers to the EDC board.

A) President

B) Secretary

C) Treasurer

Motion made by Palmer to appoint Longoria as president, McMullan as Treasurer, Palmer as Secretary, Seconded by McMullan. All in favor, motion passes.

B. Take all appropriate action on setting up policies and procedures for funding applications.

There was much discussion on the promotional and projects applications. Motion made by Palmer continue with same policies and procedures for funding applications, seconded by Tankersley. All in favor, motion passes.

C. Take all appropriate action regarding the EDC property on 10th and Maple for lot.

Palmer moved to postpone seconded by Tankersley. All in favor, motion passes.

D. Take all appropriate action on selling EDC owned property to the City of Bandera.

McMullan would like to get more information on lease options for the Buck Creek properties. Palmer made a motion to sell the EDC owned Hackberry property to the City of Bandera for a nominal fee of \$1.00. Seconded by McMullan. All in favor, motion passes.

E. Discussion and possible action on City owned parking lot on Cedar St for a possible public parking facility.

Palmer made a motion to take 3 bids for parking lot on Cedar Street, seconded by McMullan. All in favor, motion passes.

F. Take all appropriate action on the Administrative Services Agreement with the City of Bandera.

Palmer moved to postpone the item, seconded by Tankersley. All in favor, motion passes.

G. Approval of Resolution 2025-003 TexSTAR amending resolution to update authorized representatives.

Palmer moved to approve Resolution 2025-003, Seconded by McMullan. All in favor, motion passes.

7. Comments from the Board.

Patricia Moore retirement party, Homecoming Parade, Nightmare on Maple, and Buckfest.

8. Future agenda items.

Lease agreement, parking lots, funding applications, and County fair.

9. Adjourn.

The meeting was adjourned at 6:48PM.

10. /s/ Jill Shelton

Jill Shelton, Administrative Assistant

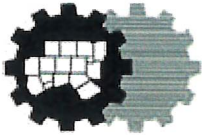
Allyson Wright

From: Patricia McMullan <patricia@m...>
Sent: Thursday, November 6, 2025 10:00 AM
To: Allyson Wright
Subject: FW: Receipt: PFIA training from

From: NorthTexasTDI <NorthTexasTDI@nctcog.org>
Sent: Thursday, November 6, 2025 9:28 AM
To: Patricia McMullan <patricia@mcmullaninsurance.com>
Subject: Receipt: PFIA training from NCTCOG

Please add to
edc agenda for
reimb. to city.
Patricia PFIA
training.
-Ally

Section 5, Item A.



North Central Texas Council of Governments Training & Development Institute

PO Box 5888
Arlington, TX 76005-5888

817-704-5614 phone
northtexasdi@nctcog.org

Receipt

Date: 11/4/2025

Registrant Information	Patricia McMullan Investment Officer/Treasurer Bandera Econ. Devel. Corp. 511 Main St Bandera, TX 78003-0896	Amount Paid	240.00
		Card Confirmation	121329324159 MasterCard: 2931

Confirmed below is your registration:

Course Information	Public Funds Investment Act Training November 10, 2025 November 11, 2025
Times	9:00 a.m. - 2:00 p.m.
Training Location	Zoom
Provided	A link to the training page will be emailed 5 business days, and 1 business day, prior to 11/10/2025.

PO Box 3291 Bandera, TX 78003

October 31, 2025

Bandera EDC
511 Main St.
Bandera, TX 78003

[illegible]

Tel: 361-537-3501

Email: Allyson.wright@banderatx.gov

Laura Devenport

Vice President, Bandera Economic Development Corporation

October 21, 2025

Dear Members of the Board,

After careful consideration, I am submitting my resignation as Vice President of the Bandera Economic Development Corporation, effective immediately.

My decision is based on a growing concern that the current board no longer values public input before making decisions with long-term implications for our community. A recent example is the handling of the Buck Creek property — which, in my view, should have been placed on the market to attract a project capable of generating jobs, sales tax revenue, and overall economic growth. Gifting this property to the City keeps it off the tax rolls and limits opportunities for partnerships that could strengthen both the BEDC and the City of Bandera economically.

Additionally, key decisions are being made outside of board discussion or approval, which undermines transparency and proper governance. Citizens who request funding are often delayed in being placed on the agenda, and there has been little to no open dialogue on important matters brought before the board. These practices have led to what appears to be “back-door” decision-making that does not reflect the intent or integrity of the BEDC’s mission. Administrative and legal fees have more than doubled for this years budget I question why?

I am also concerned about potential violations of the Texas Open Meetings Act, the lack of competitive bidding when selecting new legal counsel, and the absence of communication regarding the audit firm’s withdrawal from both the EDC and the City.

It has become increasingly evident that the EDC is being directed

more by a select few, than by its appointed board. This dynamic has blurred the line between the EDC's independence and City control, leading me to question whether "EDC" now stands for Economic Development Corporation or Everything Directed by Council.

At this point, I believe I can better serve the citizens of Bandera by stepping away from the board and working on other projects for our community. I also feel that remaining in my position could also expose me to potential liability or lawsuits due to actions beyond my control.

It has been an honor to serve the people of Bandera and to advocate for genuine economic development that benefits our entire community. I remain hopeful that transparency, accountability, and public trust can once again become the foundation of the BEDC's work.

Respectfully,

A handwritten signature in black ink, appearing to read "Laura Devenport". The signature is fluid and cursive, with a large initial "L" and a stylized "D".

Laura Devenport

Vice President, Bandera Economic Development Corporation

City of Bandera - EDC

Investment Quarterly Report

Quarter Ending 9/30/25

This report is in compliance with the policies and strategies contained in the City of Bandera Investment Policy and the Public Funds Investment Act (Chapter 2256)

As of June 30, 2025

Beginning Book Value	\$ 1,259,997.00
Unrealized Gain/(Loss)	\$ -
Weighted Daily Average to Maturity	NA

As of September 30, 2025

Beginning Book Value	\$ 1,418,214.00
Unrealized Gain/(Loss)	\$ -
Weighted Daily Average to Maturity	1

Patricia McMullan, Treasurer

Manny Longoria, President

City of Bandera - EDC
Investment Quarterly Report
Quarter Ending 09/30/2025

Funds are invested as following:

Type of Investment	Yield	Book Value 6/30/2025	Book Value 9/30/2025	Percent of Total Portfolio
<i>Cash - Bank Account</i>				
Checking - 3235	0.10%	661,953	762,710	53.78%
Bank Total	0.10%	\$ 661,953	\$ 762,710	53.78%
<i>Certificates of Deposit - CDs</i>				
BANDERA BANK 3160	3.00%	55,904	56,327	3.97%
BANDERA BANK 3161	3.00%	5,648	56,896	4.01%
TexStar	4.21%	536,492	542,280	38.24%
CD Total	4.00%	\$ 598,044	\$ 655,504	46.22%
TOTAL PORTFOLIO	1.90%	\$ 1,259,997	\$ 1,418,214	100%