



**Pampa Economic Development Corp.
Board of Directors
Regular Meeting Agenda**

**Pampa EDC Conference Room
200 N. Ballard St.
Pampa TX 79065**

**April 16, 2026
5:00 PM**

Notice is hereby given for the purpose of considering the following agenda items. **All agenda items are subject to action.** The Board of Directors reserves the right to meet in closed session on any agenda items should the need arise and if applicable pursuant to authorization by Title 5, Chapter 551 of the Texas Government Code.

1. Call Meeting to Order

2. President Dr. Emily Arrington to open with prayer.

3. Consider approval of the minutes for the March 12, 2026, meeting.

4. Citizens Forum

The Pampa EDC Board of Directors will set aside time during each regularly scheduled meeting to permit public comment from the floor. Due to time restraints, the public will be limited to 3 minutes per person. In accordance with the Texas Open Meetings Act, the Board of Directors will not comment at that time on the subject brought before the Directors.

5. Public Hearings

- a) Rafinia Property Group, LLC

6. Officers' Reports

- a) Financial Report
- b) Executive Director's Report
 - a. Local Project Update(s)
 - b. Regional Project Update(s)
 - c. Economic Indicators
- c) PEC Report

7. Committee Report

- a) Beautification Committee Report
- b) Workforce Development Committee Report
- c) Long Term Planning Committee Report (official name TBD)
- d) Abandoned Building and Demo Committee Report (official name TBD)

8. Old Business

- a) None

9. New Business

- a) Approve Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026.
- b) Approve Pampa's Abandoned Building and Demo Committee Budget and Charter for 2026.
- c) Approve amendments to the Beautification Charter and Budget for 2026.
- d) Approve any completed Beautification Grants for disbursement.
- e) Approve the PEDC's amended Cash Budget for 2026.

10. Announcements

- a) None

11. Executive Session

The Board of Directors reserves the right to go into Executive Session at any time during the meeting to consult with its attorney in accordance with the Texas Government Code, Subchapter D, 551.071; deliberate the purchase or sale of real property in accordance with the Texas Government Code, Subchapter D, 551.072; deliberate personnel matters in accordance with the Texas Government code, Subchapter D, 551.074; and/or deliberate regarding economic development negotiations in accordance with the Texas Government Code, Subchapter D, 551.087.

The Board of Directors will reconvene into open session to take any action necessary.

- a) Purchase Real Estate – Discussion
- b) Updates on ongoing economic development negotiations.
- c) Discuss personnel matters.

12. Adjourn

Certification

This is to certify that this Agenda was posted on the Pampa EDC website and the officially designated bulletin board at the City Hall, Pampa, Texas, on April 10, 2026, before 4:00 p.m. and remains so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



Treasa Heuston Assistant Director Office & Records

Accessibility Statement

In compliance with the Americans with Disabilities Act, the Pampa EDC building at 200 N. Ballard St. will provide reasonable accommodations for persons attending the director's meetings of the Pampa Economic Development Corporation. To better serve you, requests should be received 24 hours prior to the meetings. Please contact Treasa Heuston at 806-665-0800.

The archive of the Pampa EDC Agendas can be found at pampaedc.com.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	5 a.
ITEM/PROJECT:	RESOLUTION R26-015 Close Public Hearing for Rafinia Property Group, LLC.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' motion to close the Public Hearing for Rafinia Property Group, LLC.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director
FINANCIAL IMPACT:	\$900,000.00
SOURCE OF FUNDS:	Projects and Grants > \$10,000.00
START/COMPLETION SCHEDULE:	April 16, 2026
RECOMMENDED ACTION:	Board Members' motion to close the Public Hearing for Rafinia Property Group LLC.
RECOMMENDED MOTION:	I make a motion to close the Public Hearing for Rafinia Property Group, LLC.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-015 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	6 a.
ITEM/PROJECT:	RESOLUTION R26-016 APPROVE PAMPA EDC March 31, 2026 FINANCIALS.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of PEDC's March 31, 2026, financials.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Sue Fatheree, EDC Treasurer
FINANCIAL IMPACT:	\$0
SOURCE OF FUNDS:	NA
START/COMPLETION SCHEDULE:	Approve each month of the calendar year.
RECOMMENDED ACTION:	Board Members approve the March 31, 2026, financials.
RECOMMENDED MOTION:	I make a motion to approve the Pampa Economic Development Corp.'s March 31, 2026, financials as presented.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-016 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	9 a.
ITEM/PROJECT:	RESOLUTION R26-017 APPROVE PAMPA'S LONG TERM STRATEGIC PLANNING COMMITTEE BUDGET AND CHARTER FOR 2026.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Eduardo Campos, Committee Chair
FINANCIAL IMPACT:	TBD
SOURCE OF FUNDS:	Projects and Grants > \$10,000.00
START/COMPLETION SCHEDULE:	April 16, 2026 – September 30, 2026
RECOMMENDED ACTION:	Board Members approve Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026
RECOMMENDED MOTION:	I make a motion to approve the Pampa's Long Term Strategic Planning Committee Budget of _____ and the Charter of _____ for 2026.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-017 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	9 b.
ITEM/PROJECT:	RESOLUTION R26-018 APPROVE PAMPA ABANDONED BUILDINGS AND DEMOLITION COMMITTEE BUDGET AND CHARTER FOR 2026
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of the Pampa Abandoned Buildings and Demolition Committee Budget and Charter for 2026.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Cade Taylor, Committee Chair
FINANCIAL IMPACT:	TBD
SOURCE OF FUNDS:	Projects and Grants > \$10,000.00
START/COMPLETION SCHEDULE:	April 16, 2026 – September 30, 2026
RECOMMENDED ACTION:	Board Members approve the Pampa Abandoned Buildings and Demolition Committee Budget and Charter for 2026
RECOMMENDED MOTION:	I make a motion to approve the Pampa Abandoned Buildings and Demolition Committee Budget of _____ and the Charter of _____ for 2026.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-018 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	9 c.
ITEM/PROJECT:	RESOLUTION R26-019 APPROVE AMMENDMENTS TO THE BEAUTIFICATION CHARTER AND BUDGET FOR 2026.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of amendments to the Beautification Charter and Budget for 2026.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Laycee Johnson, Beautification Committee Chair
FINANCIAL IMPACT:	TBD
SOURCE OF FUNDS:	Projects and Grants < \$10,000.00
START/COMPLETION SCHEDULE:	April 16, 2026 – September 30, 2026
RECOMMENDED ACTION:	Board Members approve the amendments to the Beautification Charter and Budge for 2026.
RECOMMENDED MOTION:	I make a motion to approve the amendments to the Beautification Budget of _____and the Charter of _____ for 2026.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-019 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	9 d.
ITEM/PROJECT:	RESOLUTION R26-020 APPROVE COMPLETED 1 ST ROUND BEAUTIFICATION GRANTS FOR DISBURSEMENT.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of completed 1 st round Beautification grants for disbursement.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Laycee Johnson, Beautification Committee Chair
FINANCIAL IMPACT:	\$9,500.00
SOURCE OF FUNDS:	Projects and Grants <\$10,000.00
START/COMPLETION SCHEDULE:	April 16, 2026
RECOMMENDED ACTION:	Board Members approve the completed 1 st round Beautification grants for disbursement from Muddy Fox in the amount of \$9,500.
RECOMMENDED MOTION:	I make a motion to approve the completed 1 st round Beautification grants for disbursement in the amount of \$9,500 to the Muddy Fox.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-020 attached.



Pampa Economic Development Corp.
AGENDA INFORMATION SHEET

AGENDA ITEM:	9 e.
ITEM/PROJECT:	RESOLUTION R26-021 APPROVE PEDC’S AMENDED CASH BUDGET FOR 2026.
MEETING DATE:	April 16, 2026
DESCRIPTION:	PEDC Board Members' approval of the PEDC’s amended cash budget for 2026.
STAFF CONTACT:	Ryan Bradley, Pampa EDC Executive Director Dr. Emily Arrington, EDC President Sue Fatheree, EDC Treasurer
FINANCIAL IMPACT:	TBD
SOURCE OF FUNDS:	Cash Reserves and Assets
START/COMPLETION SCHEDULE:	April 16, 2026
RECOMMENDED ACTION:	Board Members approve the PEDC’s amended cash budget for 2026.
RECOMMENDED MOTION:	I make a motion to approve the PEDC’s amended cash budget for 2026. Motion to adjust the line _____ from _____ to _____.
BACKGROUND/ADDITIONAL INFORMATION:	RESOLUTION R26-021 attached.