



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

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

**May 21, 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. Board Member Laycee Johnson to open with prayer.**

**3. Consider approval of the minutes for the April 16<sup>th</sup> and 23<sup>rd</sup>, 2026, meetings.**

**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) CORNERSTONE SHOPPING CENTER, LLC (previously Rafinia 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

d) Abandoned Building and Demo Committee Report

**8. Old Business**

a) None

**9. New Business**

a) Approve Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026.

b) Approve any completed Beautification Grants for disbursement, none to be presented for approval.

**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.

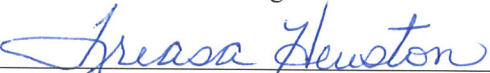
The Board of Directors will reconvene into open session to take any action necessary.

- 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 May 15, 2026, before 4:00 p.m. and remains so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

  
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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](http://pampaedc.com).



Pampa Economic Development Corp.  
**AGENDA INFORMATION SHEET**

<b>AGENDA ITEM:</b>	<b>5 a.</b>
<b>ITEM/PROJECT:</b>	<b>RESOLUTION R26-022</b> Close Public Hearing for CORNERSTONE SHOPPING CENTER, LLC. (Previously Rafinia)
<b>MEETING DATE:</b>	May 21, 2026
<b>DESCRIPTION:</b>	PEDC Board Members' motion to close the Public Hearing for CORNERSTONE SHOPPING CENTER, LLC. (Previously Rafinia)
<b>STAFF CONTACT:</b>	Ryan Bradley, Pampa EDC Executive Director
<b>FINANCIAL IMPACT:</b>	\$900,000.00
<b>SOURCE OF FUNDS:</b>	Projects and Grants > \$10,000.00
<b>START/COMPLETION SCHEDULE:</b>	May 21, 2026
<b>RECOMMENDED ACTION:</b>	Board Members' motion to close the Public Hearing for CORNERSTONE SHOPPING CENTER, LLC. (Previously Rafinia)
<b>RECOMMENDED MOTION:</b>	I make a motion to close the Public Hearing for CORNERSTONE SHOPPING CENTER, LLC. (Previously Rafinia)
<b>BACKGROUND/ADDITIONAL INFORMATION:</b>	<b>RESOLUTION R26-022</b> attached.



Pampa Economic Development Corp.  
**AGENDA INFORMATION SHEET**

<b>AGENDA ITEM:</b>	<b>6 a.</b>
<b>ITEM/PROJECT:</b>	<b>RESOLUTION R26-023</b> APPROVE PAMPA EDC April 30, 2026 FINANCIALS.
<b>MEETING DATE:</b>	May 21, 2026
<b>DESCRIPTION:</b>	PEDC Board Members' approval of PEDC's April 30, 2026, financials.
<b>STAFF CONTACT:</b>	Ryan Bradley, Pampa EDC Executive Director Sue Fatheree, EDC Treasurer
<b>FINANCIAL IMPACT:</b>	\$0
<b>SOURCE OF FUNDS:</b>	NA
<b>START/COMPLETION SCHEDULE:</b>	Approve each month of the calendar year.
<b>RECOMMENDED ACTION:</b>	Board Members approve April 30, 2026, financials.
<b>RECOMMENDED MOTION:</b>	I make a motion to approve the Pampa Economic Development Corp.'s April 30, 2026, financials as presented.
<b>BACKGROUND/ADDITIONAL INFORMATION:</b>	<b>RESOLUION R26-023</b> attached.



Pampa Economic Development Corp.  
**AGENDA INFORMATION SHEET**

<b>AGENDA ITEM:</b>	<b>9 a.</b>
<b>ITEM/PROJECT:</b>	<b>RESOLUTION R26-024</b> APPROVE PAMPA'S LONG TERM STRATEGIC PLANNING COMMITTEE BUDGET AND CHARTER FOR 2026.
<b>MEETING DATE:</b>	May 21, 2026
<b>DESCRIPTION:</b>	PEDC Board Members' approval of Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026
<b>STAFF CONTACT:</b>	Ryan Bradley, Pampa EDC Executive Director Eduardo Campos, Committee Chair
<b>FINANCIAL IMPACT:</b>	TBD
<b>SOURCE OF FUNDS:</b>	TBD
<b>START/COMPLETION SCHEDULE:</b>	May 21, 2026 – September 30, 2026
<b>RECOMMENDED ACTION:</b>	Board Members approve Pampa's Long Term Strategic Planning Committee Budget and Charter for 2026
<b>RECOMMENDED MOTION:</b>	I make a motion to approve the Pampa's Long Term Strategic Planning Committee Budget of _____ and the Charter of _____ for 2026.
<b>BACKGROUND/ADDITIONAL INFORMATION:</b>	<b>RESOLUTION R26-024</b> attached.