

**PAMPA ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
MEETING MINUTES
May 21, 2026**

PRESENT: Ryan Bradley, Dr. Emily Arrington, Glennette Goode, Laycee Johnson, Sue Fatheree, Dan Fowler, and Eduardo Campos

ABSENT: Cade Taylor

ALSO PRESENT: Treasa Heuston, Spencer McElhannon, David Dickerson, Shane Stokes, and Richard Stowers

Board Member	Total Meetings 2025-2026	Attend	Absent	Consecutive Absentee
Executive Director Ryan Bradley		11		
President Dr. Emily Arrington		11		
Vice President Glennette Goode		10	2/29/26	
2 nd Vice President Laycee Johnson		10	11/5/25	
Treasurer Sue Fatheree		11		
Assistant Treasurer Dan Fowler		5	4/23/26	
Secretary Cade Taylor			11/20/25 3/12/26 4/23/26 5/21/26	
Assistant Secretary Eduardo Campos		5	4/16/26	
	11			

The Pampa EDC monthly meeting was held on Thursday, May 21, 2026, at 5:00 p.m. in the Pampa EDC Conference Room.

1. President Dr. Emily Arrington called the meeting to order at 5:01 p.m.
2. Board Member Laycee Johnson opened with prayer.
3. Consider approval of the minutes for the April 16th and 23rd, 2026, meetings.

A motion was made by Board Member Sue Fatheree to approve April 16, 2026, minutes as amended with City Manager Shane Stokes attendance added, Board Member Glennette Goode seconded, and each Board Member voted yes; the motion carried.

A motion was made by Board Member Glennette Goode to approve April 23, 2026, minutes as amended with City Manager Shane Stokes attendance added and the addition of addresses to the 2nd round Beautification applications approved with 50% funding upfront, Board Member Sue Fatheree seconded, and each Board Member voted yes; the motion carried.

4. **Citizens Forum** – No public comment was made.

5. **Public Hearing**

CORNERSTONE SHOPPING CENTER LLC.

Public comment from Richard Stowers requested clarification on the ownership of Cornerstone Shopping Center LLC. Executive Director Ryan Bradley responded that Cornerstone Shopping Center LLC is owned by the Rafinia Property Group, LLC, and Tioga, LLC.

A motion was made by Board Member Glennette Goode to close the Public Hearing of CORNERSTONE SHOPPING CENTER LLC., Board Member Laycee Johnson seconded, and each Board Member voted yes; the motion carried.

6. Officers' Reports

Financial Report – Treasurer Sue Fatheree presented the Pampa EDC April 30, 2026, financials and the City of Pampa April 2026 sales tax report.

A motion was made by Board Member Sue Fatheree to approve April 30, 2026, Pampa EDC financials as presented, Board Member Glennette Goode seconded, with each Board Member voting yes, the motion carried.

Executive Director Report –

a. Local projects updates

- The PEDC/LeadingEDG is working on a potential local upstart in the manufacturing sector.
- The PEDC is considering the development of the upper floor of the EDC building into a Business Center to offer support and facilitate the attraction of new businesses to the region. As well as hosting small to medium-sized conferences related to business development. This will be discussed for inclusion in the 2026-2027 budget.

b. Regional/Outside project updates

- Panhandle regional businesses are showing interest in relocating or expanding to Pampa.
- Primary interest has been in construction and support for the data center development.

c. Economic Indicators updates

- The PEDC is working with the Texas Workforce Commission to generate Pampa (Gray County) specific economic report similar to the ones published for Amarillo and the Greater Panhandle area.

d. PEC Report – updates

- SARAWEST is moving in equipment and preparing to start operations.
- Heartland is receiving delivery of aggregate to support the local growth.
- Land purchases are still being considered; no updates.

7. Committee Report

a. Beautification Committee

- Next meeting 5/27/26.

b. Workforce Development Committee Report:

- Executive Director Ryan Bradley had conversations with Pampa school Superintendent Hugh Piatt and Pampa High School Principal Clay Jones.

c. Long-Term Planning Committee Report:

- Committee member Eduardo Campos reposted the committee had met on 5/21/26, identified possible committee members and revised the Long-Term Planning charter.

d. Abandoned Building and Demo Report:

- Committee Member Cade Taylor reported the committee met 4/1/26, discussed a few goals and will have proposals ready for the next PEDC meeting.

8. Old business

a. None

9. **New Business**

a. Approve Pampa's Long Term Strategic Planning Committee budget.

A motion was made by Board Member Dan Fowler to approve Pampa's Long Term Strategic committee budget in the amount of \$50,000.00, Board Member Laycee Johnson seconded, and each Board Member voted yes; the motion carried.

10. **Announcements**

a. None

11. **Executive Session**

The Board of Directors met in closed session at 5:35 p.m. in accordance with the Texas Government Code, Subchapter D, Section 551.074, and Section 551.087.

Open Session

President Dr. Emily Arrington reconvened the Board in open session at 7:39 p. m. With the following action(s) taken:

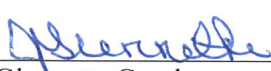
- a. Purchase Real Estate – No action taken.
- b. Updates on ongoing economic development negotiations. – No action taken.
- c. Discuss Personnel Matters: No action taken.

12. **Date and time of next meeting**

The next meeting scheduled for the Pampa EDC will be on **June 18, 2026**, at 5:00.

13. **Adjournment**

With no further business on the agenda, Board Member Glennette Goode made a motion to adjourn the meeting at 7:43 p.m., Board Member Laycee Johnson seconded, with each Board Member voting AYE, the motion carried.


Glennette Goode


Vice President


Treasa Heuston

Assistant Director Office & Records