

**BOARD MEETING NOTICE
OF THE
BEE DEVELOPMENT AUTHORITY
October 20th, 2025**

IN ACCORDANCE WITH SECTION 551.041 TEXAS LOCAL GOVERNMENT CODE NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BEE DEVELOPMENT AUTHORITY WILL BE HELD ON MONDAY, OCTOBER 20, 2025, AT 8:30 P.M. IN THE BEE DEVELOPMENT AUTHORITY OFFICE LOCATED AT 2746 BYRD STREET, BEEVILLE, TEXAS 78102 IN THE CHASE FIELD INDUSTRIAL AND AIRPORT COMPLEX AT WHICH TIME THE FOLLOWING ITEMS WILL BE DISCUSSED.

1. Call to Order: Orlando Vasquez, Chairman
2. Opening Prayer
3. Announcements on disclosure of conflicts of interest
4. Citizens Comments
5. Consent Agenda

A.) Approval of Meetings Minutes

1. Regular Board Meeting Minutes August 11th, 2025

B.) Approval of Financial Reports

1. Balance Sheet: September & October 2025
2. Profit & Loss YTD Comparison: September & October 2025
3. Profit & Loss Budget Performance: September & October 2025

C.) Monthly Check Listing: September & October 2025

6. Discussion and possible action on an update on Bee Area Partnership activities update by Pete Patel, BDA board member appointee to BAP.
7. Discussion from concerned landowners in regards to touch and go landings from Navy.
8. Deliberation and possible action on soliciting bids for a bank depository institution for the Bee Development Authority.
9. Discussion and possible action on investment of a Certificate of Deposit (CD) of \$50,000.
10. Discussion and possible action regarding establishing a Professional Services Pool for a period of three years, based on the responses from the Request for Qualifications (RFQ) that was approved by the Board of Directors on June 9th, 2025.
11. Discussion and possible action on approving the Audited Financial Report for the fiscal year ending on December 31st, 2024 for the Bee Development Authority by Raul Hernandez & Company, P.C. and payment of \$11,000 invoice for the Audited Financial Report for the fiscal year 2024 for the Bee Development Authority.
12. Discussion and possible action regarding presentation by Executive Director on 2026 Proposed Budget.
13. Discussion and possible action regarding approval of 2026 Special Event Agreement between Bee Development Authority and J&S Matus Motorsports, Inc. AKA The Texas Mile.
14. Discussion and possible action regarding approval of 2026 Special Event Agreement between Bee Development Authority and Lonestar Region Chapter of Sports Car Club of America, Inc.
15. Update from James P. Allison, of Allison, Bass & Magee, and possible action regarding proposed remediation plan and settlement agreement of liability claim with Adaptive Industrial Services.
16. Executive Session—The Authority may go into Closed Executive Session:

A.) Texas Government Code 551.071, .072, .074, and/or .087

- 1.) Consultation with attorney, deliberation about real property, personnel matters, and/or deliberation about economic development negotiations.

The Bee Development Authority may adjourn into closed executive session, in accordance with the Texas Open Meetings Act, Government Code, Chapter 551, Subchapters D and E at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Sections 551.071 (consultation with attorney), 551.072 (deliberations about real property), 551.074 (personnel matters), and 551.087 (economic development).

17. Consideration and possible action on Items discussed in Executive Session.

18. Adjournment



**MICHAEL BLAIR, EXECUTIVE DIRECTOR
MEETING AGENDA NOTICE DATED THIS 14th
DAY OF OCTOBER 2025**

POSTED AT BEEVILLE CITY HALL, BEE COUNTY COURTHOUSE, AND BDA OFFICE ON OCTOBER 14th, 2025, BY 5:30 P.M.

Bee Development Authority		2026 Proposed Budget
Income/Expense		
Income		
4310 · Interest from Cash Accounts	\$	18,750.00
4320 · Interest from Gov. Sec.	\$	1,622.00
4600 · Income		
4610 · Hay Sales	\$	10,000.00
0000 · Water Sales	\$	120,000.00
4620 · Fuel Flow Fees	\$	1,500.00
4699 · Reimbursement	\$	116,800.00
Total 4600 · Income		268,672.00
4800 · Rental/lease agreement Income		
4899 · Special Use Purpose Events	\$	3,750.00
4868 · NEO Industries (USA), Inc Lease	\$	277,344.00
4848 · Texas Mile Events	\$	20,000.00
4865-SCCA Houston Region	\$	27,500.00
4845 · Texas Mile Lease	\$	21,600.00
4855 · Hunting Lease Revenue	\$	8,300.00
4890 · Grazing & Farm Lease	\$	5,600.00
4880 · Texas A&M Forest Service	\$	20,400.00
4820 · Dan A. Hughes Management LLC	\$	2,000.00
Axcile	\$	3,000.00
BEIC		
TASP		
48.. - EPES	\$	723,737.48
Total 4800 · Rental/lease agreement Income		1,113,231.48
Total Income		1,381,903.48
Expenses		
7000 · BDA Administrative & Chase Field Operations		
7080 · Loan Repayment & Interest Expense		164,953.41
7020 · Equipment Rental & Maint		2,500.00
7030 · Miscellaneous		300.00
7060 · Insurance & Premiums		144,473.00
7050 · Postage		250.00
7040 · Office Supplies		5,000.00
7010 · Advertising		500.00
___ · Trash removal		1,200.00
___ · Uniforms		960.00
___ · Telephone & Internet		2,376.00
___ · Electricity & Utilities		27,000.00
Annual TCEQ Inspections & Compliance - Closed Landfills		11,000.00
Monitoring for Fire Alarms		1,100.00
Software - Subscriptions/ Renewals		1,168.00
___ · Continuing Education & Seminars		2,400.00
___ · Dues & Memberships		3,000.00
___ · Travel		4,500.00
Business Development		5,000.00
Employee Professional Development		300.00

Airport Operations	6,602.80
Airport & Airfield Maintenance	15,800.00
_____ Maintenance & Repair of Vehicles	1,800.00
Fuel For BDA Vehicles and Equipment	7,200.00
Lubricants and Oil Changes for BDA Vehicles & Equipment	5,800.00
Maintenance & Parts for BDA Equipment	25,600.00
Total 7000 · BDA Administrative & Chase Field Operations	440,783.21
6100 · Payroll Expenses	
6160 · Payroll & Tax Expense	345,944.04
6140 · Employee Med. Insurance Reimb.	60,972.00
Total 6100 · Payroll Expenses	406,916.04
6500 · Board Expenses	
6510 · Meals	2,400.00
Board Retreat	
Total 6500 · Board Expenses	2,400.00
6700 · Professional Services	-
6760 · Bee Area Partnership	25,000.00
6740 · Webpage Design	-
6720 · Legal Fees - Management	15,600.00
6710 · Accounting & Audit Fees	18,800.00
Airport Consulting	
6700 · Professional Services - Other	-
Total 6700 · Professional Services	59,400.00
6365 · Capital Improvements	
6300 · Buildings	
6365 · Capital Improvements	2,000.00
6320 · Maintenance & Repair of Bldgs	5,500.00
Total 6300 · Buildings	207,500.00
Total Expense	1,116,999.25
 Net Income	 262154.23
Payment on Loan Principles	264858.26
 Transfer to/from Reserve to net \$0	 \$ 45.97



"VG-5184-2025-116"

**Bee County
Michele Bridge
Bee County Clerk**

Instrument Number: 116

Public Notice

Recorded On: October 14, 2025 03:21 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$0.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 116
Receipt Number: 20251014000032
Recorded Date/Time: October 14, 2025 03:21 PM
User: Cyndi P
Station: CLERK03

Record and Return To:

BEE DEVELOPMENT AUTHORITY
2745 PVT BYRD STREET

BEEVILLE TX 78102



STATE OF TEXAS

Bee County

**I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Bee County, Texas**

Michele Bridge
Bee County Clerk
Bee County, TX

Michele Bridge