



Borger Economic Development Corporation Meeting Agenda

This meeting will be held at 108 E. 6th Street, Borger, Texas on MARCH 9, 2026, at 12:00 PM

CALL TO ORDER

1. Confirm the presence of a quorum and take roll of present and absent Board Members.
2. PUBLIC COMMENT: Please be advised that comments must be kept at 3 minutes or less.

PRESENTATIONS

3. Presentation of the Commercial Building Improvement Program (CBIP) request for 503 N. Main Street by Ali Huneiti of H&H Real Estate, LLC.
4. Presentation by Misty Diaz of the Acai Bar pertaining to the lease of 532 N. Main.
5. Presentation by Fritzi Cates pertaining to the Business Boot Camp Program.
6. Presentation by Malyssa Starr and Destiny Montano pertaining to Dottie's Donuts incentive obligations.
7. Presentation of regional employment and wage data for November and December 2025.

EDC Consent Agenda

The Consent Agenda is considered routine in nature and non-controversial. Consent Items include minutes, reports, tax property sales, and bid awards for expenditures previously approved in the budget. The Consent Agenda can be acted upon in one motion or individual items may be removed from the consent agenda for individual discussion by a Board Member, the Executive Director, or the City Manager.

8. Consider and take appropriate action on the approval of the Minutes of the:
 - January 13, 2026, BEDC Regular Board Meeting
 - January 15, 2026, BEDC Special Called Board Meeting
9. Consider and take appropriate action on the January and February 2026 Financials and Expenditures.
10. EXECUTIVE SESSION: In compliance with Chapter 551, Texas Govt. Code (Open Meetings Law), the Board will retire into executive session relative to Section 551.072 for discussions regarding the purchase, exchange, lease, or value of real property; Section 551.073 for discussions regarding a prospective gift or donation; Section 551.074 for discussions regarding personnel matters and/or Section 551.087 for discussions regarding commercial or financial information received from a business prospect and/or to deliberate the offer of a financial or other incentive to a business or prospect:
 - a. Discuss CBIP for 503 N. Main.
 - b. Discuss 532 N. Main Lease.
 - c. Discuss Borger Enterprise Park.
 - d. Discuss Business Bootcamp Services Agreement.
 - e. Discuss economic development incentives concerning Dottie's Donuts and the Battered Whisk.

f. Discuss available property.

11. EXECUTIVE SESSION: Return to Open Session.

ACTION ITEMS

12. Consider and take appropriate action on the Commercial Building Improvement Program (CBIP) application by Ali Huneiti of H&H Real Estate, LLC. for 503 N. Main.
13. Discuss, consider and take appropriate action on request for release of lease agreement by Patti Pineda of Acai Bar.
14. Discuss, consider and take appropriate action on 532 N. Main lease to Misty Diaz of Acai Bar.
15. Discuss, consider and take appropriate action on a temporary LayDown Yard Lease Agreement with Xcel Energy.
16. Discuss, consider and take appropriate action on Resolution R-003-26 pertaining to the Business Boot Camp Services Agreement.
17. Discuss, consider, and take appropriate action concerning incentives' arrangement with Dottie's Donuts and assignment thereof to Destiny Montano d/b/a The Battered Whisk.
18. Discuss, consider, and take appropriate action on the updated EDC Job Descriptions.
19. Discuss, consider and take appropriate action regarding travel.
20. Comments from City and Staff.
21. Adjourn.

The Board of Directors reserves the right to go into Executive Session at any time during the meeting on any agenda item for which the Texas Government Code may provide for a closed session. However, no action or final decision will be taken during the Executive Session because none is permitted by law. The Chair reserves the right to consider any item(s) in a different order from the printed agenda.

Persons with disability may access the building via the sidewalk ramp at the east end of the North side of the building. Persons needing assistive listening device or sign interpreter must contact Michelle Gray at (806) 521-0027 at least 48 hours in advance of the meeting time.

This is to certify that this Agenda was posted in compliance with Chapter 551, Texas Govt. Code, (Open Meetings Law), at the North entrance of the Borger Economic Development Corporation located at 108 E. 6th Street, Borger, Texas, at 12:00 p.m., on the 4th day of March 2026.



Amy Fesser
Executive Director