

**MINUTES OF THE REGULAR MEETING OF THE  
LEVELLAND ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS –MAY 21<sup>ST</sup>, 2026 THE WALLACE THEATER,  
823 HOUSTON ST, LEVELLAND, TX**

A regular meeting of the Board of Directors was held on May 21<sup>st</sup>, 2026. Those present were Board Members: Sham Myatt, Jody Rose, and Tushar Bhakta. Those absent were Board Members: Dallas Pena, Patrick Sykora, and James Fisher.

LEDC staff: Justin Balderas and Janie Mireles

Press: None

Guest: Max Fisher, Taylor McAlpine, Shannon Himango, and Richard Ellis

**Item #1:** Mr. Myatt Called the Meeting to Order at 12:00 P.M.

**Item #2:** Public comments:

None

**Item #3:** Consider and Take Necessary Action on Minutes of Previous Meeting (s): Regular Meeting Minutes, (April 9, 2026).

Mr. Bhakta Motioned, Mr. Rose Second, All in Favor. Motion Passed.

**Item #4:** Consider and Take Necessary Action on Monthly Financials, (April 2026).

Mr. Rose Motioned, Mr. Bhakta Second, All in favor. Motion Passed.

**Item #5:** Discuss and update on the transition/merger of the 4A Economic Development Corporation into the 4B Community Development Corporation. Mr. Balderas informed the Board that the proposed LEDC/LCDC merger appeared on the May 2, 2026 Special Election ballot. Voters approved Proposition A. Legal is currently drafting all required documents. The LCDC has two vacant board seats, and Council may consider appointing at least two LEDC members to fill those positions. This would provide LEDC representation and help ensure continuity on projects currently under negotiation. Council will also need to consider updating the LCDC bylaws to authorize a broader range of activities. In addition, Council may consider creating a five-member task force to brainstorm and recommend activities that align with the new bylaws. Justin will reach out to Board Members and will discuss at the next LEDC Board Meeting.

No Action Taken

**Item #6:** Director's Report & Rail Park Update.

Stealth is waiting for their Rail Engineers to finish Rail Design. Feris from Seminole is their contractor, and they expect to break ground in June. They hope to have the shop & office done by the end of the year. Justin is working with TxDot to identify a possible site at the Rail Park. An Elevated Storage Tank (EST) will be considered a shovel ready prospect for Texas Water Development Board. Funding this will be 100% funded by Grant money.

No Action Taken.

12:40 PM Closed Door Session

**Item #7:** Convene into Executive Session in Accordance with Texas Gov't Code §551.087 to Deliberate Economic Development Negotiations.

1:03 PM Back in Session

**Item #8:** Action Pertaining to Agenda Item 7

No Action Taken.

**Item #9:** Adjourn 1:04 PM

Mr. Rose Motioned, Mr. Bhakta Second, All in favor. Motion Passed.

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Tushar Bhakta, Secretary