



MINUTES

The Board of Directors of the Breckenridge Economic Development Corporation (BEDC) held a monthly meeting, **February 17, 2026, at 5pm** at the corporation's offices, 100 East Elm Street (East entrance), Breckenridge, Texas 76424.

OPEN MEETING was held concerning the following subjects:

5:00 PM Call to order and determination of a quorum by Vice President, Jacob Cornwall.
Convened at 5:00pm. Those present were Sid Curry, Ronnie Langford, David Stowe, and CEO/Executive Director, Michael Paris. No guests were present.

Open forum for Citizens' Presentations (limited to five (5) minutes per person).
No one spoke.

Scheduled Agenda Items:

- 1. Discussion and approval of Minutes for the January 2026 Meeting.**
Motion for approval by Langford, seconded by Curry, passed unanimously.
- 2. Discussion and approval of Financials for January 2026.**
Motion for approval by Curry, seconded by Stowe, passed unanimously.
- 3. Discussion and approval of Minutes for February 4, 2026 Special Meeting.**
Motion for approval by Curry, seconded by Langford, passed unanimously.
- 4. Discussion and approval of Purchase Agreement with NXTStep/Marathon Homes.**
There was no discussion. Item pushed to be discussed in the Executive Session.
- 5. Discussion and approval of engaging in contract with Kimley-Horn.**
Motion for approval by Langford, seconded by Curry, passed unanimously.
- 6. Discussion and approval to submit Sage Bush Petition for Annexation to the City of Breckenridge, Texas.**
Motion for approval by Stowe, seconded by Curry, passed unanimously.
- 7. Discussion of available property on 126 West Walker.**
Paris introduced the idea that the BEDC possibly acquire the property for a new location for the BEDC and the Chamber or just for the BEDC. The board requested cost that would be associated with the acquisition and update to the space.
- 8. 5:45 PM The BEDC Board of Directors may discuss and take action on items in open meeting or may enter into an Executive Session in accordance with Texas Government Code, Sec. 551.071, Consultation with an Attorney; Sec. 551.072, Deliberations Regarding Real Property; Sec. 551.074, Personnel Matters; or Sec. 551.087, Personnel Matters.**
Action, if any, on items discussed in the Executive Session.

- a. **Sec. 551.072 Deliberations regarding real property:**
 - 1. **Project Sage Bush**
 - 2. **Marathon Homes**

9. 6:05 PM Reconvene from Executive Session and take Such action as may be required.

Marathon Homes: Paris was directed to continue negotiating terms for increasing the earnest money and the wording for Article X, 10.1(a).

10. Executive Director's Report

No report given.

11. Adjournment.

Motion by Curry, seconded by Stowe to adjourn at 6:09 PM, passed unanimously.