CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS

Regular Meeting

April, 10, 2014
6:00 P.M.

Windcrest City Hall

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION (WEDC) WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 10^{th} DAY OF APRIL 2014 STARTING AT 6:00 P.M. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

Vision Statement: Nourish and develop a vibrant community that consistently pushes the limits.

Mission Statement: Facilitate interaction between business, city and other community organizations to nourish the economic health and well being of Windcrest, its citizens and the region.

Request all pagers and cell phones be turned off, except emergency on-call personnel. Citizens are asked to refrain from talking during proceedings unless recognized by the Presiding Officer.

CITIZEN COMMUNICATION: AS A COURTESY TO CITIZENS IN ATTENDANCE, AND AT THE DISCRETION OF THE PRESIDING OFFICER OF THE MEETING, CITIZENS WILL BE GIVEN A REASONABLE OPPORTUNITY TO STATE THEIR COMMENTS OR ASK QUESTIONS REGARDING ANY ITEM ON THE AGENDA, AND PRIOR TO THE BOARD TAKING ACTION ON ANY ACTION ITEMS LISTED. THE BOARD REQUESTS COMMENTS BE BRIEF, TO THE POINT, AND NO LONGER THAN 5 MINUTES. TIME CANNOT BE YIELDED TO ANOTHER SPEAKER.

Consistent with Windcrest City Council Resolution No. 292, the WEDC Board elects to audio and video record its meetings. The recordings are preserved electronically as the official minutes of its meetings.

I. Call To Order

1. Determination of a Quorum
2. Pledge of Allegiance
3. Prayer
4. Vote to consider the excuse of absent board member(s), if applicable

II. Visitors/Presentations

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1. Robert Colunga, Executive Director, will give an update on current activities and future projects and objectives. (Att. 1)
2. Robert Colunga, Executive Director, will give a status update on the development/demolition of the old Frost Bank Building and In n Out Burger construction.

III. Citizens to be Heard

IV. Discussion

V. Executive Session

VI. Discuss and Act

VII. General Announcements and Future Agenda Items Requested

VIII. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the WEDC is a true and correct copy of said Notice and I posted a true and correct copy of said Notice on the bulletin board at the Windcrest City Hall in a convenient place to the public. Said Notice was posted 72 hours prior to the 10th of April 2014.

By: Kelly Rodriguez
Kelly Rodriguez, City Secretary

I certify that the attached notice and agenda of items considered by the WEDC Meeting was removed by me from the City Hall bulletin board on the ____ of April 2014.

By: ____
Kelly Rodriguez, City Secretary

Windcrest Economic Development Corporation
8601 Midcrown
Windcrest, Texas 78239
210.655.0022 x2160

Robert Colunga WEDC Executive Director

WEDC Report for Month of March, 2014

1. Working with In-n-Out Burger staff and contractors to coordinate construction and development of their first location in Bexar County.
2. Analysis of current and past WEDC Budgets and utilization with Ms. Mangham assistance.
3. Coordinating the demolition of the Old Frost Bank Building.
4. Working with potential buyers of the Red Tree Square property
5. Working on the WEDC Financial Investment Committee
6. Working on the hire of a new staff employee with Colonel Alexander
7. Working with Rackspace on further development of their complex and utilization of their facilities.
8. Working with several interested parties in the Office Max building as well as the old Chuck E Cheese location.
9. Execution of San Dollar Pools for Storefront Program and completion of improvements.
10. B-3 Zoning and Coordination with prospective businesses
11. Working with New Burke's Outlet store in the Windcrest Park Centre
12. Windcrest Master Plan Committee agenda, workshops and meetings.
13. Planning and Zoning Agenda and assisting businesses with their questions and request.
14. WEDC is creating a new Business Retention and Expansion Program to present the WEDC Board for Approval.
15. Implementing marketing strategy for the 2014 year and modifying our approach in Marketing Windcrest
16. Working with the Walzem Road Area Revitalization Committee and other local entities and HOA which have an effect on Windcrest.
17. Work with TXDOT on construction issues with the 35 expansion.
18. Working with developer on the demolition of the old Frost Bank building located on the access road for the end of this year and working on a re-plat of the area.
19. Working with Drury Inns on new client for their location formerly Marie Calendars.
20. Working with Rackspace on future projects and development.
21. Working with Valcor properties on new business to be located in the Old Chuck E Cheese location.
22. Working with Park & Recreation Board on placement of one of our bike racks and the property owners of Starbucks for another location.
23. Completion the Racker Road project and to complete turnover to the City of Windcrest.
24. Working with various stores on their applications for the Storefront and Streetscape Improvement Program.
25. Working with the Weitzman Group, Whitestone-Reit, Turner Busby Development with potential businesses and development.
26. Interacting with other communities and addressing issues and concerns they may perceive with future or possible development which is occurring in Windcrest.

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27. Working on closing with developer on lot located on the 111 acres area.
28. Development issues with the 111 acres to ensure we have as much commercial utilization as possible and if at all possible no multi-family and to work with local governmental agencies and state agencies to ensure success of the development.
29. Working with the City of San Antonio on sync issues with Walzem Road and Racker Road as they are contracted by TX DOT for synchronization and maintenance and working with them and the City of Windcrest to create a contract for future maintenance of the City of Windcrest Street lights.
30. Working with the City of San Antonio to clean up boundary issues which are a hindrance to future development both on the 111 acres and on lots along the IH35 access road.
31. Working with the MPO, Alamo RMA, NEP, ACCOG, CPS, SAWS, TX DOT on projects that effect our Cities development and growth and working with again with our legislators in Austin to ensure that our needs our presented and have a voice. Also work with our City Boards when needed to assist in Government Relations, i.e. Parks and Rec, Zoning, etc.
32. or committees that have a direct effect on our City.
33. Create and Develop a strategic master plan for the City, WEDC and other governing boards that coincides with what the City Council, WEDC Board and other boards envision for the short and long term goals with Katye Brought. This would entail a schedule of events for the year with planning and committees, looking at events for educations, business development, community, governmental, etc.
34. Working with the Planning and Zoning on workshops and assisting them in their duties. Working with Ms. Cedillo in bringing up new board members up to speed with current developments.
35. Updating of Develop Windcrest website and Windcrest Windfall website and phone application and working with businesses to get new incentives for the application users.

Item	2005	2006	2007	2008	2009	
WEDC Audited Fund Balance	**$ 529,202**	**$ 559,364**	**$ 609,279**	**$ 570,601**	**$ 554,266**	
Sales Tax Revenue	$ 239,362	$ 261,039	$ 243,684	$ 292,002	$ 268,104	
Other Revenues/Loans	$ 23,390	$ 36,376	$ 71,022	$ 94,911	$ 34,089	
Total Revenue	**$ 262,752**	**$ 297,415**	**$ 314,706**	**$ 386,913**	**$ 302,193**	**2007-2009**
Personnel/Admin	$ 155,208	$ 153,037	$ 234,343	$ 251,273	$ 295,445	**$ 781,061**
Marketing Promotion 10%	$ 52,068	$ 88,467	$ 86,090	$ 67,666	$ 427,060	
Other Expenditures	$ 24,711	$ 5,996	$ 32,952	$ 84,308	$ 40,000	
Total Expenditures	**$ 231,987**	**$ 247,500**	**$ 353,385**	**$ 403,247**	**$ 762,505**	
Amount to be add to Fund Balance	**$ 30,765**	**$ 49,915**	**$ (38,679)**	**$ (16,334)**	**$ (460,312)**	
End of Year Fund Balance Reported	**$ -**	**$ 609,279**	**$ 570,601**	**$ 554,266**	**$ 93,954**	

Item	2010	2011	2012	2013	2014 est.	
WEDC Audited Fund Balance	**$ 93,954**	**$ 146,019**	**$ 1,844,049**	**$ 1,871,602**	**$ 469,859**	
Sales Tax Revenue	$ 329,006	$ 296,085	$ 392,429	$ 525,697	$ 589,934	
Other Revenues/Loans	$ 50,367	$ 1,634,398	$ 2,095,139	$ -		
Total Revenue	**$ 379,373**	**$ 1,930,483**	**$ 2,487,568**	**$ 525,697**	**$ 589,934**	**2011-2013**
Personnel/Admin	$ 267,180	$ 75,051	$ 105,256	$ 195,767	$ 113,000	**$ 376,074**
Marketing Promotion 10%	$ -	$ 32,116	$ 15,839	$ 32,801	$ 38,282	
Other Expenditures	$ 60,127	$ 105,373	$ 2,338,921	$ 1,698,871	$ 285,000	
Total Expenditures	**$ 327,307**	**$ 212,540**	**$ 2,460,016**	**$ 1,927,439**	**$ 436,282**	
Amount to be add to Fund Balance	**$ 52,066**	**$ 1,717,943**	**$ 27,552**	**$ (1,401,742)**	**$ 153,652**	
End of Year Fund Balance Reported	**$ 146,021**	**$ 296,085**	**$ 1,871,601**	**$ 469,859**		

Not including end of year paydown of loan

196%	220%	**$ (27,341)**
$ 99,678	$ 182,445	**$ 329,930**
34%	62%	**$ 476,934**