



**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
SEPTEMBER 10, 2025**

CITY COUNCIL CHAMBERS - 8601 MIDCROWN

5:30 PM

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 WEDNESDAY, SEPTEMBER 10, 2025, STARTING AT 5:30 PM. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE, AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

"The Board Intends To Have A Quorum Physically Present At The Above Address. Board Members Not Physically Present May Participate By Live Two-Way Video And Audio Feed Following The Texas Open Meetings Act."

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, BEFORE THE BOARD TAKES ACTION ON ANY ACTION ITEMS LISTED. THE BOARD REQUESTS COMMENTS BE BRIEF, TO THE POINT, AND NO LONGER THAN 6 MINUTES. TIME CANNOT BE YIELDED TO ANOTHER SPEAKER. PLEASE NOTE THAT THE BOARD MAY NOT BE PERMITTED TO RESPOND TO QUESTIONS OR COMMENTS.

It's Important To Note That The Items Listed On The Agenda Below May Not Be Discussed Or Considered In The Order They Are Presented. If Any Item On The Agenda Requires Discussion In An Executive Or Closed Session, The Board Will Convene As Permitted By And Following Texas Government Code Chapters 551.071 And 551.090.

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.

NOTICE OF ASSISTANCE AT THE PUBLIC MEETING

The City Of Windcrest Council Chambers Are Wheelchair Accessible, And Accessible Parking Spaces Are Available. In Compliance With Americans With Disabilities Act, The City Of Windcrest Will Provide Reasonable Accommodations For Persons Attending The Meeting. To Better Serve You, Requests Should Be Received 48 Hours Prior To The Meeting. Please Contact The City Secretary'S Office, At 210-655-0022 Ext. 2100 Or Fax 210-655-8776, Or 711 Texas Relay.

I. CALL TO ORDER

1. Roll call and Establish Quorum
2. Vote to excuse absent board member(s), if applicable
3. Pledge of Allegiance
4. Prayer

II. CITIZENS TO BE HEARD

Members of the public may sign up to provide public comments to the Board of Directors, as per City and Board regulations and guidelines.

NOTE: Citizens may address the WEDC on topics not on the agenda for no more than three (3) minutes. An email statement may be sent to the WEDC Coordinator at knelson@windcrest-tx.gov to be read into the meeting to the WEDC Board.

III. VISITORS/PRESENTATIONS

- a) Executive Directors Report regarding Economic Development Activities.
- b) Current Financials (Balance, Revenue & Expenses) ending July 2025

IV. DISCUSSION AND ACTION

- a) ICSC@Red River - San Antonio - February 17-18, 2026
- b) Compensation Committee Report
- c) Placer.ai Tool

V. EXECUTIVE SESSION

Per Texas Local Govt. Code Sections 551.072, 551.071, 551.087 Consultation with Legal Counsel regarding real estate transactions, discussion regarding the purchase, lease, or exchange of real property within the City of Windcrest, and economic development/redevelopment of property to include active and confidential economic development projects. The Windcrest Economic Development Corporation reserves the right to adjourn into executive session at any time during course of the meeting to discuss any matter listed below:

- a) ICP/WBP Litigation Update (ICC/WBP, Sun Belt/Sun State and SANY)

VI. RESUME OPEN SESSION

Consider and take possible action on matters discussed in the executive session, potential purchase of real property, and economic incentive requests.

VII. GENERAL ANNOUNCEMENTS AND FUTURE AGENDA ITEMS REQUESTED

VIII. ADJOURNMENT

Decorum Required: Any disruptive behavior, including shouting or derogatory statements or comments may be ruled out of order by the Presiding Officer. Continuation of this type of behavior could result in a request by the Presiding Officer that the individual leave the meeting, and if refused, an order of removal.

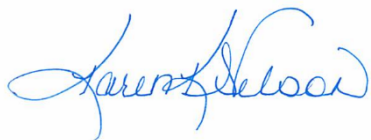
Action by Windcrest Economic Development Corporation (WEDC) Authorized: The WEDC may vote and/or act upon any item within this Agenda. The WEDC reserves the right to retire into executive session concerning any of the items listed on this Agenda, pursuant to and in accordance with Texas Government Code § 551.072 (Deliberations about Real Property); § 551.073 (Deliberations about Gifts & Donations); § 551.076 (Deliberations about Security Devices); §551.087 (Economic Development); §551.074 (Personnel Matters) and, § 551.071 to seek the advice of its attorney about pending or contemplated litigation, settlement offer or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas conflict with the Open Meetings Act and may invoke this right where the WEDC Attorney, the President or a majority of the Governing Body deems an executive session is necessary to allow privileged consultation between the WEDC Attorney and the governing body, if considered necessary and legally justified under the Open Meetings Act. The attorney may appear in person or appear in executive session by conference call in accordance with applicable state law.

Executive Sessions Approved by WEDC Attorney: This agenda has been reviewed and approved by the WEDC legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel for the body and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

Attendance by Other Elected or Appointed Officials: It is anticipated that members of the Windcrest City Council, or other city boards, commissions and committees may attend the meeting in numbers that may constitute a quorum of such other city boards, commissions and committees, so that notice is hereby given that the meeting is also a meeting of the other city boards, commissions and committees whose members are in attendance. The members of the other city boards, commissions and committees may participate in discussions which occur at the meeting, but no action will be taken by the other boards, commissions, and committees whose members are in attendance.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Windcrest Economic Development Corporation Board of Directors of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted three (3) business days prior to the meeting on September 10, 2025.

BY:



Karen K. Nelson, WEDC Liason
Business Retention and Expansion Coordinator

Windcrest Economic Development Corporation
Statement of Financial Position
As of July 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
1000 Frost - Checking 0485	385,722.49
1001 Petty Cash	250.00
Total Bank Accounts	\$ 385,972.49
Other Current Assets	
1300 Prepaid Expense	
1303 Prepaid Rent	1,297.17
1304 Prepaid Other	1,001.23
Total 1300 Prepaid Expense	\$ 2,298.40
1312 Lone Star Fund	1,144,432.53
Total Other Current Assets	\$ 1,146,730.93
Total Current Assets	\$ 1,532,703.42
Fixed Assets	
1400 Computers & Monitors	2,280.34
1402 Furniture & Fixtures	11,993.99
1403 Building & Improvements	3,350.00
1500 Accumulated Depreciation	(6,066.91)
Total Fixed Assets	\$ 11,557.42
TOTAL ASSETS	\$ 1,544,260.84
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Credit Cards	
2100 Commerce Bank 2199	1,288.22
Total Credit Cards	\$ 1,288.22
Other Current Liabilities	
2002 Wages Payable	7,977.98
2003 Accrued Expenditures	17,355.55
2007 Compensated Absences	1,775.00
Total Other Current Liabilities	\$ 27,108.53
Total Current Liabilities	\$ 28,396.75
Total Liabilities	\$ 28,396.75
Equity	
3000 Net Assets	1,399,404.28
Prior Period Adjustment	108.67
Net Revenue	116,351.14
Total Equity	\$ 1,515,864.09
TOTAL LIABILITIES AND EQUITY	\$ 1,544,260.84

Windcrest Economic Development Corporation
Statement of Activity
July 2025

	Total
Revenue	
Total Revenue	
Gross Profit	\$ -
Expenditures	
6000 Salaries, Benefits & Labor	
6001 Salaries	5,816.00
6004 Social Security / Medicare Match	448.12
6005 Health Insurance-EDC	725.10
6006 Retirement--EDC	914.94
6009 Contract Labor	10,023.60
6021 Health Insurance - Life & Vision	32.28
6053 Cell Phone Allowance	41.54
Total 6000 Salaries, Benefits & Labor	\$ 18,001.58
6010 BRE & Prospect Development Expenses	
6013 Travel	506.93
6014 Meals & Entertainment	106.25
Total 6010 BRE & Prospect Development Expenses	\$ 613.18
6025 Administrative & Other Expenses	
6026 Rent	1,297.17
6029 Internet Services	170.90
6030 Computer Maintenance, Software, Website	508.67
6031 Accounting Services	2,500.00
6032 Barcom / IT	396.11
6033 Phone Services	174.81
6038 Supplies	33.35
6042 Legal Expenses	5,593.75
6045 Vehicle Expenses-EDC	40.00
6046 Vehicle Fuel-EDC	73.50
6047 Contingencies	178.50
Total 6025 Administrative & Other Expenses	\$ 10,966.76
Credit Card-Fraud	405.28
Total Expenditures	\$ 29,986.80
Net Operating Revenue	\$ (29,986.80)
Other Revenue	
4003 Revenue Income - Interest	5,294.02
Total Other Revenue	\$ 5,294.02
Other Expenditures	
9000 Labor Variance	24,127.38
Total Other Expenditures	\$ 24,127.38
Net Other Revenue	\$ (18,833.36)
Net Revenue	\$ (48,820.16)

Windcrest Economic Development Corporation
Statement of Activity
October 2024 - July 2025

	<u>Total</u>
Revenue	
4000 Revenue	
4001 Income - Sales Tax	408,897.02
Total 4000 Revenue	<u>\$ 408,897.02</u>
Total Revenue	<u>\$ 408,897.02</u>
Gross Profit	<u>\$ 408,897.02</u>
Expenditures	
6000 Salaries, Benefits & Labor	
6001 Salaries	58,160.00
6004 Social Security / Medicare Match	4,474.82
6005 Health Insurance-EDC	7,251.00
6006 Retirement--EDC	8,961.97
6009 Contract Labor	100,236.00
6021 Health Insurance - Life & Vision	322.80
6053 Cell Phone Allowance	415.40
Total 6000 Salaries, Benefits & Labor	<u>\$ 179,821.99</u>
6010 BRE & Prospect Development Expenses	
6013 Travel	4,377.92
6014 Meals & Entertainment	1,935.16
6016 Promoting Windcrest(BRE Events)	18,234.79
Total 6010 BRE & Prospect Development Expenses	<u>\$ 24,547.87</u>
6025 Administrative & Other Expenses	
6026 Rent	12,797.26
6027 Furniture & Fixtures	149.41
6028 Equipment, Computers & Other	294.18
6029 Internet Services	1,717.83
6030 Computer Maintenance, Software, Website	6,743.88
6031 Accounting Services	15,277.76
6032 Barcom / IT	4,342.32
6033 Phone Services	874.14
6036 Training Staff/Board	3,290.00
6037 Dues & Subscriptions	750.00
6038 Supplies	1,076.64
6042 Legal Expenses	58,451.31
6043 Audit	2,500.00
6044 Sales Tax Services	0.26
6045 Vehicle Expenses-EDC	2,013.99
6046 Vehicle Fuel-EDC	446.33
6047 Contingencies	1,402.30
Total 6025 Administrative & Other Expenses	<u>\$ 112,127.61</u>
Credit Card-Fraud	405.28
Total Expenditures	<u>\$ 316,902.75</u>
Net Operating Revenue	<u>\$ 91,994.27</u>
Other Revenue	
4003 Revenue Income - Interest	48,484.25
Total Other Revenue	<u>\$ 48,484.25</u>
Other Expenditures	
9000 Labor Variance	24,127.38
Total Other Expenditures	<u>\$ 24,127.38</u>
Net Other Revenue	<u>\$ 24,356.87</u>
Net Revenue	<u>\$ 116,351.14</u>