



**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
APRIL 8, 2026**

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, APRIL 8, 2026, 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. 2150 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 & Expense) ending February, 2026

IV. DISCUSSION AND ACTION

- a) Little League Scoreboard, Nevco Advertising
- b) Consider and take possible action on Windcrest Pad Ltd Project under Loc. Govt. Code 505.158

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:

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

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 more than three (3) business days prior to the meeting on April 8, 2026.

BY:



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

CITY OF WINDCREST
SELECTED BUDGET BALANCE SHEET
AS OF: FEBRUARY 28TH, 2026

13 -ECONOMIC DEVELOPMENT CORP

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE	
ASSETS			
=====			
13-1102	CLAIM ON CASH	20,500.41	
13-1105	CASH - CHECKING	751,559.71	
13-1115	INVESTMENTS-TEXPOOL#15900001	0.00	
13-1116	INVESTMENTS-TEXPOOL#15900003	0.00	
13-1117	COMMERCE BANK	0.00	
13-1118	EDC - Investment First Public	1,172,035.88	
13-1200	COMPUTERS AND MONITORS	0.00	
13-1201	FURNITURE AND FIXTURES	0.00	
13-1202	BUILDING AND IMPROVEMENTS	0.00	
13-1204	PREPAID SALES TAX	0.00	
13-1205	PREPAID OTHER	(1,410.92)	
13-1250	ACCUMULATED DEPRECIATION	0.00	
13-1315	DUE FROM GENERAL FUND	0.00	
13-1510	A/R SALES TAX	<u>0.00</u>	
		<u>1,942,685.08</u>	
TOTAL ASSETS			1,942,685.08
			=====
LIABILITIES			
=====			
13-2200	WAGES PAYABLE	0.00	
13-2217	COMMERCE BANK	(4,066.32)	
13-2315	DUE TO GENERAL FUND	0.00	
13-2320	DUE TO TAXING ENTITIES	0.00	
13-2400	A/P PENDING	0.00	
13-2401	ACCOUNTS PAYABLE	0.00	
13-2410	A/P - SALES TAX	0.00	
13-2451	A/P SALES TAX PAYBACK	<u>0.00</u>	
	TOTAL LIABILITIES	(<u>4,066.32</u>)	
EQUITY			
=====			
13-3201	FUND BALANCE	<u>1,856,012.27</u>	
	TOTAL BEGINNING EQUITY	1,856,012.27	
TOTAL REVENUE		257,429.77	
TOTAL EXPENSES		<u>166,690.64</u>	
TOTAL INCREASE/(DECREASE) IN FUND BAL.		90,739.13	
TOTAL EQUITY & FUND BALANCE		<u>1,946,751.40</u>	
TOTAL LIABILITIES, EQUITY & FUND BALANCE			1,942,685.08
			=====

CITY OF WINDCREST
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 41.67

	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
<u>REVENUE SUMMARY</u>								
ALL REVENUES	<u>667,200</u>	<u>667,200</u>	<u>89,758.30</u>	<u>257,429.77</u>	<u>0.00</u>	<u>0.00</u>	<u>38.58</u>	<u>409,770.23</u>
TOTAL REVENUES	667,200	667,200	89,758.30	257,429.77	0.00	0.00	38.58	409,770.23
<u>EXPENDITURE SUMMARY</u>								
<u>00-GENERAL EXPENDITURES</u>								
SALARIES & BENEFITS	244,600	244,600	18,240.80	84,084.10	0.00	0.00	34.38	160,515.90
OTHER EXPENSES	421,600	421,600	8,676.85	82,606.54	0.00	0.00	19.59	338,993.46
CAPITAL EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
OTHER INCOME/EXPENSES	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL 00-GENERAL EXPENDITURES	666,200	666,200	26,917.65	166,690.64	0.00	0.00	25.02	499,509.36
TOTAL EXPENDITURES	666,200	666,200	26,917.65	166,690.64	0.00	0.00	25.02	499,509.36
REVENUE OVER/ (UNDER) EXPENDITURES	1,000	1,000	62,840.65	90,739.13	0.00	0.00	9,073.91 (	89,739.13)

CITY OF WINDCREST
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 41.67

REVENUES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
13-4115 SALES TAX (.25)	650,000	650,000	85,233.27	232,628.72	0.00	0.00	35.79	417,371.28
13-4301 INTEREST	17,200	17,200	4,525.03	24,801.05	0.00	0.00	144.19 (	7,601.05)
TOTAL REVENUES	667,200	667,200	89,758.30	257,429.77	0.00	0.00	38.58	409,770.23

CITY OF WINDCREST
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
<u>00-GENERAL EXPENDITURES</u>								
=====								
<u>SALARIES & BENEFITS</u>								
13-500-009 SALARIES - EDC	87,500	87,500	5,647.90	29,705.26	0.00	0.00	33.95	57,794.74
13-500-010 ADMINISTRATIVE EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-020 EDC OVERTIME	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-030 SOCIAL SECURITY-EDC	5,500	5,500	471.51	2,311.83	0.00	0.00	42.03	3,188.17
13-500-040 HEALTH INSURANCE-EDC	10,500	10,500	885.42	4,646.64	0.00	0.00	44.25	5,853.36
13-500-050 RETIREMENT-EDC	10,500	10,500	921.47	4,638.93	0.00	0.00	44.18	5,861.07
13-500-053 CELL PHONE ALLOW.	600	600	0.00	0.00	0.00	0.00	0.00	600.00
13-500-060 WORKERS COMPENSATION-EDC	500	500	0.00	0.00	0.00	0.00	0.00	500.00
13-500-070 UNEMPLOYMENT COMPENSATION	500	500	20.90	63.00	0.00	0.00	12.60	437.00
13-500-080 CONTRACT LABOR	<u>129,000</u>	<u>129,000</u>	<u>10,293.60</u>	<u>42,718.44</u>	<u>0.00</u>	<u>0.00</u>	<u>33.12</u>	<u>86,281.56</u>
TOTAL SALARIES & BENEFITS	244,600	244,600	18,240.80	84,084.10	0.00	0.00	34.38	160,515.90
<u>OTHER EXPENSES</u>								
13-500-100 PUBLIC RELATION FEES-GENERAL	2,000	2,000	0.00	0.00	0.00	0.00	0.00	2,000.00
13-500-115 PHONE SERVICES	1,200	1,200	0.00	174.97	0.00	0.00	14.58	1,025.03
13-500-120 DUES & SUBSCRIPTIONS	1,000	1,000	0.00	0.00	0.00	0.00	0.00	1,000.00
13-500-130 TRAINING	4,000	4,000	0.00	1,840.00	0.00	0.00	46.00	2,160.00
13-500-132 TRAVEL	6,000	6,000	57.45	817.65	0.00	0.00	13.63	5,182.35
13-500-135 MEALS & ENTERTAINMENT	5,000	5,000	0.00	185.65	0.00	0.00	3.71	4,814.35
13-500-150 EMP MED COST ASSIST	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-200 COMPUTER MAINTENANCE	7,000	7,000	0.00	1,534.46	0.00	0.00	21.92	5,465.54
13-500-201 WEBSITE MAINTENANCE	0	0	0.00	2,783.37	0.00	0.00	0.00	(2,783.37)
13-500-205 RENT	15,700	15,700	1,297.17	6,485.85	0.00	0.00	41.31	9,214.15
13-500-206 FURNITURE AND FIXTURES	1,000	1,000	0.00	0.00	0.00	0.00	0.00	1,000.00
13-500-207 EQUIPMENT, COMPUTER & OTHER	1,000	1,000	1,652.51	1,674.15	0.00	0.00	167.42	(674.15)
13-500-208 INTERNET SERVICES	3,000	3,000	371.27	1,064.93	0.00	0.00	35.50	1,935.07
13-500-209 REPAIR AND MAINTENANCE	500	500	0.00	0.00	0.00	0.00	0.00	500.00
13-500-210 LIABILITY INSURANCE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-250 LEGAL EXPENSES	40,000	40,000	2,002.00	17,919.45	0.00	0.00	44.80	22,080.55
13-500-290 AUDIT	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-291 ACCOUNTING SERVICES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-292 IT SERVICES	5,500	5,500	571.95	1,917.79	0.00	0.00	34.87	3,582.21
13-500-325 SALES TAX COLLECTION SERVICE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-430 SUPPLIES	3,000	3,000	0.00	266.45	0.00	0.00	8.88	2,733.55
13-500-510 VEHICLE EXPENSE-EDC	3,000	3,000	0.00	80.00	0.00	0.00	2.67	2,920.00
13-500-540 VEHICLE FUEL	1,000	1,000	0.00	154.00	0.00	0.00	15.40	846.00
13-500-590 POSTAGE	700	700	0.00	0.00	0.00	0.00	0.00	700.00
13-500-640 COPIER USAGE	1,000	1,000	0.00	0.00	0.00	0.00	0.00	1,000.00
13-500-700 CONTINGENCIES	3,000	3,000	2,724.50	3,007.82	0.00	0.00	100.26	(7.82)
13-500-701 CONSULTING/PLANNING/INFRAS	40,000	40,000	0.00	0.00	0.00	0.00	0.00	40,000.00
13-500-702 COLLATERAL MATERIAL	34,000	34,000	0.00	0.00	0.00	0.00	0.00	34,000.00
13-500-703 SPONSORSHIP, REGIONAL MARKET	2,000	2,000	0.00	1,125.00	0.00	0.00	56.25	875.00
13-500-704 COMM.REV/STORE FRONT GRANT	50,000	50,000	0.00	0.00	0.00	0.00	0.00	50,000.00
13-500-750 EDC PROJECTS	146,000	146,000	0.00	0.00	0.00	0.00	0.00	146,000.00
13-500-751 PROMOTING WINDCREST	15,000	15,000	0.00	1,575.00	0.00	0.00	10.50	13,425.00
13-500-752 SERVICES AGREEMENT GEN. FUND	<u>30,000</u>	<u>30,000</u>	<u>0.00</u>	<u>40,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>133.33</u>	(<u>10,000.00</u>)
TOTAL OTHER EXPENSES	421,600	421,600	8,676.85	82,606.54	0.00	0.00	19.59	338,993.46

CITY OF WINDCREST
REVENUE & EXPENSE REPORT (UNAUDITED)
AS OF: FEBRUARY 28TH, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 41.67

DEPARTMENTAL EXPENDITURES	SELECTED ORIGINAL	SELECTED AMENDED	CURRENT PERIOD	YEAR TO DATE BALANCE	PRIOR YEAR YTD BALANCE	TOTAL ENCUMBERED	% OF BUDGET	BUDGET BALANCE
<u>CAPITAL EXPENSES</u>								
13-500-800 EDC PROJECTS	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-801 PROMOTING WINDCREST	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-810 CAPITAL EXPENSE	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-811 PRINCIPAL	0	0	0.00	0.00	0.00	0.00	0.00	0.00
13-500-812 INTEREST	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL CAPITAL EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
<u>OTHER INCOME/EXPENSES</u>								
13-500-900 PRIOR PERIOD ADJUSTMENT	<u>0</u>	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL OTHER INCOME/EXPENSES	0	0	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL 00-GENERAL EXPENDITURES	666,200	666,200	26,917.65	166,690.64	0.00	0.00	25.02	499,509.36
TOTAL EXPENDITURES	666,200	666,200	26,917.65	166,690.64	0.00	0.00	25.02	499,509.36
REVENUE OVER/ (UNDER) EXPENDITURES	1,000	1,000	62,840.65	90,739.13	0.00	0.00	9,073.91 (	89,739.13)

Thank you for giving Nevco Sports, LLC the opportunity to provide a formal quote for your scoring and display project. Since 1934 we have been helping customer Light Up The Game with our high quality [Scoreboards](#), [Video Displays](#), [Swimming Solutions](#), [LED Scorers Tables](#) and [Message Centers](#). We certainly understand that you have many choices for scoring and display products and we would be honored to be selected as your partner for this exciting project.

The provided quote outlines your product selections. Please look it over carefully and work with your Nevco Scoring and Display Consultant to review and answer any questions.

Please note that Nevco is the manufacturer/supplier of your scoring equipment order and is not an installation provider. Your Nevco scoring consultant may guide you in securing a third-party installation firm to assist in the installation of your order.

We look forward to partnering with you on this very exciting opportunity!

Placing Order:

When you are ready to place your order, contact your Nevco Scoring and Display Consultant to walk you through the order entry process. Nevco will need the following information:

- Finalized equipment decision, including colors and digit selection
- Signed Print Ready Proof
- Delivery location/address
- Sales Tax Exempt (if Applicable)
- Signed Purchase Order, Full or Partial Payment (As Directed by Nevco Accounting)
- Bill to information – Invoice Remit

If you are incorporating school or sponsorship logos into your project, please view [Nevco Graphics File Standards](#) and submit with your order documents.

Additional Information:

Our website www.nevco.com is a great resource and offers helpful information. Learn more about what our customers are talking about by visiting the following:

• Is your sound system leaving your fans a little underwhelmed?

Check out our full line-up of [Indoor and Outdoor Sound Systems](#).

• Wishing you could check off more items on your list of needs?

See how [Nevco Sports Marketing](#) could add revenue to your budget.

• Curious what other schools have installed?

Look through our [Nevco Photo Gallery](#) for ideas and inspiration to enhance your facility.

• Interested in leasing options?

See how [Nevco Leasing](#) solutions help you get the products you need faster than traditional fundraising.

• Looking to add a Fully Automated Timing (FAT) System to Your Track and Field Venue?

Find the perfect (FAT) package for your facility from [FinishLynx](#) (a Nevco-owned company).



Account Name	City of Windcrest	Created Date	1/16/2026
Quote Number	00195068	Expiration Date	2/12/2026
Contact Name	Dusty Dehoyos	Prepared By	Bill Kraeger
Title	Director of Public Works	Title	Display and Scoring Consultant
Email Address	ddehoyos@windcrest-tx.gov	Phone	(618) 659-7507
		Fax	(618) 664-0398
		Email Address	bkraeger@nevco.com

Quantity	Model/Part #	Product Description	Line Item Description	Dimensions L x H x W/D	Unit Price	Discount (Percentage)	Total Price
3.00	1655	Baseball/Softball LED Scoreboard with Amber/Red Digits	maroon / Amber LED Digits	10'x6'x8"	USD 7,678.00	10.00%	USD 20,730.60
3.00	ADO 10-3	Non-illuminated Outdoor Sign	ID Signage (Blank Sponsor Sign)	10'x3'	USD 1,135.00	10.00%	USD 3,064.50
6.00	802-0300 - MPCX2 Baseball/Softball	Wireless Handheld Control	Communication / Hand Held Controller Wireless	0.3'x0.5'x0.1'	USD 403.00	10.00%	USD 2,176.20
3.00	MPCX2 Rec - Outdoor x6xx	In-board Wireless Receiver Kit	Communication / Wireless Receiver		USD 683.00	10.00%	USD 1,844.10
3.00	MPCX/MPCX2 Case	MPCX/MPCX2 Control Carrying Case (holds 2 controls)	Protective Case (Holds 2 Controllers)	12.4'x8"x4"	USD 38.00	10.00%	USD 102.60

Ttl Shipping Wt (lbs)	1,575	Subtotal	USD 27,918.00
County	Bexar	Freight	USD 1,949.06
Total Savings!	USD -3,102.00	Installation	USD 7,500.00
		Total	USD 37,367.06

Sourcewell

Nevco is proud to be a Sourcewell partner. By using Nevco's Sourcewell contract pricing you can have confidence the competitive bid process is satisfied, saving you time and money. We have been rigorously vetted and approved to be Sourcewell's scoreboard, video display, and scoring solution provider throughout the United States and Canada.

To complete an order under this competitive contract, ensure your Sourcewell membership number is prominently listed on your purchase order or letter of intent when placing an order.

Billing/Shipping Information

Bill To Name	City of Windcrest	Ship To Name	City of Windcrest
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Quote Terms and Conditions

The above pricing is for equipment only and does not include installation (unless specified) or taxes (if applicable). Unless shown specifically in the quote, shipping is an additional cost and is not included. Due to the custom nature of our products, our preferred payment terms are 50% down and remaining balance net 30. Additional payment terms available upon credit review. Shipping terms are F.O.B. Greenville, IL USA.

All Scoreboards and Message Centers are UL Listed and most come with our free 5-year guarantee (Exception: Special promotion/packages may have shorter warranty and are noted in product descriptions). Portable Production Kits carry a 3-year guarantee. Wireless components and Solar Power Kit carry a 2-year guarantee. Hand-held controls, switches and printed scrims carry a 1-year guarantee. Performance and Payment Bonds, if required, will include a one-year warranty after substantial completion.

STATE TAX EXEMPT FORM MUST BE SUBMITTED WITH ORDER OR TAXES WILL BE INVOICED.

Scoreboards are available in 15 standard colors at no extra charge. Please contact your consultant for production/shipping lead times.

Purchase Order
Address

Nevco Sports, LLC
301 East Harris Ave
Greenville, IL 62246-2151

Remit To Address

Nevco Sports, LLC
P.O. Box 74758
Chicago, IL 60694-4758
800.851.4040 / 618.664.0360

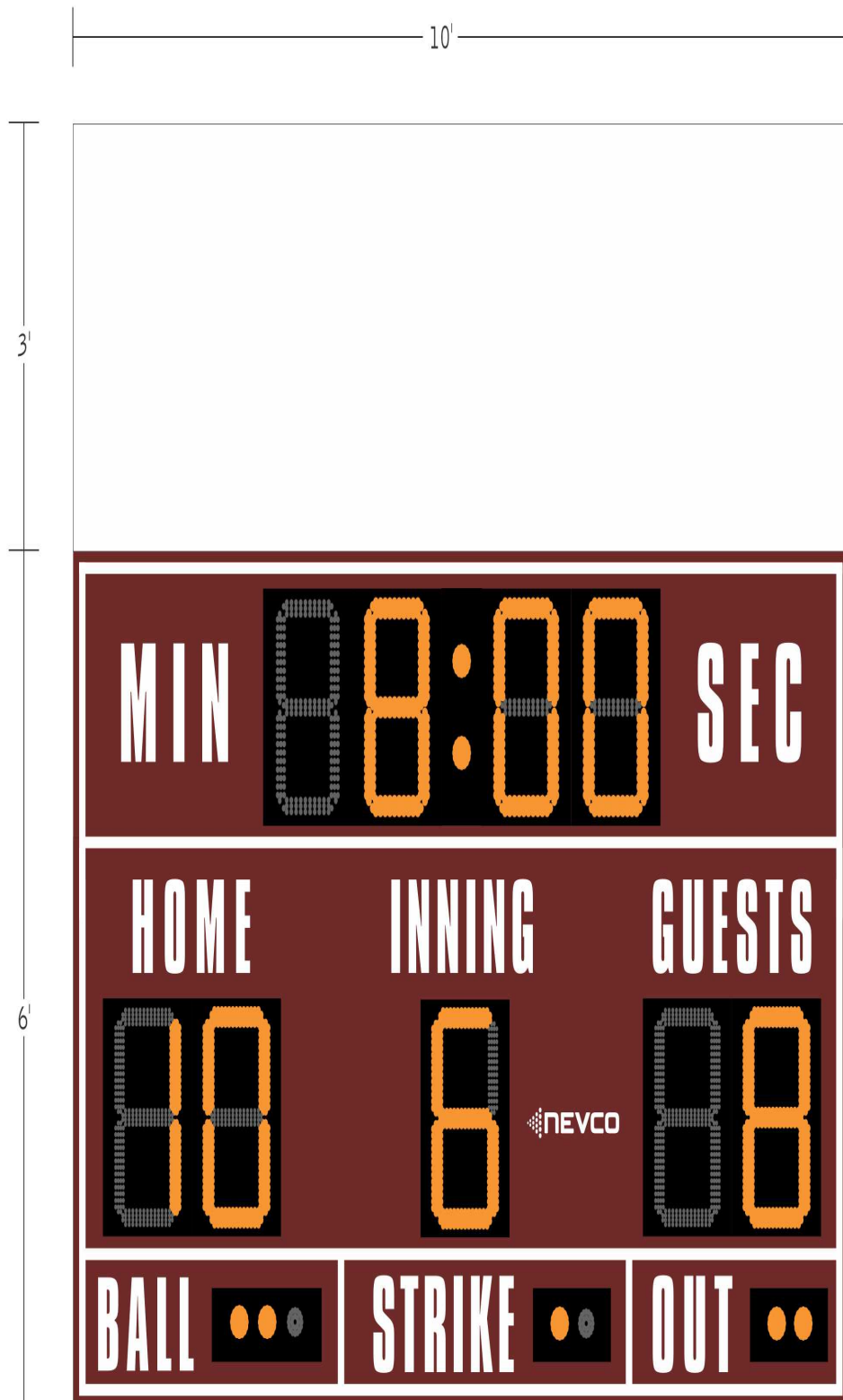
Leasing Program

If your purchase exceeds \$10,000, you may qualify for our leasing program allowing you more flexibility to spread out the cost of your NEVCO scoring and display solution over of a period up to five (5) years. Benefits of our leasing program include fixed rate financing, non-appropriation clause, no prepayment penalty, and customizable payment schedules. Plus, at the end of the lease, the equipment is yours to keep with no additional balloon payments.

Sample payment options as follows:

\$10,000 in total equipment cost = \$2,400 per year
\$25,000 in total equipment cost = \$6,000 per year
\$50,000 in total equipment cost = \$12,000per year
\$100,000 in total equipment cost = \$24,000 per year
\$250,000 in total equipment cost = \$60,000 per year

**Payments based on 5 year/annual payment in advance structure. Leasing is subject to credit approval and agreed upon documentation with Nevco's lending partner. Contact your Nevco scoring and display consultant for additional options and details.

**PROOF INCLUDES:**

- Model 1655 Baseball/Softball LED Scoreboard
(3) 10'W x 6'H x 8'D
Scoreboard Color: 199 Maroon
Digit Color: Amber
- Non-illuminated Sign
(3) 10'W x 3'H

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SIGNATURE OF APPROVAL _____ **DATE** _____

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April 2, 2026

WINDCREST PAD LTD
PO Box 790209
San Antonio, TX 78209

Re: Non-Binding Letter of Intent for WEDC to provide Incentives for WINDCREST PAD LTD to Renovate/ Refurbish a portion of the shopping area located at I-35 / Loop 410 Frontage Rd./aka Builders Mark Redevelopment, Windcrest, Bexar County, Texas into a premium commercial retail hub.

To Whom It May Concern:

On behalf of Windcrest Economic Development Corporation (“WEDC”), this non-binding letter of intent outlines the general business terms and conditions under which the WEDC proposes, subsequent to and expressly contingent upon WEDC’s Board’s Approval, a Public Hearing process and required readings and approvals by the Windcrest City Council, and upon the parties entering into an Economic Incentives Agreement, WINDCREST PAD LTD, as the property Owner, will be renovating/refurbishing a portion of the shopping area located at I – 35/Loop 410 Frontage Rd./aka Builders Mark Redevelopment, Windcrest, Bexar County, TX into a premium commercial retail hub in Windcrest, Bexar County to include approximately 9,250 square feet as well as the full perimeter parking lot and exterior improvements to the exterior common area to include new paving, lighting, striping and landscaping (subject to owner cooperation and approval).

Owner/Landlord: WINDCREST PAD LTD, a Texas limited partnership

Company/Lessee: WINDCREST PAD LTD, a Texas limited partnership.

Property: Approximately 9,250 square feet of commercial retail hub located at I – 35/ Loop 410 Frontage Rd., Windcrest, Bexar County, TX, Windcrest, Bexar County, Texas and more particularly depicted on Exhibit A attached hereto, together with all and singular the estate, interests, reversions, remainders, licenses, contracts, permits, approvals, authorities, consents, bonds, rights, benefits, utilities’ capacities, easements, tenements, entitlements, hereditaments, privileges and appurtenances thereon or in anywise appertaining thereto (whether surface, subsurface or otherwise), together with all improvements situated thereon, and any right, title and interest of Seller in and to adjacent streets, alleys and rights-of-way (the “Property”).

**Express
Contingencies:**

THIS NON-BINDING LOI IS EXPRESSLY CONTINGENT UPON 1) WEDC'S RECEIPT OF ITS BOARD APPROVAL, 2) THE RESULTS OF A PUBLIC HEARING PROCESS, 2) REQUIRED READING(S) AND APPROVAL(S) BY CITY COUNCIL AS MAY BE REQUIRED BY LOCAL CODE AND ORDINANCE AND STATE LAW, AND 4) THE PARTIES ENTERING INTO A FULLY NEGOTIATED ECONOMIC INCENTIVE AGREEMENT.

**Company/Lessee
Deliverables:**

1. Invest or cause to be invested approximately \$9,900,000.00 in direct expenditures for the renovation and refurbishment of the Improvements as described herein and construct substantial completion of the Improvements on the Property on or before June 30, 2027, in accordance with the design plans attached as Exhibit "B" and which are incorporated herein for all purposes. Such Improvements shall more specifically include:
 - i. Demolition of the existing building(s);
 - ii. Renovation to clear and prepare two (2) pad site(s);
 - iii. Begin Construction (6 mos. timeline, 19 jobs, at Company's cost) of any new buildings required for at least 2 premium tenants
 - iv. 9,250 square foot retail space more specifically described in Exhibit "B."
2. Establish two (2) WINDCREST PAD LTD branded premium retail locations at the Property located at 1-35 / Loop 410 Frontage Rd., Windcrest, Bexar County, Texas. Was described by authorized representatives of WINDCREST PAD LTD to WEDC, such establishment to include a covenant to open and operate.
3. Create **360** new retail development jobs (240 direct and 120 indirect) and **19** new construction jobs to focus on hiring locally when possible.
4. Generate annual sales of at least \$14.3M at full operation per year, and across all Tenants.
5. Tenants produce annual sales & property tax revenue of approximately \$ 6.2M over a 15-year period to the City.
6. Work with Owner to improve the parking area for WINDCREST PAD LTD customers as well as the larger parking lot as part of needed Improvements to the Common Area for the entire Shopping Center to benefit all tenants, such Improvements to include but not be limited to repaving, lighting and landscaping costs.

**Owner/Lessor
Deliverables:**

1. Economic Incentives Agreement for a five (5) year term through 2031.
2. WEDC shall pay \$1,000,000 in Economic Incentive, payable as follows:
 - a. \$250,000 at the start of Construction, expected to begin Q3 2026; such payment being used to pay costs for Construction including site work and vertical construction; WEDC has a right to recapture the percentage of such revenue if

Tenants' sales tax revenue achievement goals are not met by the end of 2028; and

- b. \$250,000 to be paid after the first full year of operations, estimated to be at the end of 2029, assuming total revenue to the City of approximately \$340,000 for the previous 12 months; and
- c. \$250,000 to be paid after the next full year of operations, estimated to be at the end of 2030, assuming total revenue to the City of approximately \$340,000 for the previous 12 months; and
- d. \$250,000 to be paid after the next full year of operations, estimated to be at the end of 2031, assuming total revenue to the City of approximately \$340,000 for the previous 12 months until WEDC has paid out or has paid out \$1,000,000.00 and WEDC maintains its right of recapture.

WEDC

Deliverables:

- 1. Subject to the Express Contingencies, the WEDC agrees to pay ONE MILLION AND NO/100 (\$1,000,000.00) to Company under the following schedule, to be utilized for construction, renovation and refurbishment of the Improvements on the Property:
 - a. (i) TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 (\$250,000.00) to be paid when construction begins (estimated to begin Q3 2026); and WEDC shall review performance of Tenants' sales tax revenue achievement compared to goals at the end of 2028; WEDC has a right to recapture the percentage Tenants' sales tax revenue if achievement goals are not met by the end of 2028; then
 - b. (ii) TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 (\$250,000.00) to be paid after the first full year of operations (estimated to be end of 2029) (assumes total revenue to the City of approximately \$340,000 for the previous 12 months).
 - c. (iii) TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 (\$250,000.00) to be paid after the next full year of operations (estimated to be end of 2030) (assumes total revenue to the City of approximately \$340,000 for the previous 12 months). then
 - d. (iiii) TWO HUNDRED FIFTY THOUSAND DOLLARS AND NO/100 (\$250,000.00) to be paid after the next full year of operations (estimated to be end of 2031) (assuming total revenue to the City of approximately \$340,000 for the previous 12 months) until WEDC pays out or has paid out \$1,000,000.00; and;
 - e. WEDC maintains its right of recapture, such right vesting from the time it is determined by the parties according to this Agreement and not when it is paid. .

Respectfully submitted,

WINDCREST ECONOMIC DEVELOPMENT CORPORATION,

By: _____
Jennifer Newman, President WEDC Board of Directors

Agreed and Accepted this _____ day of _____, 2026.

Windcrest Pad, Ltd.,

a Texas limited partnership

By: Windcrest Pad GP, LLC,
a Texas limited liability company,
its general partner

By: _____

Name: James W. Collins, Jr.

Title: Manager

EXHIBIT A

**Legal Description – I – 35/ Loop 410 Frontage Rd., Windcrest, Bexar County, Texas
Commercial Shopping Center**

DRAFT

EXHIBIT B

Describe Renovations and Plans

DRAFT