



**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION  
BOARD OF DIRECTORS  
SEPTEMBER 9, 2026**

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**CITY COUNCIL CHAMBERS - 8601 MIDCROWN**

**5:30 PM**

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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 9, 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](mailto: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 July 2026

### **IV. DISCUSSION AND ACTION**

- a) Texas Municipal League Economic Development Conference - December 10-11, 2026 - Bastrop, Texas
- b) Pizza Ranch Project
- c) Compensation Committee Report
- d) Sponsorship Program for "NO Loitering/Solicitation" Signs
- e) Local Tax Holiday

### **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 September 9, 2026.

BY:



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

CITY OF WINDCREST  
 SELECTED BUDGET BALANCE SHEET  
 AS OF: JULY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

| ACCOUNT #                                | ACCOUNT DESCRIPTION           | BALANCE             |                     |
|------------------------------------------|-------------------------------|---------------------|---------------------|
| <b>ASSETS</b>                            |                               |                     |                     |
| =====                                    |                               |                     |                     |
| 13-1102                                  | CLAIM ON CASH                 | 0.00                |                     |
| 13-1105                                  | CASH - CHECKING               | 964,840.40          |                     |
| 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 | 1,190,703.66        |                     |
| 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>2,154,133.14</u> |
| TOTAL ASSETS                             |                               |                     | 2,154,133.14        |
|                                          |                               |                     | =====               |
| <b>LIABILITIES</b>                       |                               |                     |                     |
| =====                                    |                               |                     |                     |
| 13-2200                                  | WAGES PAYABLE                 | 0.00                |                     |
| 13-2217                                  | COMMERCE BANK                 | 0.00                |                     |
| 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>0.00</u>         |
| <b>EQUITY</b>                            |                               |                     |                     |
| =====                                    |                               |                     |                     |
| 13-3201                                  | FUND BALANCE                  | <u>1,851,945.95</u> |                     |
|                                          | TOTAL BEGINNING EQUITY        | 1,851,945.95        |                     |
| TOTAL REVENUE                            |                               | 635,627.83          |                     |
| TOTAL EXPENSES                           |                               | <u>333,440.64</u>   |                     |
| TOTAL INCREASE/(DECREASE) IN FUND BAL.   |                               | 302,187.19          |                     |
| TOTAL EQUITY & FUND BALANCE              |                               |                     | <u>2,154,133.14</u> |
| TOTAL LIABILITIES, EQUITY & FUND BALANCE |                               |                     | 2,154,133.14        |
|                                          |                               |                     | =====               |

CITY OF WINDCREST  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 83.33

|                                    | SELECTED<br>ORIGINAL | SELECTED<br>AMENDED | CURRENT<br>PERIOD | YEAR TO DATE<br>BALANCE | PRIOR YEAR<br>YTD BALANCE | TOTAL<br>ENCUMBERED | % OF<br>BUDGET | BUDGET<br>BALANCE |
|------------------------------------|----------------------|---------------------|-------------------|-------------------------|---------------------------|---------------------|----------------|-------------------|
| <u>REVENUE SUMMARY</u>             |                      |                     |                   |                         |                           |                     |                |                   |
| ALL REVENUES                       | <u>667,300</u>       | <u>667,300</u>      | <u>73,890.62</u>  | <u>635,627.83</u>       | <u>0.00</u>               | <u>0.00</u>         | <u>95.25</u>   | <u>31,672.17</u>  |
| TOTAL REVENUES                     | 667,300              | 667,300             | 73,890.62         | 635,627.83              | 0.00                      | 0.00                | 95.25          | 31,672.17         |
| <u>EXPENDITURE SUMMARY</u>         |                      |                     |                   |                         |                           |                     |                |                   |
| <u>00-GENERAL EXPENDITURES</u>     |                      |                     |                   |                         |                           |                     |                |                   |
| SALARIES & BENEFITS                | 244,700              | 244,700             | 16,797.47         | 178,959.67              | 0.00                      | 0.00                | 73.13          | 65,740.33         |
| OTHER EXPENSES                     | 421,600              | 421,600             | 17,486.06         | 154,480.97              | 0.00                      | 36,334.24           | 45.26          | 230,784.79        |
| 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      | 666,300              | 666,300             | 34,283.53         | 333,440.64              | 0.00                      | 36,334.24           | 55.50          | 296,525.12        |
| TOTAL EXPENDITURES                 | 666,300              | 666,300             | 34,283.53         | 333,440.64              | 0.00                      | 36,334.24           | 55.50          | 296,525.12        |
| REVENUE OVER/ (UNDER) EXPENDITURES | 1,000                | 1,000               | 39,607.09         | 302,187.19              | 0.00 (                    | 36,334.24)          | 6,585.30 (     | 264,852.95)       |

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REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 83.33

| REVENUES                | SELECTED<br>ORIGINAL | SELECTED<br>AMENDED | CURRENT<br>PERIOD | YEAR TO DATE<br>BALANCE | PRIOR YEAR<br>YTD BALANCE | TOTAL<br>ENCUMBERED | % OF<br>BUDGET | BUDGET<br>BALANCE |
|-------------------------|----------------------|---------------------|-------------------|-------------------------|---------------------------|---------------------|----------------|-------------------|
| 13-4115 SALES TAX (.25) | 650,000              | 650,000             | 67,510.48         | 582,652.51              | 0.00                      | 0.00                | 89.64          | 67,347.49         |
| 13-4301 INTEREST        | 17,300               | 17,300              | 5,380.14          | 50,975.32               | 0.00                      | 0.00                | 294.66 (       | 33,675.32)        |
| 13-4460 MISC. INCOME    | 0                    | 0                   | 1,000.00          | 2,000.00                | 0.00                      | 0.00                | 0.00 (         | 2,000.00)         |
| TOTAL REVENUES          | 667,300              | 667,300             | 73,890.62         | 635,627.83              | 0.00                      | 0.00                | 95.25          | 31,672.17         |

CITY OF WINDCREST  
REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 83.33

| DEPARTMENTAL EXPENDITURES               | SELECTED<br>ORIGINAL | SELECTED<br>AMENDED | CURRENT<br>PERIOD | YEAR TO DATE<br>BALANCE | PRIOR YEAR<br>YTD BALANCE | TOTAL<br>ENCUMBERED | % OF<br>BUDGET | BUDGET<br>BALANCE |
|-----------------------------------------|----------------------|---------------------|-------------------|-------------------------|---------------------------|---------------------|----------------|-------------------|
| 00-GENERAL EXPENDITURES                 |                      |                     |                   |                         |                           |                     |                |                   |
| =====                                   |                      |                     |                   |                         |                           |                     |                |                   |
| <u>SALARIES &amp; BENEFITS</u>          |                      |                     |                   |                         |                           |                     |                |                   |
| 13-500-009 SALARIES - EDC               | 87,500               | 87,500              | 6,014.34          | 62,784.13               | 0.00                      | 0.00                | 71.75          | 24,715.87         |
| 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               | 460.08            | 4,842.27                | 0.00                      | 0.00                | 88.04          | 657.73            |
| 13-500-040 HEALTH INSURANCE-EDC         | 10,500               | 10,500              | 29.45             | 8,398.77                | 0.00                      | 0.00                | 79.99          | 2,101.23          |
| 13-500-050 RETIREMENT-EDC               | 10,500               | 10,500              | 0.00              | 8,685.06                | 0.00                      | 0.00                | 82.71          | 1,814.94          |
| 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     | 600                  | 600                 | 0.00              | 0.00                    | 0.00                      | 0.00                | 0.00           | 600.00            |
| 13-500-070 UNEMPLOYMENT COMPENSATION    | 500                  | 500                 | 0.00              | 63.00                   | 0.00                      | 0.00                | 12.60          | 437.00            |
| 13-500-080 CONTRACT LABOR               | 129,000              | 129,000             | 10,293.60         | 94,186.44               | 0.00                      | 0.00                | 73.01          | 34,813.56         |
| TOTAL SALARIES & BENEFITS               | 244,700              | 244,700             | 16,797.47         | 178,959.67              | 0.00                      | 0.00                | 73.13          | 65,740.33         |
| <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               | 88.53             | 525.56                  | 0.00                      | 0.00                | 43.80          | 674.44            |
| 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                       | 10,000               | 10,000              | 0.00              | 1,063.09                | 0.00                      | 0.00                | 10.63          | 8,936.91          |
| 13-500-135 MEALS & ENTERTAINMENT        | 5,000                | 5,000               | 20.00             | 804.38                  | 0.00                      | 0.00                | 16.09          | 4,195.62          |
| 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         | 11,000               | 11,000              | 751.19            | 3,608.26                | 0.00                      | 0.00                | 32.80          | 7,391.74          |
| 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              | 1,393.52          | 15,246.67               | 0.00                      | 0.00                | 97.11          | 453.33            |
| 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               | 0.00              | 1,674.15                | 0.00                      | 0.00                | 167.42 (       | 674.15)           |
| 13-500-208 INTERNET SERVICES            | 3,000                | 3,000               | 186.39            | 1,810.49                | 0.00                      | 0.00                | 60.35          | 1,189.51          |
| 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              | 8,315.00          | 50,920.25               | 0.00                      | 0.00                | 127.30 (       | 10,920.25)        |
| 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               | 694.90            | 4,398.85                | 0.00                      | 0.00                | 79.98          | 1,101.15          |
| 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               | 52.81             | 546.46                  | 0.00                      | 0.00                | 18.22          | 2,453.54          |
| 13-500-510 VEHICLE EXPENSE-EDC          | 3,000                | 3,000               | 0.00              | 200.00                  | 0.00                      | 0.00                | 6.67           | 2,800.00          |
| 13-500-540 VEHICLE FUEL                 | 1,000                | 1,000               | 0.00              | 383.01                  | 0.00                      | 0.00                | 38.30          | 616.99            |
| 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              | 324.74                  | 0.00                      | 0.00                | 32.47          | 675.26            |
| 13-500-700 CONTINGENCIES                | 3,000                | 3,000               | 103.50            | 3,270.97                | 0.00                      | 0.00                | 109.03 (       | 270.97)           |
| 13-500-701 CONSULTING/PLANNING/INFRASTR | 40,000               | 40,000              | 0.00              | 0.00                    | 0.00                      | 0.00                | 0.00           | 40,000.00         |
| 13-500-702 COLLATERAL MATERIAL          | 10,000               | 10,000              | 0.00              | 0.00                    | 0.00                      | 0.00                | 0.00           | 10,000.00         |
| 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              | 3,555.00                | 0.00                      | 0.00                | 7.11           | 46,445.00         |
| 13-500-750 EDC PROJECTS                 | 152,000              | 152,000             | 0.00              | 12,792.00               | 0.00                      | 0.00                | 8.42           | 139,208.00        |
| 13-500-751 PROMOTING WINDCREST          | 15,000               | 15,000              | 5,880.22          | 7,608.72                | 0.00                      | 36,334.24           | 292.95 (       | 28,942.96)        |
| 13-500-752 SERVICES AGREEMENT GEN. FUND | 40,000               | 40,000              | 0.00              | 40,000.00               | 0.00                      | 0.00                | 100.00         | 0.00              |
| TOTAL OTHER EXPENSES                    | 421,600              | 421,600             | 17,486.06         | 154,480.97              | 0.00                      | 36,334.24           | 45.26          | 230,784.79        |

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REVENUE & EXPENSE REPORT (UNAUDITED)  
AS OF: JULY 31ST, 2026

13 -ECONOMIC DEVELOPMENT CORP

% OF YEAR COMPLETED: 83.33

| DEPARTMENTAL EXPENDITURES          | SELECTED<br>ORIGINAL | SELECTED<br>AMENDED | CURRENT<br>PERIOD | YEAR TO DATE<br>BALANCE | PRIOR YEAR<br>YTD BALANCE | TOTAL<br>ENCUMBERED | % OF<br>BUDGET | BUDGET<br>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      | 666,300              | 666,300             | 34,283.53         | 333,440.64              | 0.00                      | 36,334.24           | 55.50          | 296,525.12        |
| TOTAL EXPENDITURES                 | 666,300              | 666,300             | 34,283.53         | 333,440.64              | 0.00                      | 36,334.24           | 55.50          | 296,525.12        |
| REVENUE OVER/(UNDER) EXPENDITURES  | 1,000                | 1,000               | 39,607.09         | 302,187.19              | 0.00 (                    | 36,334.24)          | 6,585.30 (     | 264,852.95)       |

Welcome

Agenda

General Information

Registration

TML Website

## 2026 TML Economic Development Conference

Join city leaders, economic development experts, and state officials for a fast-paced, one-and-a-half-day conference packed with strategies and real-world solutions to boost your local economy. Discover tools to attract investment, support business growth, revitalize your community, and build a financially resilient future for your city.

### At the TML Economic Development Conference, you will:

- **Get ahead of the 2027 legislative session** with an early look at emerging state policy issues that could affect economic development in Texas cities
- **Discover how to create walkable, vibrant places that attract investment and strengthen local economies** while reflecting your community's values and priorities
- **Bring new energy to your downtown** with practical strategies for stakeholder engagement, incentives, retail recruitment, and turning plans into action
- **Put economic development tools to work** with practical guidance on Chapter 380 agreements, Type A and Type B EDCs, funding mechanisms, and other options available to Texas cities
- **Prepare for emerging development opportunities and challenges**, from data centers and their infrastructure demands to the population and economic trends shaping Texas' future



# Windcrest Family Gateway Project

Project Presentation and Investment Overview





# Windcrest Family Gateway Project

Project Presentation and Investment Overview

## **\$4.6 Million**

### **Public-Private Investment**

- Major capital injection to build premier facilities.
- Collaborative funding model for community growth.

## **The Destination**

### **Premier Family Hub**

- Creating Windcrest's premier family destination.
- Revitalizing local space into a landmark hub.

## **Partnership**

### **Walzem Retail Center LLC**

- Presented to the Mayor, city council, and EDC.
- Developed by Walzem Retail Center LLC.



# Executive Summary

## Windcrest Family Gateway Project Overview



## \$4.6M Redevelopment

17,000 SF Premier Commercial Space

### PROJECT COMPONENTS

- **Pizza Ranch** — 10,000 SF **(\$3.1M)**
- **Windcrest Event Center** — 7,000 SF **(\$1.2M)**
- **LED Billboard** — Modern Signage Upgrade **(\$281K)**



# Pizza Ranch San Antonio Project Update

Revitalizing 5307 Walzem Rd. and bringing a landmark property back to life.



# Windcrest Landmark History

From Former Luby's Landmark to Pizza Ranch San Antonio

## 1977 - 2020

### The Luby's Era

- Built in **1977** as a popular Luby's location
- Occupied approx. **11,089 SF**
- Closed in **2020**; vacant for 2 years

## 2022

### Acquisition

- Purchased on **May 27, 2022**
- Acquired by **Walzem Retail Center LLC** (current ownership)

## 2025 - 2026

### Preparation

- **2025:** Pizza Ranch franchise commitment secured
- **2026:** Fully permitted, demolition complete, contractor selected

## Next Phase

### Launch & Opening

- **Buildout** & external signage installation
- Final inspections & team hiring
- **Grand Opening** celebration



## Vision and Mission of Pizza Ranch

### ***-Vision-***

*To glorify God by positively impacting the world...*

### ***-Mission-***

*To give every "Guest" a legendary experience...*

*These two items make up our community impact statement.*



# Financial Investment

## Initial Construction Investment Breakdown

### Total Project

**\$4.6M**

Total initial construction investment allocated for the dual development.

### Pizza Ranch

**\$3.1M**

Dedicated capital for the construction and launch of the franchise location.

### Event Center

**\$1.2M**

Funding designated for the adjacent Windcrest Event Center facility.



# Economic Impact

Projected regional benefits and development value

## \$2,200,000

Estimated Income Impact on the Area

### Key Development Highlights

- **\$3.87M** Private Investment | **\$4.3M** Project Value
- **60–70** New Jobs Created in the region
- **Expanded** commercial tax base for the city
- **Regional Destination** actively attracting visitors





# Estimated Sales Tax

Expected 5-year sales tax impact of the dual development

## Expected 5-Year Impact

**\$486,000**

Projected local sales tax revenue generated by Pizza Ranch & Windcrest Event Center [cite: 9].

## Local Tax Rate Breakdown

- **1.75%** — City of Windcrest Local Sales Tax [cite: 9]
- **0.25%** — Windcrest Crime Control & Prevention District [cite: 9]

Total Combined Local Tax Rate: **2.00%**



# Property Value Growth & Tax Base Impact

**2026 Proposed Value**  
**\$3,015,720**

**2027 Completion Value**  
**± \$5,000,000**

**Added Tax Base**  
**± \$1,984,280 / +65.8%**

| Year | Projected Value | Estimated City Property Tax |
|------|-----------------|-----------------------------|
| 2027 | \$5,000,000     | \$17,778 – \$19,409         |
| 2028 | \$5,410,000     | \$19,236 – \$21,001         |
| 2029 | \$5,853,620     | \$20,813 – \$22,723         |
| 2030 | \$6,333,617     | \$22,520 – \$24,586         |
| 2031 | \$6,852,973     | \$24,366 – \$26,602         |

**5-Year City Property Tax Revenue**  
**± \$104,700 – \$114,300**

**Increase Over Current Baseline**  
**± \$51,100 – \$55,800**

*Assumes 2027 post-construction value of ±\$5M and 8.2% annual growth thereafter. Final revenue depends on certified values and adopted tax rates.*





# The Ask: EDC Partnership for Landmark Signage

## The Funding Ask

### Requesting EDC Support

Directly funds critical **exterior facade** and **visibility improvements** to elevate the corridor.

### Project Status

#### ✓ Active & Moving Forward

- Fully Permitted
- Demo Complete
- Contractor Selected

## Signage Pathways

### Without Assistance

Basic sign package installed to meet only **minimum operational needs**.

### With EDC Support

#### Landmark-level facade & signage package

- Better reflects the grand scale of this redevelopment project.
- Significantly improves **visibility from Walzem**.
- Boosts local customer traffic and strengthens brand presence.

## Strategic Impact

### Community Destination

Transforms a former vacant Luby's site into a highly recognizable, premier **family dining destination** for Windcrest.

### Economic Growth

EDC participation directly accelerates:

- **Corridor revitalization & business attraction**
- **Sales tax generation** for Windcrest
- Long-term **property value growth**



## Basic Sign Package





*"The Ranch"*





# Digital Community Gateway

## Benefits to the City

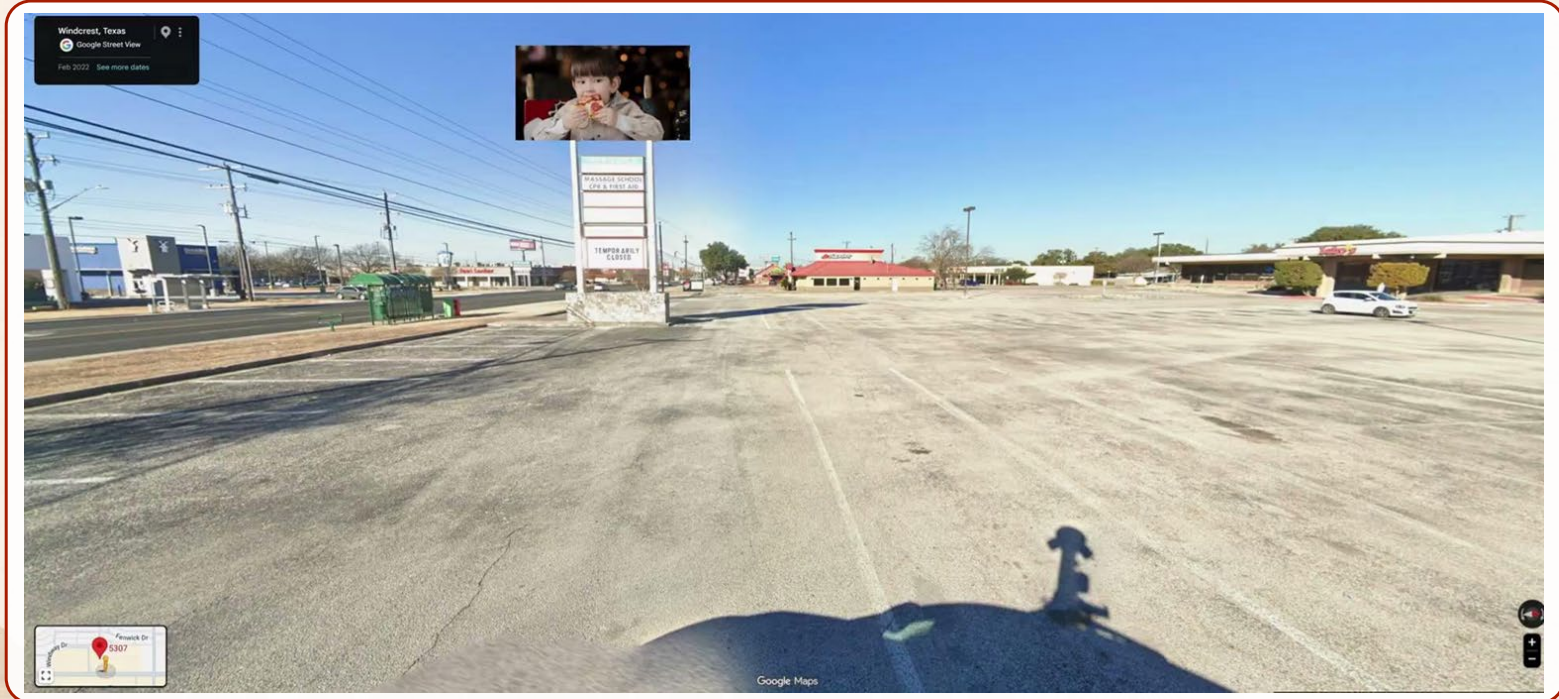
For five years, the City of Windcrest would receive dedicated digital display time at no cost to promote:

- City announcements
- School achievements
- Community events
- Veterans' recognition
- Holiday celebrations
- Economic development
- Public safety alerts
- Local nonprofits
- Emergency notifications

**The city gains a highly visible public communication platform without any capital investment, maintenance responsibilities, or operating costs beyond its initial participation.**



# Digital Community Gateway





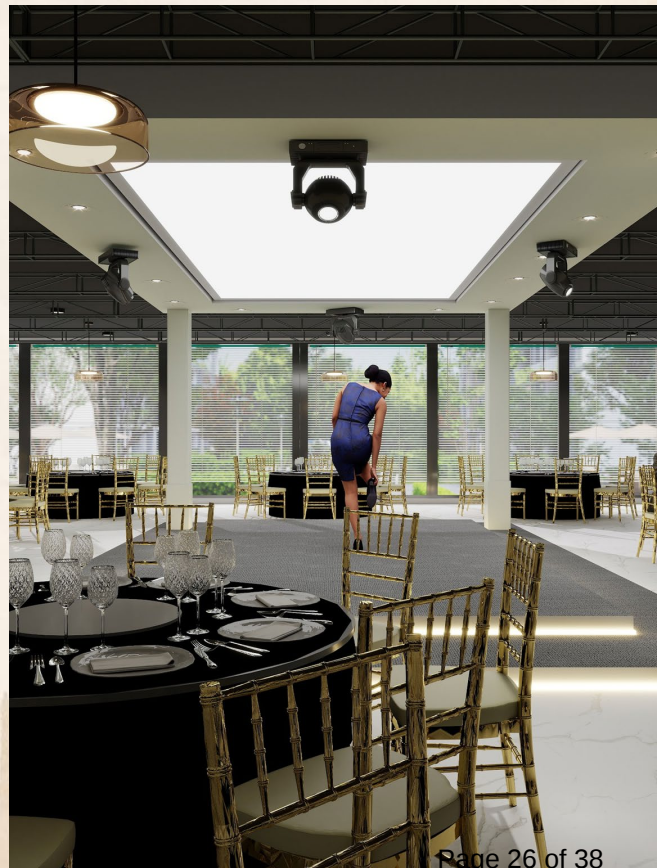
Monday–Thursday

- Youth group therapy
- Coaching
- Life skills

Friday–Sunday

- Weddings • Banquets
- Civic events
- Corporate meetings

## Windcrest Event Center





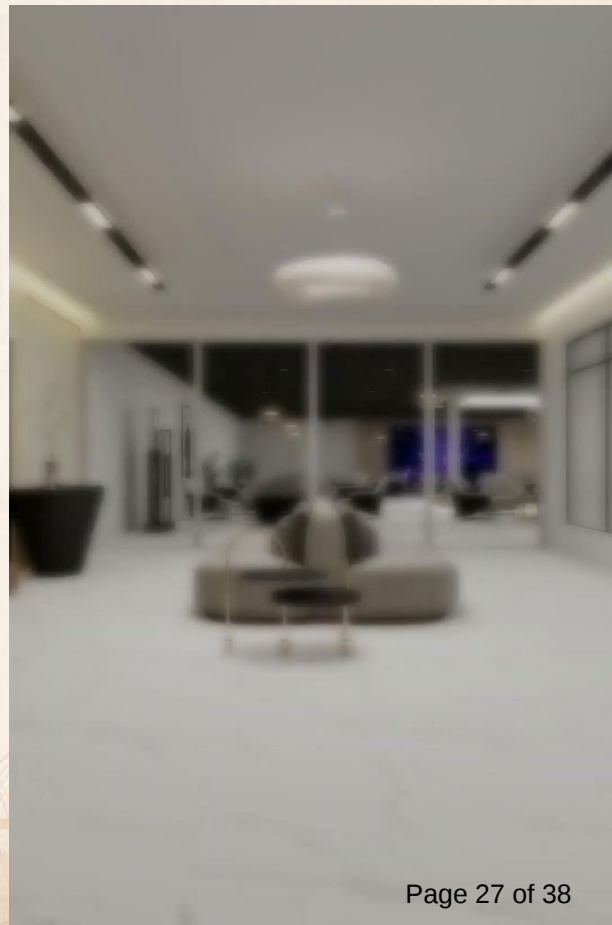
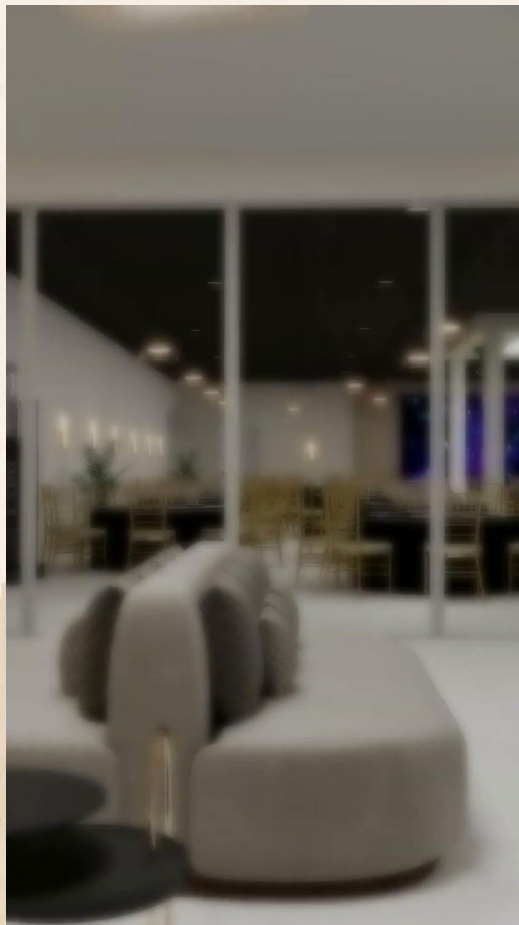
Monday–Thursday

- Youth group therapy
- Coaching
- Life skills

Friday–Sunday

- Weddings • Banquets
- Civic events
- Corporate meetings

## Windcrest Event Center





# WINDCREST FAMILY GATEWAY PROJECT

**INVESTING TODAY. BUILDING WINDCREST'S TOMORROW.**

A transformational public-private partnership creating jobs, driving economic growth, supporting families, and enhancing quality of life for Windcrest and the surrounding region.



**TOTAL PROJECT INVESTMENT**

**\$4,581,000**

100% INVESTED IN WINDCREST



**NEW JOBS CREATED**

**60-70 JOBS**

FULL-TIME & PART-TIME



**VISITOR TRAFFIC**

**250,000+**

ANNUAL VISITS (EST.)



**ANNUAL ECONOMIC IMPACT**

**\$2.2+ MILLION**

TO THE LOCAL ECONOMY

## PROJECT INVESTMENT

**TOTAL PROJECT COST**

**\$4,581,000**

- Pizza Ranch  
\$3,100,000  
67.7%
- Windcrest  
Event Center  
\$1,200,000  
26.2%
- LED Digital Billboard  
\$281,000  
6.1%



**PRIVATE INVESTMENT**

**\$4,000,000**

87.3%



**CITY INVESTMENT REQUESTED**

**\$581,000**

12.7%

**\$6.88**

OF PRIVATE INVESTMENT  
LEVERAGED FOR EVERY  
\$1 INVESTED BY THE CITY

## JOBS CREATED



**60-70**

**TOTAL JOBS**



**45-55**  
PIZZA RANCH  
JOBS



**10-15**  
EVENT CENTER  
JOBS

### JOB ROLES INCLUDE:

- ✓ Restaurant Management & Staff
- ✓ Kitchen & Food Service
- ✓ Guest Service & Host Team
- ✓ Event Coordinators & Hospitality Staff
- ✓ Maintenance & Facilities
- ✓ Behavioral Health Professionals
- ✓ Program Leaders & Coaches
- ✓ Administrative & Support Staff



**LOCAL JOBS.  
STRONGER FAMILIES.  
BRIGHTER FUTURE.**

## VISITOR TRAFFIC



**250,000+**

**ANNUAL VISITS (EST.)**



**FAMILY DINING & ENTERTAINMENT**

**150,000+**

VISITS PER YEAR



**YOUTH PROGRAMS &  
THERAPY SERVICES**

**20,000+**

VISITS PER YEAR (MON-THU)



**EVENTS, BANQUETS &  
CELEBRATIONS**

**80,000+**

VISITS PER YEAR (FRI-SUN)



**A DESTINATION FOR FAMILIES  
THROUGHOUT THE WEEK.  
A REASON FOR VISITORS TO COME.  
A PLACE TO STAY.**

## FISCAL IMPACT TO WINDCREST

**ANNUAL ECONOMIC IMPACT (EST.)**



**DIRECT SPENDING IMPACT**

**\$2.2+ MILLION**



**TOTAL SALES IMPACT**

**\$3.3+ MILLION**



**PAYROLL IMPACT**

**\$1.8+ MILLION**

## FISCAL BENEFITS TO THE CITY (5-YEAR ESTIMATE)



**CITY SALES TAX REVENUE**

**\$480,000**



**CITY PROPERTY TAX REVENUE**

**\$114,000**



**\$594,000**

**TOTAL DIRECT FISCAL BENEFIT  
TO THE CITY OVER 5 YEARS**

**BEYOND  
THE NUMBERS**



Strengthens the  
local economy  
and tax base



Enhances the  
Walzem Road  
corridor and attracts  
additional investment



Supports youth  
development,  
mental health, and  
life skills programs



Provides a premier  
event space for civic,  
nonprofit, school &  
community events



Beautifies the gateway  
into Windcrest and  
improves quality  
of life

**TOGETHER, WE CAN CREATE  
A LEGACY OF OPPORTUNITY  
FOR WINDCREST.**

★ **A STRATEGIC INVESTMENT. A LASTING IMPACT. A BRIGHTER FUTURE FOR WINDCREST.** ★



# Return on Investment

## Investment & Leverage

Maximizing public funds through partnership

**7 : 1**

**\$7 of private investment for every \$1 from the City**

City Investment: **\$581,000**

Private Investment: **\$4M**

## 5-Year Fiscal Impact

Projected municipal revenue and benefits

**\$594k**

**Total 5-Year Fiscal Benefit**

5-Year Sales Tax: **\$480,000**

5-Year Property Tax: **\$114,000**



# A Legacy Investment

The Windcrest Family Gateway Project creates a lasting community asset that supports families, drives economic development, enhances the Walzem corridor, and generates long-term tax revenue.

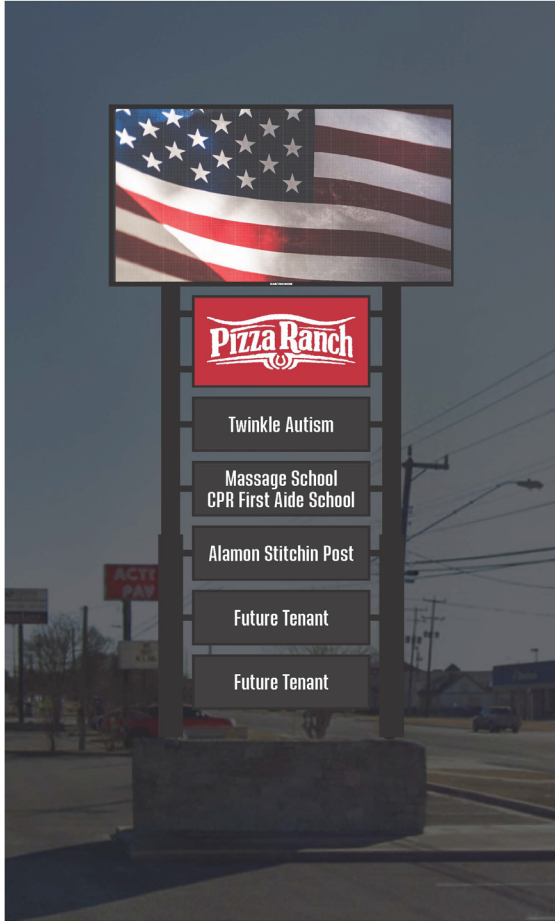
Together, we can create Windcrest's premier family destination.

Thank you for your consideration and support!!





Option 3  
Scale: 3/16" = 1'



DESIGN | FABRICATION | INSTALLATION | SERVICE

7775 Main St. N.E.,  
Friday, MN 55432  
P: 763.754.2899 | F: 763.763.7398  
www.AlbrechtSignCompany.com

Client:  
Pizza Ranch

Client Address:  
5307 Walzem Rd.,  
San Antonio, TX 78218

Start Date: 8/21/2026  
Last Revision Date: 8/27/2026  
Job Number: N/A  
Drawing Revision: 1  
Sales Representative: CJ  
Designer: RD

| Revision | Update |
|----------|--------|
| 01       |        |
| 02       |        |
| 03       |        |
| 04       |        |
| 05       |        |
| 06       |        |
| 07       |        |
| 08       |        |
| 09       |        |

Customer Signature of Approval

✕

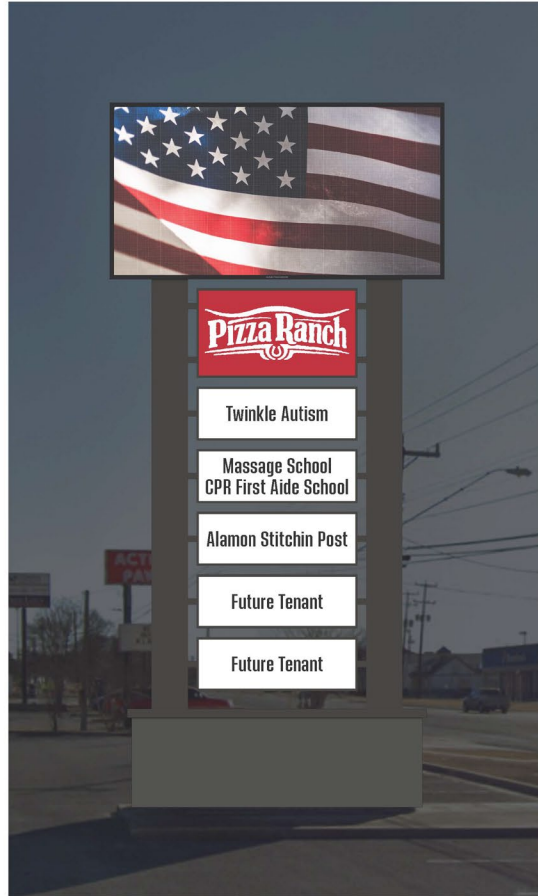


This sign is intended to be installed in accordance with the requirements of Article 601 of the National Electrical Code unless other applicable local codes. The sign is intended to be installed in accordance with the requirements of Article 601 of the National Electrical Code.

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Option 4  
Scale: 3/16" = 1'



DESIGN | FABRICATION | INSTALLATION | SERVICE

7776 Main St., N.E.,  
Fridley, MN 55427  
P: 763.764.2890 | F: 763.767.7316  
www.AlbrechtSignCompany.com

Client:  
Pizza Ranch

Client Address:  
5307 Welzem Rd.  
San Antonio, TX 78218

Start Date: 8/21/2026  
Last Revision Date: 8/27/2026  
Job Number: N/A  
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| 04       |        |
| 05       |        |
| 06       |        |
| 07       |        |
| 08       |        |

Customer Signature of Approval



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**ORDINANCE 2026-003(O)**

**AN ORDINANCE AMENDING THE WINDCREST CODE OF ORDINANCES, CHAPTER 24 – OFFENSES AND MISCELLANEOUS PROVISIONS TO ADD CERTAIN PROVISIONS RELATING TO AGGRESSIVE PANHANDLING AND BLOCKING RIGHT-OF-WAY ACCESS; AUTHORIZING THE CITY MANAGER TO TAKE ALL STEPS NECESSARY TO IMPLEMENT THE PROVISIONS OF THIS ORDINANCE; PROVIDING FOR SEVERABILITY; REPEALING ANY OTHER CODE PROVISIONS, ORDINANCES, OR PARTS OF ORDINANCES, AND OTHER PROVISIONS IN CONFLICT HERewith; INCORPORATING RECITALS; PROVIDING FOR PENALTY AND ADOPTING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Windcrest, Texas is a home-rule municipality located within Bexar County, Texas; and

**WHEREAS**, the City Council has determined that the amendments herein are necessary and appropriate to prohibit certain conduct, including aggressive solicitation and lying/sitting in locations which prevent access and use of certain rights-of-way, which the City Council has determined pose a threat to the health, safety and welfare of the public; and

**WHEREAS**, the City Council desires that the City’s appearance remain well kept, healthy, and safe for public use; and

**WHEREAS**, the City Council has determined that aggressive solicitation and lying/sitting so as to block access to businesses or prevent use of rights-of-way are likely to disturb and interfere with the ability of residents and visitors to enjoy and access the public places and businesses within the City; and

**WHEREAS**, the City of Windcrest finds that the amendments set forth herein are necessary and appropriate to protect residents and visitors from undue fear, intimidation or inconvenience relating to the types of conduct prohibited by said amendments; and

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WINDCREST, TEXAS THAT:**

**I.**

**AMENDMENTS**

Chapter 24 – Offenses and Miscellaneous Provisions, of the Windcrest Code of Ordinances shall hereby be amended to add a new Article XI – Aggressive Solicitation and Related Offenses, and shall hereafter read as follows:

## Chapter 24 – Offenses and Miscellaneous Provisions

...

Sec. 24-241 through 24-249 reserved.

### ARTICLE XI – AGGRESSIVE SOLICITATION AND RELATED OFFENSES

#### **Sec. 24-250. – Aggressive solicitation prohibited.**

(a) In this section, the following definitions apply:

*Aggressive manner* means:

- (1) Making any physical contact with or touching another person in the course of the solicitation without the person's consent;
- (2) Following the person being solicited, if that conduct is:
  - a. Likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
  - b. Reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation;
- (3) Continuing to solicit a person after the person has made a negative response;
- (4) Blocking the safe or free passage of the person being solicited or requiring the person, or the driver of a vehicle, to take evasive action to avoid physical contact with the person making the solicitation;
- (5) Using obscene or abusive language or gestures toward the person being solicited; or
- (6) Approaching the person being solicited in a manner that:
  - a. Is likely to cause a reasonable person to fear imminent bodily harm or the commission of a criminal act upon property in the person's possession; or
  - b. Is reasonably likely to intimidate the person being solicited into responding affirmatively to the solicitation.

*Automated teller machine* means a device, linked to a bank's account records, which is able to carry out banking transactions.

*Automated teller facility* means the area comprised of one or more automatic teller machines, and any adjacent space that is made available to banking customers.

*Bank* includes a bank, savings bank, savings and loan association, credit union, trust company, or similar financial institution.

*Check cashing business* means an entity in the business of cashing checks, drafts, or money orders for consideration.

*Cryptocurrency kiosk* means a physical terminal that allows users to buy or sell digital currencies, including cryptocurrencies, using cash or a debit card.

*Public place* means an area to which the public has access and includes, but is not limited to, a sidewalk, street, highway, park, parking lot, alleyway, pedestrian way, or the common area of a school, hospital, apartment house, office building, transport facility, or shop.

*Solicit* means to request, by the spoken, written, or printed word, or by other means of communication an immediate donation or transfer of money or another thing of value from another person, regardless of the solicitor's purpose or intended use of the money or other thing of value, and regardless of whether consideration is offered.

(b) A person commits an offense if the person solicits:

- (1) In an aggressive manner in a public place; or
- (2) Within fifty (50) feet of the following areas where the public is considered vulnerable or where solicitation would interfere with the flow of traffic:
  - a. An automated teller machine;
  - b. An automated teller facility;
  - c. The entrance or exit of a bank;
  - d. The entrance or exit of a check cashing business;
  - e. The entrance or exit of a restaurant or the service area of an outdoor eating establishment;
  - f. In a bus, at a bus station or stop;
  - g. A marked crosswalk; or
  - h. A cryptocurrency kiosk.

(c) A culpable mental state is not required, and need not be proved, for an offense under this section.

(d) Any person who engages in any activity specified in Sec. 24-250(b), may be subject to prosecution for a Class C misdemeanor and a fine not to exceed five hundred dollars (\$500.00).

#### **Sec. 24-251. – Sitting or lying down in right-of-way.**

(a) A person commits an offense if, after having been notified by a law enforcement officer that the conduct violates this section, the person continues to sit or lie down in the right-of-way between the roadway and the abutting property line or structure, or on an object placed in that area, in a manner that would:

- (1) Hinder the unobstructed passage of a person;
- (2) Require a person to take evasive action to avoid physical contact;
- (3) Block the passage of a person entering or leaving a building; or
- (4) Require a person entering or leaving a building to take evasive action to avoid physical contact.

(b) This section does not apply to a person who:

- (1) Sits or lies down because of a medical emergency;
- (2) As the result of a disability, uses a wheelchair or similar device to move about;
- (3) Operates or patronizes a commercial establishment that conducts business on the sidewalk in compliance with the ordinances of the city;
- (4) Participates in or views a parade, festival, performance, rally, demonstration, or similar event;
- (5) Sits on a chair or bench that is supplied by a public agency or by the abutting private property owner; or
- (6) Sits within a bus stop zone while waiting for public or private transportation.

(c) A culpable mental state is not required, and need not be proven, for an offense under this section.

(d) Any person who engages in any activity specified in Sec. 24-251(a) may be subject to prosecution for a class C misdemeanor and a fine not to exceed five hundred dollars (\$500.00).

## **II. CUMULATIVE CLAUSE**

That this Ordinance shall be cumulative of all provisions of the City of Windcrest Code of Ordinances except where the provisions of this Ordinance are in direct conflict with the provisions of such existing Ordinance, in which event the conflicting provisions of such existing Ordinance are hereby repealed and this Ordinance controls.

## **III. SEVERABILITY**

That it is hereby declared to be the intent of the City Council for the City of Windcrest that the phrases, clauses, sentences, paragraphs, and sections of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance should be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinances, since the same would have been enacted by the City Council without incorporation in this ordinance of any such unconstitutional phrases, sentences, paragraphs, or sections.

## **IV. PROPER NOTICE AND MEETING**

It is hereby officially found and determined that the meeting at which this Ordinance was adopted was open to the public and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**V.  
EFFECTIVE DATE**

This ordinance shall be effective upon passage and publication as required by state and local law.

**VI.  
READINGS**

**DULY PASSED ON FIRST READING**, on the 20<sup>th</sup> day of July, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

**DULY PASSED AND APPROVED**, on the 3<sup>rd</sup> day of August, 2026, at a regular meeting of the City Council of the City of Windcrest, Texas, which was held in compliance with the Open Meetings Act, Gov't. Code §551.001, et. Seq. at which meeting a quorum was present and voting.

CITY OF WINDCREST, TEXAS

\_\_\_\_\_  
Dan Reese, Mayor

**ATTEST:**

\_\_\_\_\_  
Rachel C. Dominguez, TRMC  
City Secretary

**APPROVED:**

\_\_\_\_\_  
Jessie Lopez, City Attorney