

**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
REGULAR MEETING
AGENDA
December 9, 2010
~~6:00~~ p.m.
Windcrest City Hall**

NOTICE IS HEREBY GIVEN THAT A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION (WEDC) WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 9th DAY OF December 2010 AT 6:00 P.M. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

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

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

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

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

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

- I. Call to Order**
 - a. Determination of a Quorum
 - b. Pledge of Allegiance
 - c. Prayer
- II. Reports**
 - a. Ray Watson will give a report on Benchmarks of the WEDC projects since June 2006
 - b. Ray Watson will give a report on the recommendations of the Budget Committee
 - c. Ray Watson will give a presentation on benchmarking of the WEDC and projects performed by the WEDC
 - d. Ray Watson will give a presentation concerning the creation of project castle, how it has evolved and the benefit to the citizens of Windcrest, both monetarily and the development opportunity
- III. Action Items**
 - a. The WEDC Board of Directors will review, discuss and may take action concerning the 2010/2011 WEDC Budget. (Attachment 1)
 - b. The WEDC Board of Directors will review, discuss and may take action on the hiring of an Executive Assistant.
 - c. The WEDC Board of Directors will review, discuss and may take action to hold a Second Public Hearing concerning Project Racker Road.
 - d. The WEDC Board of Directors will review, discuss and may take action on approving a funding range and source for Racker Road. (Attachment 2)
 - e. The WEDC Board of Directors will review, discuss and may take action on the NFP Partnership Letter dated October 29, 2010. (Attachment 3)
- IV. Financial Report**

The WEDC Board of Directors will review, discuss and may take action on the October 2010 financial reports. (Attachment 4)
- V. New Business**

- a. Individual Board members may bring up topics that through consensus of the Board may be placed on the agenda for the following month.

VI. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the WEDC is a true and correct copy of said Notice and I posted a true and correct copy of said Notice on the bulletin board at the Windcrest City Hall in a convenient place to the public. Said Notice was posted 72 hours prior to the 9th of December 2010.

By: 

I certify that the attached notice and agenda of items considered by the WEDC Meeting was removed by me from the City Hall bulletin board on the ____ of December 2010.

By: _____

Kelly Rodriguez
Court Clerk

IT IS ANTICIPATED THAT MEMBERS OF WINDCREST CITY BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH CITY BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE WINDCREST CITY COUNCIL, OR OTHER BOARDS, COMMISSIONS AND COMMITTEES OF THE CITY WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE WINDCREST CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE COUNCIL OR BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. (ORDINANCE No. 443).

AT ANY TIME DURING ANY MATTER LISTED ON THIS AGENDA, AT THE DISCRETION OF THE WEDC BOARD, THE BOARD MAY RECESS THE REGULAR SESSION AND RECONVENE INTO EXECUTIVE SESSION SHOULD IT BE NECESSARY TO SEEK THE ADVICE OF ITS ATTORNEYS REGARDING ANY MATTER (REAL ESTATE, LITIGATION, CONTRACTS, PERSONNEL AND SECURITY) IN ACCORDANCE WITH CHAPTER 551 OF THE TEXAS GOVERNMENT CODE.

This Agenda has been reviewed and approved by WEDC's 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 governmental 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 Local Government Code §551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

13	Economic Development Corporation							
Account Number		ACTUAL	BUDGET	ACTUAL	ADOPTED	AMENDED	Proposed	
		2006 / 2007	2007 / 2008	2008 / 2009	2009 / 2010	2009 / 2010	BUDGET	2010 / 2011
	Carryover funds from previous year							
	Restrictive Reserve (\$120,000.00)	609,279	570,601	554,266	410,286	93,954		141,000
4105	Income - Other	7,472	2,000	110	500	500	0	0
4110	Income - Other (Transfer from HOT Fund)	12,500	75,000	0	30,000	30,000	0	0
4111	Income - Other (Transfer from Gen. Fund)	0	0	0	20,000	20,000	0	0
4112	Income - Walzem Rd. Grant	10,000	0	30,000	0	0	0	0
4113	Income - Corporate Donation	0	0	0	0	0	0	0
4115	Sales Tax	243,684	350,000	268,104	300,000	300,000	325,000	
4301	Interest	24,332	15,000	3,979	4,500	1,500	500	
4900	Proceeds from Capital Lease	16,717	0	0	0	0	0	
	Total Current Revenues	314,705	442,000	302,193	355,000	352,000	325,500	
	Total Available Funds	923,984	1,012,601	856,459	765,286	445,954	466,500	
	Salary and Related Expenses							
500-009	Salaries	105,118	184,732	136,832	160,680	165,024	118,744	
500-010	Administrative Support - City Employees	3,585	4,000	11,264	10,000	10,000	5,000	
500-011	Longevity	254	600	634	930	1,245	0	
500-018	Education Pay	0	1,800	900	1,800	1,800	0	
500-020	Overtime			553	0	900	750	
500-030	Social Security	7,954	14,897	12,599	14,163	13,967	10,319	
500-040	Health Insurance	9,507	14,835	7,285	13,308	13,327	8,194	
500-050	Retirement	7,442	12,692	11,272	14,348	14,149	10,792	
500-060	Workers Compensation	265	707	492	636	858	521	
500-070	Unemployment Compensation	50	310	267	672	555	672	
500-080	Contract Labor (Walzem Rd. Consultant)	45,000	0	0	0	0	0	
500-095	Termination Payout	0	0	1,353	0	0	0	
	Total Salary & Related Expense	179,175	234,573	183,451	216,537	221,825	154,991	
	Other Expenses							
500-100	Public Relations Fees	24,242	0	0	0	0	0	
500-115	Mobile Telephone	3,200	3,100	2,832	1,800	2,800	0	
500-120	Dues & Subscriptions	2,268	2,602	2,306	1,500	1,500	1,200	
500-130	Training Only	4,800	6,000	3,715	4,000	4,000	2,000	
500-132	Travel Only	2,767	4,776	1,406	3,000	3,000	700	
500-135	Meals & Entertainment	3,132	5,500	3,002	4,000	4,000	2,000	
500-200	Computer Maintenance	0	0	0	0	0	0	
500-201	Website Maintenance	0	0	0	0	0	0	
500-250	Legal Expenses	16,992	15,000	70,016	24,000	36,000	30,000	
500-290	Audit	825	3,900	3,500	3,500	4,000	4,000	
500-430	Supplies	3,186	5,638	3,960	5,800	5,800	1,750	
500-510	Vehicle Lease-Director (Moved to Gen Fund)	5,670	4,678	0	0	0	0	
500-510	Vehicle Allowance-Director	0	4,800	9,693	7,200	0	0	
500-515	Health Expense Allowance-Director	3,600	3,600	3,600	3,600	3,600	3,600	
500-540	Vehicle Fuel	0	2,500	173	2,500	2,500	1,000	

Account Number	ACTUAL 2006 / 2007	FINAL BUDGET 2007 / 2008	ACTUAL 2008 / 2009	ADOPTED BUDGET 2009 / 2010	AMENDED BUDGET 2009 / 2010	Proposed BUDGET 2010 / 2011
500-590 Postage	823	1,000	774	1,000	1,000	250
500-630 Legal Advertising	0	350	0	350	350	250
500-640 Copier Usage	1,000	1,000	1,000	1,000	1,000	1,000
500-650 Walzem Rd. Grant Expenses	9,935	15,719	30,000	0	0	0
500-700 Contingencies	1,581	5,000	6,017	5,000	4,500	2,000
Total Other Expense	84,021	85,163	141,994	68,250	74,050	49,750
Total Operating Expenses	263,196	319,736	325,445	284,787	295,875	204,741
500-800 Total EDC Projects	61,847	188,942	427,060	368,050	106,050	120,750
500-810 Capital Expense						
Computers/Upgrades	1,622	0	0	0	0	0
Records Mgmt System Lease Payment Contrib.	10,000	10,000	10,000	0	0	0
EDC Dir. Vehicle - 2006 Ford Crown Vic	16,718	0	0	0	0	0
Display Equipment (Projector, Laptop Display Panel)	0	5,000	0	0	0	0
Building Office Space	0	200,000	0	0	0	0
TOTAL ALL EXPENSES	353,383	723,678	762,505	662,837	401,925	325,491
Excess Current Revenue Over Expenses	-38,678	-281,678	-460,312	-297,837	-49,925	9
Carryover funds to next year	570,601	288,923	93,954	112,449	44,029	141,009

[illegible]

Attachment II

Racker Road Original Design Layout Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$59,486.81
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
2	Curb	LF	3,663	\$5.10	\$18,681.30
3	Handicap Ramps	SY	6	\$14.20	\$85.20
4	27" Storm Drain Pipe	LF	72	\$21.27	\$1,531.44
5	Remove and Relocate Trees	EA	13	\$1,500.00	\$19,500.00
6	Removal of Concrete Sidewalk	SY	7	\$12.70	\$88.90
7	Removal of Signage	EA	10	\$25.00	\$250.00
8	Curb Inlet	LF	47	\$500.00	\$23,500.00
9	Fence	LF	1,013	\$6.00	\$6,078.00
10	Removal of Landscaping Lights	EA	1	\$40.00	\$40.00
Racker Road					
11	2" Type "D" Hotmix Asphalt	SY	16,605	\$9.20	\$152,766.00
12	12" Crushed Rock Base	SY	16,605	\$9.70	\$161,068.50
13	6" Lime Stabilized Subgrade	SY	16,605	\$2.00	\$33,210.00
14	Prime Coat (0.2 Gal)	GAL	3,321	\$3.00	\$9,963.00
15	Tack Coat (0.1 Gal)	GAL	1,661	\$2.75	\$4,567.75
16	Driveway Approaches	SY	104	\$68.20	\$7,092.80
17	Curb and Gutter	LF	5,407	\$12.00	\$64,884.00
18	6" Standard Curb	LF	4,973	\$9.00	\$44,757.00
19	Sidewalk	SY	3323	\$40.00	\$132,920.00
20	Handicap Ramps	SY	189	\$40.00	\$7,560.00
21	Street Excavation and Haul Off	CY	11300	\$15.00	\$169,500.00
22	Hydromulch	SY	6080	\$0.75	\$4,560.00
Striping					
23	"STOP" and "ONLY" Words	EA	8	\$375.00	\$3,000.00
24	Stop Bar	LF	106	\$7.00	\$742.00
25	Directional Arrows	EA	2	\$250.00	\$500.00
26	Optional Turn Arrow	EA	3	\$250.00	\$750.00
27	Straight Directional Arrow	EA	3	\$250.00	\$750.00
28	4" Broken White Striping	LF	4724	\$0.75	\$3,543.00
29	8" Solid White Striping	LF	290	\$3.00	\$870.00
30	24" Solid White Striping	LF	430	\$7.00	\$3,010.00
Storm Drain					
31	18" CMP Storm Sewer	LF	40	\$40.00	\$1,600.00
32	24" CMP Storm Sewer	LF	142	\$50.00	\$7,100.00
33	18" RCP Storm Sewer	LF	190	\$64.00	\$12,160.00
34	24" RCP Storm Sewer	LF	170	\$90.00	\$15,300.00
35	36" RCP Storm Sewer	LF	70	\$130.00	\$9,100.00
36	3'x3' Junction Box	EA	1	\$3,000.00	\$3,000.00
37	5'x5' Grate Inlet	EA	1	\$5,000.00	\$5,000.00
38	6'x6' Junction Box	EA	1	\$6,500.00	\$6,500.00
39	5' Curb Inlet	EA	9	\$3,000.00	\$27,000.00

Racker Road
Original Design Layout
Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
40	10' Curb Inlet	EA	6	\$3,900.00	\$23,400.00
41	Connection To Existing Drainage System	EA	6	\$100.00	\$600.00
42	Trench Protection	LF	612	\$1.50	\$918.00

SUBTOTAL:		\$1,050,933.70
CONTINGENCY:	10%	\$105,093.37
ESTIMATED TOTAL:		\$1,156,027.07

Racker Drive 1

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$7,540.93
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	863	\$5.10	\$4,401.30
4	Masonary Marque Signs	LF	381	\$15.00	\$5,715.00
5	Removal of Signage	EA	4	\$25.00	\$100.00
6	Removal of Landscaping Lights	EA	2	\$40.00	\$80.00
Racker Drive 1					
7	2" Type "D" Hotmix Asphalt	SY	1,941	\$9.20	\$17,857.20
8	12" Crushed Rock Base	SY	1,941	\$9.70	\$18,827.70
9	6" Lime Stabilized Subgrade	SY	1,941	\$2.00	\$3,882.00
10	Prime Coat (0.2 Gal)	GAL	388	\$3.00	\$1,164.00
11	Tack Coat (0.1 Gal)	GAL	194	\$2.75	\$533.50
12	Curb and Gutter	LF	670	\$12.00	\$8,040.00
13	6" Standard Curb	LF	395	\$9.00	\$3,555.00
14	Sidewalk	SY	312	\$40.00	\$12,480.00
15	Handicap Ramps	SY	8	\$40.00	\$320.00
16	Street Excavation and Haul Off	CY	2900	\$15.00	\$43,500.00
17	Hydromulch	SY	484	\$0.75	\$363.00
Striping					
18	Directional Arrows	EA	1	\$250.00	\$250.00
19	4" Broken White Striping	LF	612	\$0.75	\$459.00
20	4" Solid White Striping	LF	206	\$0.75	\$154.50

SUBTOTAL:		\$133,223.13
CONTINGENCY:	10%	\$13,322.31
ESTIMATED TOTAL:		\$146,545.45

Racker Drive 2

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date:

June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$7,721.85
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	1,093	\$5.10	\$5,574.30
4	Removal of Signage	EA	1	\$25.00	\$25.00
Racker Drive 2					
5	2" Type "D" Hotmix Asphalt	SY	2,343	\$9.20	\$21,555.60
6	12" Crushed Rock Base	SY	2,343	\$9.70	\$22,727.10
7	6" Lime Stabilized Subgrade	SY	2,343	\$2.00	\$4,686.00
8	Prime Coat (0.2 Gal)	GAL	469	\$3.00	\$1,407.00
9	Tack Coat (0.1 Gal)	GAL	235	\$2.75	\$646.25
10	Curb and Gutter	LF	831	\$12.00	\$9,972.00
11	Sidewalk	SY	342	\$40.00	\$13,680.00
12	Handicap Ramps	SY	16	\$40.00	\$640.00
13	Street Excavation and Haul Off	CY	2650	\$15.00	\$39,750.00
Striping					
14	"STOP" and "ONLY" Words	EA	4	\$375.00	\$1,500.00
15	Stop Bar	LF	50	\$7.00	\$350.00
16	Directional Arrows	EA	1	\$250.00	\$250.00
17	4" Broken White Striping	LF	746	\$0.75	\$559.50
18	4" Solid Yellow Striping	LF	993	\$0.75	\$744.75
19	24" Solid White Striping	LF	90	\$7.00	\$630.00

SUBTOTAL:		\$136,419.35
CONTINGENCY:	10%	\$13,641.94
ESTIMATED TOTAL:		\$150,061.29

Racker Drive 3

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$7,621.18
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	1,215	\$5.10	\$6,196.50
4	Masonry Marque Signs	LF	368	\$15.00	\$5,520.00
5	Removal of Signage	EA	1	\$25.00	\$25.00
6	Sanitary Sewer Manhole	EA	1	\$1,000.00	\$1,000.00
7	Water Valve	EA	1	\$200.00	\$200.00
Racker Drive 3					
8	2" Type "D" Hotmix Asphalt	SY	2,091	\$9.20	\$19,237.20
9	12" Crushed Rock Base	SY	2,091	\$9.70	\$20,282.70
10	6" Lime Stabilized Subgrade	SY	2,091	\$2.00	\$4,182.00
11	Prime Coat (0.2 Gal)	GAL	419	\$3.00	\$1,257.00
12	Tack Coat (0.1 Gal)	GAL	210	\$2.75	\$577.50
13	Curb and Gutter	LF	710	\$12.00	\$8,520.00
14	Sidewalk	SY	374	\$40.00	\$14,960.00
15	Handicap Ramps	SY	32	\$40.00	\$1,280.00
16	Street Excavation and Haul Off	CY	2450	\$15.00	\$36,750.00
Striping					
17	"STOP" and "ONLY" Words	EA	2	\$375.00	\$750.00
18	Stop Bar	LF	35	\$7.00	\$245.00
19	Directional Arrows	EA	2	\$250.00	\$500.00
20	4" Broken White Striping	LF	646	\$0.75	\$484.50
21	4" Solid Yellow Striping	LF	563	\$0.75	\$422.25
22	24" Solid White Striping	LF	90	\$7.00	\$630.00

SUBTOTAL:		\$134,640.83
CONTINGENCY:	10%	\$13,464.08
ESTIMATED TOTAL:		\$148,104.91

Racker Drive 4

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$8,390.58
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	1,245	\$5.10	\$6,349.50
4	Masonry Marque Signs	LF	450	\$15.00	\$6,750.00
5	Remove and Relocate Trees	EA	8	\$1,500.00	\$12,000.00
6	Removal of Landscaping Lights	EA	3	\$10.00	\$30.00
7	Removal of Signage	EA	6	\$25.00	\$150.00
8	Removal of Water Valve	EA	1	\$200.00	\$200.00
9	Removal of Street Light	EA	1	\$500.00	\$500.00
Racker Drive 4					
10	2" Type "D" Hotmix Asphalt	SY	2,017	\$9.20	\$18,556.40
11	12" Crushed Rock Base	SY	2,017	\$9.70	\$19,564.90
12	6" Lime Stabilized Subgrade	SY	2,017	\$2.00	\$4,034.00
13	Prime Coat (0.2 Gal)	GAL	404	\$3.00	\$1,212.00
14	Tack Coat (0.1 Gal)	GAL	202	\$2.75	\$555.50
15	Curb and Gutter	LF	586	\$12.00	\$7,032.00
16	6" Standard Curb	LF	210	\$9.00	\$1,890.00
17	Sidewalk	SY	345	\$40.00	\$13,800.00
18	Handicap Ramps	SY	8	\$40.00	\$320.00
19	Street Excavation and Haul Off	CY	2450	\$15.00	\$36,750.00
20	Hydromulch	SY	292	\$0.75	\$219.00
Striping					
21	"STOP" and "ONLY" Words	EA	2	\$375.00	\$750.00
22	Directional Arrows	EA	4	\$250.00	\$1,000.00
23	Optional Turn Arrow	EA	4	\$250.00	\$1,000.00
24	4" Broken White Striping	LF	313	\$0.75	\$234.75
25	8" Solid White Striping	LF	445	\$3.00	\$1,335.00
26	24" Solid White Striping	LF	230	\$7.00	\$1,610.00

SUBTOTAL:		\$148,233.63
CONTINGENCY:	10%	\$14,823.36
ESTIMATED TOTAL:		\$163,057.00

Racker Drive 5

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$1,256.07
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	280	\$5.10	\$1,428.00
4	Removal of Signage	EA	2	\$25.00	\$50.00
5	Removal of Street Light	EA	1	\$500.00	\$500.00
Racker Drive 5					
6	2" Type "D" Hotmix Asphalt	SY	240	\$9.20	\$2,208.00
7	12" Crushed Rock Base	SY	240	\$9.70	\$2,328.00
8	6" Lime Stabilized Subgrade	SY	240	\$2.00	\$480.00
9	Prime Coat (0.2 Gal)	GAL	48	\$3.00	\$144.00
10	Tack Coat (0.1 Gal)	GAL	24	\$2.75	\$66.00
11	6" Standard Curb	LF	564	\$9.00	\$5,076.00
12	Street Excavation and Haul Off	CY	292	\$15.00	\$4,380.00
13	Hydromulch	SY	366	\$0.75	\$274.50

SUBTOTAL:		\$22,190.57
CONTINGENCY:	10%	\$2,219.06
ESTIMATED TOTAL:		\$24,409.63

Park Road

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$27,995.05
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	1,011	\$8.00	\$8,088.00
4	27" Storm Drain Pipe	LF	30	\$21.27	\$638.10
5	Removal of Concrete Wheel Stops	EA	27	\$10.00	\$270.00
6	Removal of Signage	EA	28	\$25.00	\$700.00
7	Grate Inlet	EA	1	\$500.00	\$500.00
Park Road					
8	2" Type "D" Hotmix Asphalt	SY	7,774	\$9.20	\$71,520.80
9	12" Crushed Rock Base	SY	7,774	\$9.70	\$75,407.80
10	6" Lime Stabilized Subgrade	SY	7,774	\$2.00	\$15,548.00
11	Prime Coat (0.2 Gal)	GAL	1,555	\$3.00	\$4,665.00
12	Tack Coat (0.1 Gal)	GAL	778	\$2.75	\$2,139.50
13	Curb and Gutter	LF	1,784	\$12.00	\$21,408.00
14	Sidewalk	SY	2704	\$40.00	\$108,160.00
15	Handicap Ramps	SY	28	\$40.00	\$1,120.00
16	Street Excavation and Haul Off	CY	9350	\$15.00	\$140,250.00
Striping					
17	"STOP" and "ONLY" Words	EA	2	\$375.00	\$750.00
18	Stop Bar	LF	27	\$7.00	\$189.00
19	Straight Directional Arrow	EA	8	\$250.00	\$2,000.00
20	24" Solid White Striping	LF	390	\$7.00	\$2,730.00
Storm Drain					
21	6'x6' Grate Inlet	EA	1	\$6,500.00	\$6,500.00

SUBTOTAL:		\$494,579.25
CONTINGENCY:	10%	\$49,457.93
ESTIMATED TOTAL:		\$544,037.18

Park Road Drive
Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$2,878.58
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Park Road Drive					
3	2" Type "D" Hotmix Asphalt	SY	722	\$9.20	\$6,642.40
4	12" Crushed Rock Base	SY	722	\$9.70	\$7,003.40
5	6" Lime Stabilized Subgrade	SY	722	\$2.00	\$1,444.00
6	Prime Coat (0.2 Gal)	GAL	145	\$3.00	\$435.00
7	Tack Coat (0.1 Gal)	GAL	73	\$2.75	\$200.75
8	Curb and Gutter	LF	397	\$12.00	\$4,764.00
9	Sidewalk	SY	202	\$40.00	\$8,080.00
10	Handicap Ramps	SY	8	\$40.00	\$320.00
11	Street Excavation and Haul Off	CY	802	\$15.00	\$12,030.00
Striping					
12	"STOP" and "ONLY" Words	EA	3	\$375.00	\$1,125.00
13	Stop Bar	LF	13	\$7.00	\$91.00
14	Directional Arrows	EA	2	\$250.00	\$500.00
15	4" Solid Yellow Striping	LF	141	\$0.75	\$105.75
16	8" Solid White Striping	LF	85	\$3.00	\$255.00
17	24" Solid White Striping	LF	140	\$7.00	\$980.00

SUBTOTAL:		\$50,854.88
CONTINGENCY:	10%	\$5,085.49
ESTIMATED TOTAL:		\$55,940.37

Deceleration Lane

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$784.00
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Demolition					
3	Curb	LF	160	\$5.10	\$816.00
Deceleration Lane					
4	2" Type "D" Hotmix Asphalt	SY	164	\$9.20	\$1,508.80
5	12" Crushed Rock Base	SY	164	\$9.70	\$1,590.80
6	6" Lime Stabilized Subgrade	SY	164	\$2.00	\$328.00
7	Prime Coat (0.2 Gal)	GAL	33	\$3.00	\$99.00
8	Tack Coat (0.1 Gal)	GAL	16	\$2.75	\$44.00
9	Curb and Gutter	LF	165	\$12.00	\$1,980.00
12	Street Excavation and Haul Off	CY	180	\$15.00	\$2,700.00

SUBTOTAL:	\$13,850.60
CONTINGENCY:	10% \$1,385.06
ESTIMATED TOTAL:	\$15,235.66

Retaining Wall

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$2,812.80
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Retaining Wall					
3	Retaining Wall	CY	67	\$640.00	\$42,880.00

SUBTOTAL:		\$49,692.80
CONTINGENCY:	10%	\$4,969.28
ESTIMATED TOTAL:		\$54,662.08

Traffic Signal

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
1	Mobilization and Bonding	LS	1	6%	\$12,240.00
2	Barricades, Signs, and Traffic Handling	LS	1	\$4,000.00	\$4,000.00
Traffic Signal					
3	Traffic Signal	LS	1	\$200,000.00	\$200,000.00

SUBTOTAL:		\$216,240.00
CONTINGENCY:	10%	\$21,624.00
ESTIMATED TOTAL:		\$237,864.00

PROJECT SUMMARY

Capital Improvements Project Estimated Construction Cost

DMc Project No. 09021

Estimate Date: June 8, 2010

ITEM	APPLICATION	ESTIMATED CONSTRUCTION COST
1	Racker Road	\$1,156,027.07
2	Racker Drive 1	\$146,545.45
3	Racker Drive 2	\$150,061.29
4	Racker Drive 3	\$148,104.91
5	Racker Drive 4	\$163,057.00
6	Racker Drive 5	\$24,409.63
7	Park Road	\$544,037.18
8	Park Road Drive	\$55,940.37
9	Deceleration Lane	\$13,850.60
10	Retaining Wall	\$54,662.08
11	Traffic Light	\$237,864.00

ESTIMATED TOTAL: **\$2,694,559.56**

**Upgrade to 3" Type "D" Hotmix Asphalt
With 24" Crushed Rock Base** **\$331,295.00**

Additional Excavation Due To Upgrade **\$328,335.00**

ESTIMATED TOTAL WITH UPGRADE: **\$3,354,189.56**

The NFP Partnership
James C. Niemann, Trustee
Westgate Building, Suite 313
1122 Colorado Street
Austin, Texas 78701-2101

Attachment III

Phone: (512) 474-6901
Fax: (512) 474-0717

October 29, 2010

Certified Article Number

7160 3901 9849 0490 6006

SENDERS RECORD

The City of Windcrest
Attn: Mr. David Cadena,
Interim City Manager
8601 Midcrown
Windcrest, Texas 78239

RE: Objection to current proposal configuration
of "Racker Road."

Dear Mr. Cadena:

The NFP Partnership is the owner of the approximately 4-acres of land at the corner of Walzem Road and IH-35 upon which are located the Las Palapas Restaurant, EZ Pawn, Discount Tire, the former University Savings/TSO building, and the IHOP Restaurant. We also own the land upon which the Conn's Furniture Store is located on IH 35 at the other end of the former Windsor Park Mall.

In the 1970's our family sold the land to Mel Simon and Associates upon which Windsor Park Mall is located. At that time a major part of the negotiations included the location of the mall Ring Road so as to guarantee that there would be optimal vehicular access and traffic flow benefitting our 4-acres and our land to the south of the mall. At that time, an easement was granted to assure such traffic flow and optimal access to our remaining property.

Attached is a copy of that easement dated August 25, 1972 which was recorded in Volume 6935 Page 332 of the Bexar County Deed Records.

In the last few days we have learned for the first time that Rack Space and the Windcrest Economic Development Corporation (the current owners of the mall land) and the City of Windcrest are proposing to relocate the ring roads of the mall, and replace them with public roads which significantly deviate from the original ring road location. Attached is a diagram we were provided by your office which shows what we believe to be the current plans for the proposed road system.

We also recently learned that representations had been made to the city that our family had been contacted about this proposed realignment and that we were involved in the process and had approved. This is not true. No one from our family has ever been contacted regarding the proposed relocation of the mall ring road, and we first learned of the specifics last week following an inquiry I made to your office on Wednesday of last week.

Our family has strong objections to the layout of the proposed road system. The proposed configuration significantly affects the value of our land adjoining the former Windsor

Park Mall. We respectfully request that the road system strictly conform to the current ring road location and with the requirements that are specified in the recorded easement.

I'm not completely sure what the immediate next step is, but we are certainly open to a face-to-face meeting with officials with the city, the Windcrest Economic Development Corporation, Rack Space, and any other appropriate parties.

While we feel certain that the city and other parties involved will work in good faith to resolve our concerns, please be advised that we are prepared to take whatever action is necessary to protect our legal and property rights.

Again, we are very surprised that we have not received notice of this proposal earlier, and we are shocked that false representations have apparently been made regarding our involvement and approval. We respectfully request that we be notified of all future activity regarding the proposed road realignment project and any other activity which might affect the parcels we own in Windcrest, and that we be given an opportunity to have input into the process.

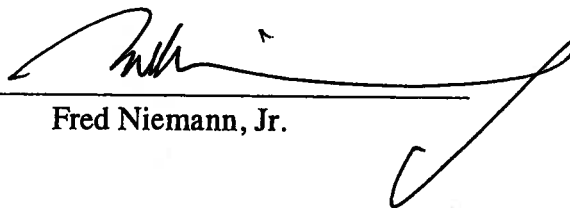
That being said, we strongly believe in the Windcrest area and wish to work with the City of Windcrest and other appropriate parties to come up with solutions which best serve everybody's interests, including protecting the value of our property.

Please forward a copy of this letter to members of the city council so that they may be aware of our concerns.

Sincerely,

JAMES C. NIEMANN, TRUSTEE FOR THE
NFP PARTNERSHIP

By

A handwritten signature in black ink, appearing to read "Fred Niemann, Jr.", written over a horizontal line.

Fred Niemann, Jr.

xc: James C. Niemann

BALANCE SHEET

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP

ACCOUNT# TITLE

ASSETS

=====

1105 CASH - CHECKING	117,891.44	
1115 INVESTMENTS-TEXPOOL#15900001	4.54	
1116 INVESTMENTS-TEXPOOL#15900003	0.00	
1315 DUE FROM GENERAL FUND	0.00	
1375 DUE FROM HOT FUND	0.00	
1510 A/R SALES TAX	<u>52,838.26</u>	
		<u>170,734.24</u>

TOTAL ASSETS

170,734.24

LIABILITIES

=====

2315 DUE TO GENERAL FUND	29,648.95	
2320 DUE TO TAXING ENTITIES	0.00	
2401 ACCOUNTS PAYABLE	0.00	
2402 ALAMO TITLE ESCROW FUNDS	0.00	
2410 A/P - SALES TAX	<u>0.00</u>	
TOTAL LIABILITIES		<u>29,648.95</u>

EQUITY

=====

3201 FUND BALANCE	<u>93,954.13</u>	
TOTAL BEGINNING EQUITY	93,954.13	
TOTAL REVENUE	397,203.86	
TOTAL EXPENSES	<u>350,072.70</u>	
TOTAL SURPLUS/(DEFICIT)	47,131.16	
TOTAL EQUITY & SURPLUS/(DEFICIT)		<u>141,085.29</u>

TOTAL LIABILITIES, EQUITY & SURPLUS/DEFICIT

170,734.24

Attachment IV

FINANCIAL STATEMENT

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP
FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
13	-ECONOMIC DEVELOPMENT	355,000.00	23,038.21	23,038.21	6.49	0.00	(331,961.79)
***	TOTAL REVENUES ***	355,000.00	23,038.21	23,038.21	6.49	0.00	(331,961.79)
<u>EXPENDITURE SUMMARY</u>							
00	-GENERAL EXPENDITURES	347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
***	TOTAL EXPENDITURES ***	347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
**	EXCESS REVENUES/EXPENDITURES **	7,340.00	272.37	272.37	3.71	0.00	(7,067.63)
<u>OTHER SOURCES/(USES)</u>							
	OTHER SOURCES/(USES)	0.00	0.00	0.00	0.00	0.00	0.00
<u>REVENUE & OTHER SOURCES OVER/</u>							
	(UNDER) EXPENDITURES & OTHER (USES)	7,340.00	272.37	272.37	3.71	0.00	(7,067.63)

FINANCIAL STATEMENT

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP

REVENUES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
4105	INCOME - OTHER	500.00	0.00	0.00	0.00	0.00	(500.00)
4110	INCOME - OTHER (HOT)	30,000.00	0.00	0.00	0.00	0.00	(30,000.00)
4111	INCOME - OTHER (GEN.FUND)	20,000.00	0.00	0.00	0.00	0.00	(20,000.00)
4112	INCOME-WALZEM RD GRANT	0.00	0.00	0.00	0.00	0.00	0.00
4113	INCOME-CORPORATE DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
4115	SALES TAX (.25)	300,000.00	23,038.21	23,038.21	7.68	0.00	(276,961.79)
4301	INTEREST	4,500.00	0.00	0.00	0.00	0.00	(4,500.00)
4900	PROCEEDS FROM CAPITAL LEASE	0.00	0.00	0.00	0.00	0.00	0.00
***	TOTAL REVENUES ***	355,000.00	23,038.21	23,038.21	6.49	0.00	(331,961.79)

FINANCIAL STATEMENT

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP

00-GENERAL EXPENDITURES

DEPARTMENT EXPENDITURES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>SALARIES & BENEFITS</u>							
500-009	SALARIES - EDC	168,324.00	17,433.79	17,433.79	10.36	0.00	(150,890.21)
500-010	ADMINISTRATIVE EXPENSES	5,000.00	0.00	0.00	0.00	0.00	(5,000.00)
500-011	EDC LONGEVITY	1,860.00	0.00	0.00	0.00	0.00	(1,860.00)
500-018	EDC EDUCATION PAY	1,800.00	103.86	103.86	5.77	0.00	(1,696.14)
500-020	EDC OVERTIME	750.00	56.06	56.06	7.47	0.00	(693.94)
500-030	SOCIAL SECURITY-EDC	13,872.00	1,495.99	1,495.99	10.78	0.00	(12,376.01)
500-040	HEALTH INSURANCE-EDC	17,338.00	0.00	0.00	0.00	0.00	(17,338.00)
500-050	RETIREMENT-EDC	14,507.00	1,568.23	1,568.23	10.81	0.00	(12,938.77)
500-060	WORKERS COMPENSATION-EDC	937.00	63.66	63.66	6.79	0.00	(873.34)
500-070	UNEMPLOYMENT COMP.-EDC	672.00	0.00	0.00	0.00	0.00	(672.00)
500-080	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-095	TERMINATION PAYOUT	0.00	1,593.87	1,593.87	0.00	0.00	1,593.87
	TOTAL SALARIES & BENEFITS	225,060.00	22,315.46	22,315.46	9.92	0.00	(202,744.54)
<u>OTHER EXPENSES</u>							
500-100	PUBLIC RELATION FEES-GENERAL	0.00	0.00	0.00	0.00	0.00	0.00
500-115	MOBILE TELEPHONE	0.00	0.00	0.00	0.00	0.00	0.00
500-120	DUES & SUBSCRIPTIONS	1,200.00	0.00	0.00	0.00	0.00	(1,200.00)
500-130	TRAINING	3,000.00	0.00	0.00	0.00	0.00	(3,000.00)
500-132	TRAVEL	3,000.00	0.00	0.00	0.00	0.00	(3,000.00)
500-135	MEALS & ENTERTAINMENT	3,000.00	0.00	0.00	0.00	0.00	(3,000.00)
500-200	COMPUTER MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00
500-201	WEBSITE MAINTENANCE	0.00	0.00	0.00	0.00	0.00	0.00
500-250	LEGAL EXPENSES	30,000.00	0.00	0.00	0.00	0.00	(30,000.00)
500-290	AUDIT	4,000.00	0.00	0.00	0.00	0.00	(4,000.00)
500-430	SUPPLIES	3,000.00	0.00	0.00	0.00	0.00	(3,000.00)
500-440	ELECTION EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
500-510	VEHICLE EXPENSE-EDC	0.00	0.00	0.00	0.00	0.00	0.00
500-515	HEALTH EXPENSE ALLOW-DIRECTOR	3,600.00	415.38	415.38	11.54	0.00	(3,184.62)
500-520	MOVING EXPENSE-DIRECTOR	0.00	0.00	0.00	0.00	0.00	0.00
500-540	VEHICLE FUEL	1,000.00	0.00	0.00	0.00	0.00	(1,000.00)
500-590	POSTAGE	250.00	0.00	0.00	0.00	0.00	(250.00)
500-630	LEGAL ADVERTISING	250.00	0.00	0.00	0.00	0.00	(250.00)
500-640	COPIER USAGE	1,000.00	0.00	0.00	0.00	0.00	(1,000.00)
500-650	WALZEM RD GRANT EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
500-700	CONTINGENCIES	3,000.00	35.00	35.00	1.17	0.00	(2,965.00)
	TOTAL OTHER EXPENSES	56,300.00	450.38	450.38	0.80	0.00	(55,849.62)
<u>CAPITAL EXPENSES</u>							
500-800	EDC PROJECTS	66,300.00	0.00	0.00	0.00	0.00	(66,300.00)
500-810	CAPITAL EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENSES	66,300.00	0.00	0.00	0.00	0.00	(66,300.00)
<u>OTHER INCOME/EXPENSES</u>							

FINANCIAL STATEMENT

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP

00-GENERAL EXPENDITURES

DEPARTMENT EXPENDITURES

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
500-900	PRIOR PERIOD ADJUSTMENT	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER INCOME/EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL 00-GENERAL EXPENDITURES		347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
*** TOTAL EXPENDITURES ***		347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
		-----	-----	-----	-----	-----	-----
** EXCESS REVENUES/EXPENDITURES **		7,340.00	272.37	272.37	3.71	0.00	(7,067.63)
		-----	-----	-----	-----	-----	-----
<u>OTHER SOURCES/(USES)</u>							
900-500	TRANSFER TO GEN. FUND	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER SOURCES/(USES)	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)		7,340.00	272.37	272.37	3.71	0.00	(7,067.63)

*** END OF REPORT ***

FINANCIAL STATEMENT

AS OF: OCTOBER 31ST, 2010

13 -ECONOMIC DEVELOPMENT CORP

FINANCIAL SUMMARY

ACCT #	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
13	-ECONOMIC DEVELOPMENT	355,000.00	23,038.21	23,038.21	6.49	0.00	(331,961.79)
***	TOTAL REVENUES ***	355,000.00	23,038.21	23,038.21	6.49	0.00	(331,961.79)
<u>EXPENDITURE SUMMARY</u>							
<u>00-GENERAL EXPENDITURES</u>							
	SALARIES & BENEFITS	225,060.00	22,315.46	22,315.46	9.92	0.00	(202,744.54)
	OTHER EXPENSES	56,300.00	450.38	450.38	0.80	0.00	(55,849.62)
	CAPITAL EXPENSES	66,300.00	0.00	0.00	0.00	0.00	(66,300.00)
	OTHER INCOME/EXPENSES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL 00-GENERAL EXPENDITURES	347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
***	TOTAL EXPENDITURES ***	347,660.00	22,765.84	22,765.84	6.55	0.00	(324,894.16)
**	EXCESS REVENUES/EXPENDITURES **	7,340.00	272.37	272.37	3.71	0.00	(7,067.63)
	OTHER SOURCES/(USES)	0.00	0.00	0.00	0.00	0.00	0.00
REVENUE & OTHER SOURCES OVER/ (UNDER) EXPENDITURES & OTHER (USES)							
		7,340.00	272.37	272.37	3.71	0.00	(7,067.63)

*** END OF REPORT ***