



**CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS**

Regular Meeting

**NOVEMBER 10, 2021
5:30 P.M.**

Windcrest City Hall

NOTICE IS HEREBY GIVEN THAT A REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION (WEDC) WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 10TH DAY OF NOVEMBER, 2021 STARTING AT 5:30 P.M. DURING THE MEETING, THE BOARD WILL CONSIDER, DELIBERATE AND MAY TAKE ACTION UPON ANY OF THE SUBJECTS LISTED BELOW.

"It is the intent of the Board 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 in accordance with 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, 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 6 MINUTES. TIME CANNOT BE YIELDED TO ANOTHER SPEAKER. PLEASE NOTE THAT THE BOARD MAY NOT BE PERMITTED TO RESPOND TO QUESTIONS OR COMMENTS.

Items will not necessarily be discussed or considered in the order they are printed on the agenda below. If, during the course of the meeting, discussion of any item on the agenda should be held in an executive or closed session, the Board will convene in such executive or closed session as permitted by and in accordance with Texas Government Code Chapters 551 and 551.

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

I. Call To Order

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

II. Visitors/Presentations

1. Executive Directors Report regarding Economic Development Activities.
2. Current Financials (Balance Sheet, Revenue & Expenses) ending September 2021.

III. Citizens to be Heard

1. Members of the public may sign up to provide public comments to the Board in accordance with Board and City ordinance and policy.

NOTE: Citizens may address the WEDC on topics not on the agenda for no more than three (3) minutes. Only a maximum of four (4) members of the public will be permitted in the City Council Chambers at a time. All attendees will be required to be screened for present signs of COVID-19 prior to entering City Hall. Four (4) hours prior to the meeting, an email to the WEDC Coordinator at knelson@windcrest-tx.gov is required to be added to the attendee list to ensure proper physical distancing seating inside and outside City Council Chambers. 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.

IV. Discuss and Act

1. Open Meetings Act & Public Information Act Training of Board Members.
2. Walzem Partners 3, LLC Agreement
3. Walzem Partners 3, LLC Resolution
4. Digital Media and Hashtag Project

V. Executive Session

1. Govt. Code 551.072, 551.071, 551.087 Consultation with Legal Counsel regarding real estate transactions, discussion regarding purchase, lease or exchange of real property within City of Windcrest, and economic development/redevelopment of property.
2. Active and Confidential Economic Development Projects.

VI. Resume Open Session: Consider and take possible action on matters discussed in executive session, potential purchase of real property and economic incentives request.

VII. General Announcements and Future Agenda Items Requested

VIII. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Board of Directors of the WEDC is a true and correct copy of said Notice and I posted a true and correct copy of said Notice on the bulletin board at the Windcrest City Hall in a convenient place to the public. Said Notice was posted 72 hours prior to the 10th day of November, 2021.

By:  _____
Rachel C. Dominguez, City Secretary

Windcrest Economic Development Corporation
Statement of Financial Position
As of September 30, 2021

	<u>Total</u>
ASSETS	
Current Assets	
Bank Accounts	
1000 Frost - Checking 0485	\$ 885,504.26
Total Bank Accounts	<u>885,504.26</u>
Accounts Receivable	
1100 A/R Sales Tax	163,476.64
1101 Accrued Revenue	76,211.94
Total 1100 A/R Sales Tax	<u>239,688.58</u>
Total Accounts Receivable	<u>239,688.58</u>
Other Current Assets	
1300 Prepaid Expense	4,166.68
1302 Prepaid Sales Tax	0.26
Total 1300 Prepaid Expense	<u>4,166.94</u>
Total Other Current Assets	<u>4,166.94</u>
Total Current Assets	<u>1,129,359.78</u>
Fixed Assets	
1400 Computers & Monitors	2,280.34
1402 Furniture & Fixtures	11,993.99
Total Fixed Assets	<u>14,274.33</u>
Other Assets	
1600 EDC - Investment First Public	114,824.46
1700 Security Deposit	1,112.00
Total Other Assets	<u>115,936.46</u>
TOTAL ASSETS	<u>\$ 1,259,570.57</u>
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 A/P Sales Tax	\$ 63,511.79
Total Accounts Payable	<u>63,511.79</u>
Credit Cards	
2100 Commerce Bank 2199	589.81
Total Credit Cards	<u>589.81</u>
Other Current Liabilities	
2002 Wages Payable	11,740.04
2003 Accrued Expenditures	8,381.29
Total Other Current Liabilities	<u>20,121.33</u>
Total Current Liabilities	<u>84,222.93</u>
Total Liabilities	<u>84,222.93</u>
Equity	
3000 Net Assets	1,409,964.41
Net Revenue	(234,616.77)
Total Equity	<u>1,175,347.64</u>
TOTAL LIABILITIES AND EQUITY	<u>\$ 1,259,570.57</u>

Windcrest Economic Development Corporation
Statement of Activity
October 2020 - September 2021

	<u>Total</u>
Revenue	
4000 Revenue	
4001 Income - Sales Tax	\$ 655,643.87
Total 4000 Revenue	<u>655,643.87</u>
Total Revenue	<u>655,643.87</u>
Gross Profit	<u>655,643.87</u>
Expenditures	
6000 Salaries, Benefits & Contract Labor	
6001 Salaries	44,480.18
6004 Social Security / Medicare Match	3,402.73
6005 Health Insurance-EDC	5,946.26
6006 Retirement--EDC	3,232.95
6008 Unemployment Comp	653.99
6009 Contract Labor	99,847.20
Total 6000 Salaries, Benefits & Contract Labor	<u>157,563.31</u>
6010 BRE & Prospect Development Expenses	
6012 Collateral Material	2,415.94
6013 Travel	321.29
6014 Meals & Entertainment	595.16
6015 EDC Projects	774.50
6016 Promoting Windcrest(BRE Events)	5,750.12
6017 Sponsorships, Regional Marketing	4,305.42
6018 Commercial Revitalization/Store Front Grants	17,201.66
6019 Infrastructure/Streets	601,261.41
Total 6010 BRE & Prospect Development Expenses	<u>632,625.50</u>
6025 Administrative & Other Expenses	
6026 Rent	13,749.00
6027 Furniture & Fixtures	1,694.01
6028 Equipment, Computers & Other	14,281.47
6029 Internet Services	1,437.26
6030 Computer Maintenance, Software, Website	3,979.32
6031 Accounting Services	13,550.86
6032 Barcom / IT	4,155.22
6033 Phone Services	837.52
6035 Public Relations	280.00
6036 Training Staff/Board	1,956.00
6038 Supplies	3,362.29
6039 Postage	40.24

Windcrest Economic Development Corporation
Statement of Activity
October 2020 - September 2021

	Total
6041 Repairs & Maintenance	3,443.39
6042 Legal Expenses	31,002.06
6043 Audit	3,000.00
6045 Vehicle Expenses-EDC	3,046.68
6046 Vehicle Fuel-EDC	112.54
6047 Contingencies	573.34
Total 6025 Administrative & Other Expenses	100,501.20
Total Expenditures	890,690.01
Net Operating Revenue	(235,046.14)
Other Revenue	
4003 Revenue Income - Interest	429.37
Total Other Revenue	429.37
Net Other Revenue	429.37
Net Revenue	\$ (234,616.77)

Windcrest Economic Development Corporation
Statement of Activity
September 2021

	<u>Total</u>
Revenue	
Total Revenue	
Gross Profit	-
Expenditures	
6000 Salaries, Benefits & Contract Labor	
6001 Salaries	\$ 3,420.74
6004 Social Security / Medicare Match	261.68
6005 Health Insurance-EDC	510.44
6006 Retirement--EDC	245.96
6009 Contract Labor	7,995.60
Total 6000 Salaries, Benefits & Contract Labor	<u>12,434.42</u>
6010 BRE & Prospect Development Expenses	
6012 Collateral Material	2,415.94
6014 Meals & Entertainment	15.00
6017 Sponsorships, Regional Marketing	416.66
6018 Commercial Revitalization/Store Front Grants	9,999.99
Total 6010 BRE & Prospect Development Expenses	<u>12,847.59</u>
6025 Administrative & Other Expenses	
6026 Rent	1,157.00
6029 Internet Services	130.66
6030 Computer Maintenance, Software, Website	59.53
6031 Accounting Services	987.31
6032 Barcom / IT	360.47
6033 Phone Services	81.14
6038 Supplies	284.64
6042 Legal Expenses	3,346.66
6043 Audit	1,000.00
6045 Vehicle Expenses-EDC	2,760.27
6047 Contingencies	57.36
Total 6025 Administrative & Other Expenses	<u>10,225.04</u>
Total Expenditures	<u>35,507.05</u>
Net Operating Revenue	<u>(35,507.05)</u>
Other Revenue	
4003 Revenue Income - Interest	11.66
Total Other Revenue	<u>11.66</u>
Net Other Revenue	<u>11.66</u>
Net Revenue	<u>\$ (35,495.39)</u>

	Oct 2020				Nov 2020				Dec 2020				Jan 2021				
	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual
Revenue																	
4000 Revenue	-				-				-				-				
4001 Income - Sales Tax	64,457.02	48,333.33	16,123.69	133.36%	61,877.11	48,333.33	13,543.78	128.02%	66,603.02	48,333.33	18,269.69	137.80%	54,847.91	48,333.33	6,514.58	113.48%	52,240.15
4002 Proceeds from Reserves		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	
Total 4000 Revenue	64,457.02	108,000.00	(43,542.98)	59.68%	61,877.11	108,000.00	(46,122.89)	57.29%	66,603.02	108,000.00	(41,396.98)	61.67%	54,847.91	108,000.00	(53,152.09)	50.79%	52,240.15
Total Revenue	64,457.02	108,000.00	(43,542.98)	59.68%	61,877.11	108,000.00	(46,122.89)	57.29%	66,603.02	108,000.00	(41,396.98)	61.67%	54,847.91	108,000.00	(53,152.09)	50.79%	52,240.15
Gross Profit	64,457.02	108,000.00	(43,542.98)	59.68%	61,877.11	108,000.00	(46,122.89)	57.29%	66,603.02	108,000.00	(41,396.98)	61.67%	54,847.91	108,000.00	(53,152.09)	50.79%	52,240.15
Expenditures																	
6000 Salaries, Benefits & Contract Labor	-				-				-				-				
6001 Salaries	3,420.74	3,600.00	(179.26)	95.02%	3,420.74	3,600.00	(179.26)	95.02%	5,131.11	3,600.00	1,531.11	142.53%	3,420.74	3,600.00	(179.26)	95.02%	3,420.74
6002 Admin Expenses		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
6003 EDC Overtime		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
6004 Social Security / Medicare Match	261.69	333.33	(71.64)	78.51%	261.68	333.33	(71.65)	78.50%	392.53	333.33	59.20	117.76%	261.69	333.33	(71.64)	78.51%	261.69
6005 Health Insurance-EDC	500.52	733.33	(232.81)	68.25%	500.52	733.33	(232.81)	68.25%	750.78	733.33	17.45	102.38%	216.26	733.33	(517.07)	29.49%	216.26
6006 Retirement--EDC	255.88	366.67	(110.79)	69.78%	255.88	366.67	(110.79)	69.78%	383.82	366.67	17.15	104.68%	245.96	366.67	(120.71)	67.08%	245.96
6007 Workers Comp-EDC		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%	
6008 Unemployment Comp		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	294.18	41.67	252.51	705.98%	294.18
6009 Contract Labor	11,895.60	9,250.00	2,645.60	128.60%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60
Total 6000 Salaries, Benefits & Contract Labor	16,334.43	14,583.33	1,751.10	112.01%	12,434.42	14,583.33	(2,148.91)	85.26%	14,653.84	14,583.33	70.51	100.48%	12,434.43	14,583.33	(2,148.90)	85.26%	12,434.43
6010 BRE & Prospect Development Expenses	-				-				-				-				
6011 Consulting/Planning/Infrastructure		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%	
6012 Collateral Material		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	
6013 Travel	50.00	833.33	(783.33)	6.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	
6014 Meals & Entertainment	79.73	416.67	(336.94)	19.14%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%	157.48	416.67	(259.19)	37.79%	
6015 EDC Projects		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%	
6016 Promoting Windcrest(BRE Events)	2,047.91	416.67	1,631.24	491.49%	2,719.21	416.67	2,302.54	652.61%	983.00	416.67	566.33	235.92%		416.67	(416.67)	0.00%	
6017 Sponsorships, Regional Marketing	2,947.10	1,666.67	1,280.43	176.83%		1,666.67	(1,666.67)	0.00%	525.00	1,666.67	(1,141.67)	31.50%		1,666.67	(1,666.67)	0.00%	
6018 Commercial Revitalization/Store Front Grants		2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%	7,201.67	2,500.00	4,701.67	288.07%		2,500.00	(2,500.00)	0.00%	
6019 Infrastructure/Streets		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	
Total 6010 BRE & Prospect Development Expenses	5,124.74	81,883.34	(76,758.60)	6.26%	2,719.21	81,883.34	(79,164.13)	3.32%	8,709.67	81,883.34	(73,173.67)	10.64%	157.48	81,883.34	(81,725.86)	0.19%	-
6025 Administrative & Other Expenses	-				-				-				-				
6026 Rent	1,112.00	1,116.67	(4.67)	99.58%	1,112.00	1,116.67	(4.67)	99.58%	1,112.00	1,116.67	(4.67)	99.58%	1,157.00	1,116.67	40.33	103.61%	1,157.00
6027 Furniture & Fixtures	428.21	1,133.33	(705.12)	37.78%	689.44	1,133.33	(443.89)	60.83%	425.89	1,133.33	(707.44)	37.58%		1,133.33	(1,133.33)	0.00%	
6028 Equipment, Computers & Other		1,166.67	(1,166.67)	0.00%	97.38	1,166.67	(1,069.29)	8.35%	2,450.38	1,166.67	1,283.71	210.03%	11,733.71	1,166.67	10,567.04	1005.74%	
6029 Internet Services	214.59	125.00	89.59	171.67%		125.00	(125.00)	0.00%	46.73	125.00	(78.27)	37.38%	130.66	125.00	5.66	104.53%	130.66
6030 Computer Maintenance, Software, Website	16.23	416.67	(400.44)	3.90%	336.23	416.67	(80.44)	80.69%	1,896.46	416.67	1,479.79	455.15%	776.23	416.67	359.56	186.29%	16.23
6031 Accounting Services	2,750.00	1,116.67	1,633.33	246.27%	950.00	1,116.67	(166.67)	85.07%	950.00	1,116.67	(166.67)	85.07%	950.00	1,116.67	(166.67)	85.07%	995.00
6032 Barcom / IT		333.33	(333.33)	0.00%	279.00	333.33	(54.33)	83.70%	521.64	333.33	188.31	156.49%	360.47	333.33	27.14	108.14%	514.12
6033 Phone Services	107.48	83.33	24.15	128.98%		83.33	(83.33)	0.00%	80.40	83.33	(2.93)	96.48%	81.14	83.33	(2.19)	97.37%	81.14
6034 Mobile Telephone		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
6035 Public Relations	155.00	416.67	(261.67)	37.20%		416.67	(416.67)	0.00%	125.00	416.67	(291.67)	30.00%		416.67	(416.67)	0.00%	
6036 Training Staff/Board		500.00	(500.00)	0.00%	177.00	500.00	(323.00)	35.40%		500.00	(500.00)	0.00%	825.00	500.00	325.00	165.00%	
6037 Dues & Subscriptions		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	
6038 Supplies	116.37	333.33	(216.96)	34.91%	632.77	333.33	299.44	189.83%	1,152.06	333.33	818.73	345.62%	70.64	333.33	(262.69)	21.19%	40.03
6039 Postage		50.00	(50.00)	0.00%		50.00	(50.00)	0.00%	1.05	50.00	(48.95)	2.10%		50.00	(50.00)	0.00%	39.19
6040 Copier		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%	
6041 Repairs & Maintenance	2,593.39	333.33	2,260.06	778.02%	850.00	333.33	516.67	255.00%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%	

	Oct 2020				Nov 2020				Dec 2020				Jan 2021				
6042 Legal Expenses	3,333.33	(3,333.33)	0.00%		3,333.33	(3,333.33)	0.00%	8,236.80	3,333.33	4,903.47	247.10%	1,268.40	3,333.33	(2,064.93)	38.05%	625.00	
6043 Audit	500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		
6044 Sales Tax Services	150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		
6045 Vehicle Expenses-EDC	83.33	(83.33)	0.00%	12.00	83.33	(71.33)	14.40%	29.74	83.33	(53.59)	35.69%		83.33	(83.33)	0.00%		
6046 Vehicle Fuel-EDC	83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	37.29	83.33	(46.04)	44.75%		83.33	(83.33)	0.00%	21.50	
6047 Contingencies	135.12	200.00	(64.88)	67.56%	95.42	200.00	(104.58)	47.71%	161.73	200.00	(38.27)	80.87%	200.00	(200.00)	0.00%	75.00	
Total 6025 Administrative & Other Expenses	7,628.39	11,699.99	(4,071.60)	65.20%	5,231.24	11,699.99	(6,468.75)	44.71%	17,227.17	11,699.99	5,527.18	147.24%	17,353.25	11,699.99	5,653.26	148.32%	3,694.87
Total Expenditures	29,087.56	108,166.66	(79,079.10)	26.89%	20,384.87	108,166.66	(87,781.79)	18.85%	40,590.68	108,166.66	(67,575.98)	37.53%	29,945.16	108,166.66	(78,221.50)	27.68%	16,129.30
Net Operating Revenue	35,369.46	(166.66)	35,536.12	-21222.52%	41,492.24	(166.66)	41,658.90	-24896.34%	26,012.34	(166.66)	26,179.00	-15608.03%	24,902.75	(166.66)	25,069.41	-14942.25%	36,110.85
Other Revenue																	
4003 Revenue Income - Interest	7.53	166.67	(159.14)	4.52%	261.59	166.67	94.92	156.95%	19.55	166.67	(147.12)	11.73%	18.18	166.67	(148.49)	10.91%	14.32
Total Other Revenue	7.53	166.67	(159.14)	4.52%	261.59	166.67	94.92	156.95%	19.55	166.67	(147.12)	11.73%	18.18	166.67	(148.49)	10.91%	14.32
Other Expenditures																	
8000 Depreciation Expense	216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		
Total Other Expenditures	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-
Net Other Revenue	7.53	(216,166.66)	216,174.19	0.00%	261.59	(216,166.66)	216,428.25	-0.12%	19.55	(216,166.66)	216,186.21	-0.01%	18.18	(216,166.66)	216,184.84	-0.01%	14.32
Net Revenue	35,376.99	(216,333.32)	251,710.31	-16.35%	41,753.83	(216,333.32)	258,087.15	-19.30%	26,031.89	(216,333.32)	242,365.21	-12.03%	24,920.93	(216,333.32)	241,254.25	-11.52%	36,125.17

Windcrest Economic Development Corporation
Budget vs. Actuals: 2021 WEDC Budget - FY21 P&L
October 2020 - September 2021

Feb 2021				Mar 2021				Apr 2021				May 2021				Jun 2021			
Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual
	-				-				-				-				-		
48,333.33	3,906.82	108.08%	76,056.83	48,333.33	27,723.50	157.36%	64,302.36	48,333.33	15,969.03	133.04%	65,782.10	48,333.33	17,448.77	136.10%	73,265.43	48,333.33	24,932.10	151.58%	76,211.94
59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	
108,000.00	(55,759.85)	48.37%	76,056.83	108,000.00	(31,943.17)	70.42%	64,302.36	108,000.00	(43,697.64)	59.54%	65,782.10	108,000.00	(42,217.90)	60.91%	73,265.43	108,000.00	(34,734.57)	67.84%	76,211.94
108,000.00	(55,759.85)	48.37%	76,056.83	108,000.00	(31,943.17)	70.42%	64,302.36	108,000.00	(43,697.64)	59.54%	65,782.10	108,000.00	(42,217.90)	60.91%	73,265.43	108,000.00	(34,734.57)	67.84%	76,211.94
108,000.00	(55,759.85)	48.37%	76,056.83	108,000.00	(31,943.17)	70.42%	64,302.36	108,000.00	(43,697.64)	59.54%	65,782.10	108,000.00	(42,217.90)	60.91%	73,265.43	108,000.00	(34,734.57)	67.84%	76,211.94
	-				-				-				-				-		
3,600.00	(179.26)	95.02%	3,420.74	3,600.00	(179.26)	95.02%	3,431.30	3,600.00	(168.70)	95.31%	5,131.11	3,600.00	1,531.11	142.53%	3,420.74	3,600.00	(179.26)	95.02%	3,420.74
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
333.33	(71.64)	78.51%	261.69	333.33	(71.64)	78.51%	262.50	333.33	(70.83)	78.75%	392.54	333.33	59.21	117.76%	261.68	333.33	(71.65)	78.50%	261.68
733.33	(517.07)	29.49%	444.81	733.33	(288.52)	60.66%	509.69	733.33	(223.64)	69.50%	765.66	733.33	32.33	104.41%	510.44	733.33	(222.89)	69.61%	510.44
366.67	(120.71)	67.08%	245.96	366.67	(120.71)	67.08%	246.71	366.67	(119.96)	67.28%	368.94	366.67	2.27	100.62%	245.96	366.67	(120.71)	67.08%	245.96
91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%	
41.67	252.51	705.98%	65.63	41.67	23.96	157.50%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	
9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60
14,583.33	(2,148.90)	85.26%	12,434.43	14,583.33	(2,148.90)	85.26%	12,445.80	14,583.33	(2,137.53)	85.34%	14,653.85	14,583.33	70.52	100.48%	12,434.42	14,583.33	(2,148.91)	85.26%	12,434.42
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3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%	
833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	
833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	271.29	833.33	(562.04)	32.55%		833.33	(833.33)	0.00%	
416.67	(416.67)	0.00%	51.36	416.67	(365.31)	12.33%	142.95	416.67	(273.72)	34.31%	66.34	416.67	(350.33)	15.92%		416.67	(416.67)	0.00%	67.30
11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%	774.50	11,833.33	(11,058.83)	6.55%	
416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%	
1,666.67	(1,666.67)	0.00%		1,666.67	(1,666.67)	0.00%		1,666.67	(1,666.67)	0.00%		1,666.67	(1,666.67)	0.00%		1,666.67	(1,666.67)	0.00%	
2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%	
59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	601,261.41
81,883.34	(81,883.34)	0.00%	51.36	81,883.34	(81,831.98)	0.06%	142.95	81,883.34	(81,740.39)	0.17%	337.63	81,883.34	(81,545.71)	0.41%	774.50	81,883.34	(81,108.84)	0.95%	601,328.71
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1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	1,157.00
1,133.33	(1,133.33)	0.00%		1,133.33	(1,133.33)	0.00%	150.47	1,133.33	(982.86)	13.28%		1,133.33	(1,133.33)	0.00%		1,133.33	(1,133.33)	0.00%	
1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%	
125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	130.66
416.67	(400.44)	3.90%	394.53	416.67	(22.14)	94.69%	59.53	416.67	(357.14)	14.29%	235.26	416.67	(181.41)	56.46%	86.26	416.67	(330.41)	20.70%	59.53
1,116.67	(121.67)	89.10%	1,032.00	1,116.67	(84.67)	92.42%	987.31	1,116.67	(129.36)	88.42%	987.31	1,116.67	(129.36)	88.42%	987.31	1,116.67	(129.36)	88.42%	987.31
333.33	180.79	154.24%	360.47	333.33	27.14	108.14%	351.81	333.33	18.48	105.54%	351.81	333.33	18.48	105.54%	351.81	333.33	18.48	105.54%	351.81
83.33	(2.19)	97.37%	81.14	83.33	(2.19)	97.37%		83.33	(83.33)	0.00%	81.40	83.33	(1.93)	97.68%	81.14	83.33	(2.19)	97.37%	81.40
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%	
500.00	(500.00)	0.00%	79.00	500.00	(421.00)	15.80%		500.00	(500.00)	0.00%	875.00	500.00	375.00	175.00%		500.00	(500.00)	0.00%	
41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	
333.33	(293.30)	12.01%	628.00	333.33	294.67	188.40%	90.91	333.33	(242.42)	27.27%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%	64.94
50.00	(10.81)	78.38%		50.00	(50.00)	0.00%		50.00	(50.00)	0.00%		50.00	(50.00)	0.00%		50.00	(50.00)	0.00%	
100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%	
333.33	(333.33)	0.00%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%	

Windcrest Economic Development Corporation
Budget vs. Actuals: 2021 WEDC Budget - FY21 P&L
October 2020 - September 2021

Feb 2021				Mar 2021				Apr 2021				May 2021				Jun 2021			
3,333.33	(2,708.33)	18.75%	2,922.11	3,333.33	(411.22)	87.66%	4,940.43	3,333.33	1,607.10	148.21%	2,413.48	3,333.33	(919.85)	72.40%	1,755.42	3,333.33	(1,577.91)	52.66%	4,225.84
500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%	2,000.00
150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		150.00	(150.00)	0.00%		150.00	(150.00)	0.00%	
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	177.01	83.33	93.68	212.42%	7.66	83.33	(75.67)	9.19%		83.33	(83.33)	0.00%	30.00
83.33	(61.83)	25.80%		83.33	(83.33)	0.00%	53.75	83.33	(29.58)	64.50%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	
200.00	(125.00)	37.50%		200.00	(200.00)	0.00%	48.71	200.00	(151.29)	24.36%		200.00	(200.00)	0.00%		200.00	(200.00)	0.00%	
11,699.99	(8,005.12)	31.58%	6,784.91	11,699.99	(4,915.08)	57.99%	8,147.59	11,699.99	(3,552.40)	69.64%	6,239.58	11,699.99	(5,460.41)	53.33%	4,549.60	11,699.99	(7,150.39)	38.89%	9,088.49
108,166.66	(92,037.36)	14.91%	19,270.70	108,166.66	(88,895.96)	17.82%	20,736.34	108,166.66	(87,430.32)	19.17%	21,231.06	108,166.66	(86,935.60)	19.63%	17,758.52	108,166.66	(90,408.14)	16.42%	622,851.62
(166.66)	36,277.51	-21667.38%	56,786.13	(166.66)	56,952.79	-34073.04%	43,566.02	(166.66)	43,732.68	-26140.66%	44,551.04	(166.66)	44,717.70	-26731.69%	55,506.91	(166.66)	55,673.57	-33305.48%	(546,639.68)
166.67	(152.35)	8.59%	16.38	166.67	(150.29)	9.83%	16.41	166.67	(150.26)	9.85%	17.39	166.67	(149.28)	10.43%	16.66	166.67	(150.01)	10.00%	17.13
166.67	(152.35)	8.59%	16.38	166.67	(150.29)	9.83%	16.41	166.67	(150.26)	9.85%	17.39	166.67	(149.28)	10.43%	16.66	166.67	(150.01)	10.00%	17.13
216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%	
216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-
(216,166.66)	216,180.98	-0.01%	16.38	(216,166.66)	216,183.04	-0.01%	16.41	(216,166.66)	216,183.07	-0.01%	17.39	(216,166.66)	216,184.05	-0.01%	16.66	(216,166.66)	216,183.32	-0.01%	17.13
(216,333.32)	252,458.49	-16.70%	56,802.51	(216,333.32)	273,135.83	-26.26%	43,582.43	(216,333.32)	259,915.75	-20.15%	44,568.43	(216,333.32)	260,901.75	-20.60%	55,523.57	(216,333.32)	271,856.89	-25.67%	(546,622.55)

Jul 2021			Aug 2021				Sep 2021				Total			
Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget
	-				-				-		-		-	
48,333.33	27,878.61	157.68%		48,333.33	(48,333.33)	0.00%		48,333.33	(48,333.33)	0.00%	655,643.87	579,999.96	75,643.91	113.04%
59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	-	716,000.04	(716,000.04)	0.00%
108,000.00	(31,788.06)	70.57%	\$ 0.00	108,000.00	(108,000.00)	0.00%	-	108,000.00	(108,000.00)	0.00%	655,643.87	1,296,000.00	(640,356.13)	50.59%
108,000.00	(31,788.06)	70.57%	\$ 0.00	108,000.00	(108,000.00)	0.00%	-	108,000.00	(108,000.00)	0.00%	655,643.87	1,296,000.00	(640,356.13)	50.59%
108,000.00	(31,788.06)	70.57%	\$ 0.00	108,000.00	(108,000.00)	0.00%	-	108,000.00	(108,000.00)	0.00%	655,643.87	1,296,000.00	(640,356.13)	50.59%
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3,600.00	(179.26)	95.02%	3,420.74	3,600.00	(179.26)	95.02%	3,420.74	3,600.00	(179.26)	95.02%	44,480.18	43,200.00	1,280.18	102.96%
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	-	999.96	(999.96)	0.00%
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	-	999.96	(999.96)	0.00%
333.33	(71.65)	78.50%	261.68	333.33	(71.65)	78.50%	261.68	333.33	(71.65)	78.50%	3,402.73	3,999.96	(597.23)	85.07%
733.33	(222.89)	69.61%	510.44	733.33	(222.89)	69.61%	510.44	733.33	(222.89)	69.61%	5,946.26	8,799.96	(2,853.70)	67.57%
366.67	(120.71)	67.08%	245.96	366.67	(120.71)	67.08%	245.96	366.67	(120.71)	67.08%	3,232.95	4,400.04	(1,167.09)	73.48%
91.67	(91.67)	0.00%		91.67	(91.67)	0.00%		91.67	(91.67)	0.00%	-	1,100.04	(1,100.04)	0.00%
41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	653.99	500.04	153.95	130.79%
9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	7,995.60	9,250.00	(1,254.40)	86.44%	99,847.20	111,000.00	(11,152.80)	89.95%
14,583.33	(2,148.91)	85.26%	\$ 12,434.42	14,583.33	(2,148.91)	85.26%	12,434.42	14,583.33	(2,148.91)	85.26%	157,563.31	174,999.96	(17,436.65)	90.04%
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3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%		3,716.67	(3,716.67)	0.00%	-	44,600.04	(44,600.04)	0.00%
833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	2,415.94	833.33	1,582.61	289.91%	2,415.94	9,999.96	(7,584.02)	24.16%
833.33	(833.33)	0.00%		833.33	(833.33)	0.00%		833.33	(833.33)	0.00%	321.29	9,999.96	(9,678.67)	3.21%
416.67	(349.37)	16.15%	15.00	416.67	(401.67)	3.60%	15.00	416.67	(401.67)	3.60%	595.16	5,000.04	(4,404.88)	11.90%
11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%		11,833.33	(11,833.33)	0.00%	774.50	141,999.96	(141,225.46)	0.55%
416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%	5,750.12	5,000.04	750.08	115.00%
1,666.67	(1,666.67)	0.00%	416.66	1,666.67	(1,250.01)	25.00%	416.66	1,666.67	(1,250.01)	25.00%	4,305.42	20,000.04	(15,694.62)	21.53%
2,500.00	(2,500.00)	0.00%		2,500.00	(2,500.00)	0.00%	9,999.99	2,500.00	7,499.99	400.00%	17,201.66	30,000.00	(12,798.34)	57.34%
59,666.67	541,594.74	1007.70%		59,666.67	(59,666.67)	0.00%		59,666.67	(59,666.67)	0.00%	601,261.41	716,000.04	(114,738.63)	83.98%
81,883.34	519,445.37	734.37%	\$ 431.66	81,883.34	(81,451.68)	0.53%	12,847.59	81,883.34	(69,035.75)	15.69%	632,625.50	982,600.08	(349,974.58)	64.38%
	-				-				-		-		-	
1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	1,157.00	1,116.67	40.33	103.61%	13,749.00	13,400.04	348.96	102.60%
1,133.33	(1,133.33)	0.00%		1,133.33	(1,133.33)	0.00%		1,133.33	(1,133.33)	0.00%	1,694.01	13,599.96	(11,905.95)	12.46%
1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%		1,166.67	(1,166.67)	0.00%	14,281.47	14,000.04	281.43	102.01%
125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	130.66	125.00	5.66	104.53%	1,437.26	1,500.00	(62.74)	95.82%
416.67	(357.14)	14.29%	43.30	416.67	(373.37)	10.39%	59.53	416.67	(357.14)	14.29%	3,979.32	5,000.04	(1,020.72)	79.59%
1,116.67	(129.36)	88.42%	987.31	1,116.67	(129.36)	88.42%	987.31	1,116.67	(129.36)	88.42%	13,550.86	13,400.04	150.82	101.13%
333.33	18.48	105.54%	351.81	333.33	18.48	105.54%	360.47	333.33	27.14	108.14%	4,155.22	3,999.96	155.26	103.88%
83.33	(1.93)	97.68%	81.14	83.33	(2.19)	97.37%	81.14	83.33	(2.19)	97.37%	837.52	999.96	(162.44)	83.76%
83.33	(83.33)	0.00%		83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	-	999.96	(999.96)	0.00%
416.67	(416.67)	0.00%		416.67	(416.67)	0.00%		416.67	(416.67)	0.00%	280.00	5,000.04	(4,720.04)	5.60%
500.00	(500.00)	0.00%		500.00	(500.00)	0.00%		500.00	(500.00)	0.00%	1,956.00	6,000.00	(4,044.00)	32.60%
41.67	(41.67)	0.00%		41.67	(41.67)	0.00%		41.67	(41.67)	0.00%	-	500.04	(500.04)	0.00%
333.33	(268.39)	19.48%	281.93	333.33	(51.40)	84.58%	284.64	333.33	(48.69)	85.39%	3,362.29	3,999.96	(637.67)	84.06%
50.00	(50.00)	0.00%		50.00	(50.00)	0.00%		50.00	(50.00)	0.00%	40.24	600.00	(559.76)	6.71%
100.00	(100.00)	0.00%		100.00	(100.00)	0.00%		100.00	(100.00)	0.00%	-	1,200.00	(1,200.00)	0.00%
333.33	(333.33)	0.00%		333.33	(333.33)	0.00%		333.33	(333.33)	0.00%	3,443.39	3,999.96	(556.57)	86.09%

Jul 2021				Aug 2021				Sep 2021				Total			
3,333.33	892.51	126.78%		1,267.92	3,333.33	(2,065.41)	38.04%	3,346.66	3,333.33	13.33	100.40%	31,002.06	39,999.96	(8,997.90)	77.51%
500.00	1,500.00	400.00%			500.00	(500.00)	0.00%	1,000.00	500.00	500.00	200.00%	3,000.00	6,000.00	(3,000.00)	50.00%
150.00	(150.00)	0.00%			150.00	(150.00)	0.00%		150.00	(150.00)	0.00%	-	1,800.00	(1,800.00)	0.00%
83.33	(53.33)	36.00%		30.00	83.33	(53.33)	36.00%	2,760.27	83.33	2,676.94	3312.46%	3,046.68	999.96	2,046.72	304.68%
83.33	(83.33)	0.00%			83.33	(83.33)	0.00%		83.33	(83.33)	0.00%	112.54	999.96	(887.42)	11.25%
200.00	(200.00)	0.00%			200.00	(200.00)	0.00%	57.36	200.00	(142.64)	28.68%	573.34	2,400.00	(1,826.66)	23.89%
11,699.99	(2,611.50)	77.68%	\$	4,331.07	11,699.99	(7,368.92)	37.02%	10,225.04	11,699.99	(1,474.95)	87.39%	100,501.20	140,399.88	(39,898.68)	71.58%
108,166.66	514,684.96	575.83%	\$	17,197.15	108,166.66	(90,969.51)	15.90%	35,507.05	108,166.66	(72,659.61)	32.83%	890,690.01	1,297,999.92	(407,309.91)	68.62%
(166.66)	(546,473.02)	327996.93%	-\$	17,197.15	(166.66)	(17,030.49)	10318.70%	(35,507.05)	(166.66)	(35,340.39)	21305.08%	(235,046.14)	(1,999.92)	(233,046.22)	11752.78%
166.67	(149.54)	10.28%		12.57	166.67	(154.10)	7.54%	11.66	166.67	(155.01)	7.00%	429.37	2,000.04	(1,570.67)	21.47%
166.67	(149.54)	10.28%	\$	12.57	166.67	(154.10)	7.54%	11.66	166.67	(155.01)	7.00%	429.37	2,000.04	(1,570.67)	21.47%
216,333.33	(216,333.33)	0.00%			216,333.33	(216,333.33)	0.00%		216,333.33	(216,333.33)	0.00%	-	2,595,999.96	(2,595,999.96)	0.00%
216,333.33	(216,333.33)	0.00%	\$	0.00	216,333.33	(216,333.33)	0.00%	-	216,333.33	(216,333.33)	0.00%	-	2,595,999.96	(2,595,999.96)	0.00%
(216,166.66)	216,183.79	-0.01%	\$	12.57	(216,166.66)	216,179.23	-0.01%	11.66	(216,166.66)	216,178.32	-0.01%	429.37	(2,593,999.92)	2,594,429.29	-0.02%
(216,333.32)	(330,289.23)	252.68%	-\$	17,184.58	(216,333.32)	199,148.74	7.94%	(35,495.39)	(216,333.32)	180,837.93	16.41%	(234,616.77)	(2,595,999.84)	2,361,383.07	9.04%

WEDC Board of Directors Appointment and Training Summary

Board Member	Date/Year of Appointment/Reappointment Expiration of Term and Resolution Number	Required Training Courses - Month & Year Completed	
Jennifer Newman	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 10/07/2019 - 09/30/2021 (R# 2019-739) RE-APPOINTED: 09/20/2021 - 09/30/2023 (R# 2021-542(R)	12/03/2018 - Public Information Act 04/07/2021 - Public Information Act 08/27/2021 - Public Information Act	12/03/2018 - Open Meetings Act 04/06/2021 - Open Meetings Act 08/27/2021 - Open Meetings Act
George Alva	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 11/16/2020 to 09/30/2022 (R# 2020-547)	08/08/2019 - Public Information Act 02/09/2021 - Public Information Act 10/27/2021 - Public Information Act	12/03/2018 - Open Meetings Act 02/09/2021 - Open Meetings Act 10/27/2021 - Open Meetings Act
Roberto Chapa	APPOINTED: 08/05/2019 to 09/30/2019 (R# 2019-728) RE-APPOINTED: 10/07/2019 to 09/30/2021 (R# 2019-739) RE-APPOINTED: 09/20/2021 - 09/30/2023 (R# 2021-542(R)	08/08/2019 - Public Information Act 01/22/2021 - Public Information Act 10/19/2021 - Public Information Act	08/08/2019 - Open Meetings Act 01/22/2021 - Open Meetings Act 10/19/2021 - Open Meetings Act
Hobson "Hob" Cunningham, III	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 11/16/2020 to 09/30/2022 (R# 2020-547)	01/18/2019 - Public Information Act 04/13/2021 - Public Information Act (took after 90 days) PAST DUE for 2021 - DUE OCT 31ST	12/12/2018 - Open Meetings Act 04/13/2021 - Open Meetings Act (took after 90 days) PAST DUE for 2021 - DUE OCT 31ST
Kevin Compton	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 11/16/2020 to 09/30/2022 (R# 2020-547)	01/14/2019 - Public Information Act 02/05/2021 - Public Information Act 10/20/2021 - Public Information Act	12/08/2018 - Open Meetings Act 02/04/2021 - Open Meetings Act 10/20/2021 - Open Meetings Act
Ritchie "Rip" Stimpson	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 10/07/2019 to 09/30/2021 (R# 2019-739) RE-APPOINTED: 09/20/2021 - 09/30/2023 (R# 2021-542(R)	12/08/2018 - Public Information Act 04/24/2021 - Public Information Act 09/24/2021 - Public Information Act	01/07/2019 - Open Meetings Act 04/23/2021 - Open Meetings Act 09/24/2021 - Open Meetings Act
Susie Hamilton	APPOINTED: 11/16/2020 to 09/30/2022 (R# 2020-547)	01/29/2021 - Public Information Act	01/29/2021 - Open Meetings Act

Memorandum of Understanding **Type-B Economic Incentive Agreement**

This Memorandum of Understanding constitutes a Type-B Economic Incentive Agreement (hereinafter “**MOU**” or “**Agreement**”) is made and entered into by and between the City of Windcrest Economic Development Corporation, a Texas corporation, (the “**WEDC**”) and Walzem Partners 3, LLC, located at 4403 N. Central Expy. Suite 200, Dallas, TX 75205 (“**Walzem Partners**”); and each is a “**Party**” and collectively referred to as the “**Parties**”.

The “**Effective Date**” of this MOU shall be _____, 2021.

WHEREAS, the WEDC was established, in accordance with Texas law, to promote the creation of new and expanded business activity and to promote a wide range of civic and commercial projects within the City;

WHEREAS, the WEDC desires to provide a grant of assistance pursuant to state law, including Texas Local Government Code § 505.152 for the Walzem Road Project (“**Project**”);

WHEREAS, the WEDC finds this Project to serve a public purpose and provide a public benefit, and further the public purposes of economic development, job creation and expansion of commerce as provided under Texas Local Government Code § 505.158;

WHEREAS, the WEDC finds that the project will promote and develop a new business development enterprise which may aid in retention of primary jobs as required under Texas Local Government Code § 505.155;

WHEREAS, Walzem Partners is a commercial real estate management and development firm with offices in Dallas, Texas;

WHEREAS, the Parties have agreed to work together in good faith in order to support Walzem Partners in building and developing the real property described below;

WHEREAS, the City of Windcrest’s public interest and public purpose will be served by clearing land and establishing a site to be developed into a higher and better use, and in promoting the welfare and stability of the residents of this state and incentivize job creation, and encourage the revitalization of Walzem Road by developing new businesses;

WHEREAS, the City of Windcrest’s public interest and public purpose will be served by promoting and developing a new business enterprise which will help create and/or retain primary jobs;

WHEREAS, the City of Windcrest and WEDC have each duly considered this project and approved of the incentives outlined herein in accordance with applicable law, finding the project to be in the public interest and serving valid public purposes authorized under Texas Local Government Code Chapter 505.

NOW, THEREFORE, in consideration of good and valuable consideration, the same of which is hereby acknowledged, the Parties hereto agree as follows:

The Proposed Location

The location of the site consists of one tract comprising approximately .5480 acres and located at 4825 Walzem, Road, San Antonio (or Windcrest), Texas 78239, on the northwest corner of Walzem Road, and Fourwinds Drive. The subject property is more particularly described as follows:

Tract 1

Lot 6, Block 114, City of Windcrest, Bexar County, Texas, according to plat recorded in Volume 19017, Page 674, Deed and Plat Records, Bexar County, Texas.

The subject property is currently not being used to its highest and best use and has been identified as a viable location for a restaurant or retail suited site by the WEDC and by Walzem Partners.

Investment by Walzem Partners

Walzem Partners will invest no less than \$1,000,000.00 in the subject property and anticipates an end-user to invest additional funds in the development of the location within 24 months from approval of this Agreement.

Impact for the City of Windcrest

The WEDC's Board of Directors has found that redevelopment of the site will serve a public purpose and provide a public benefit to the City of Windcrest, and Walzem Partners has or will take action to ensure the legal requirements, objectives and guidelines for economic development and participation in the proposed project are satisfied. The Parties recognize and acknowledge that the economic impact to the City is substantial when considering the funds that WEDC will have to grant to get the development project started and the positive impact WEDC will be providing by incentivizing the project to create and retain jobs, increase sales tax and property tax revenue for the City, and ensure that a newly constructed building at the property location will encourage the revitalization of Walzem Road and support and act as a catalyst of business development in the Walzem Road corridor.

General Terms:

The Parties have identified the following as essential and material terms of this Agreement:

- a. WEDC will issue a grant of assistance of \$55,500.00 (Fifty-Five Thousand Five Hundred Dollars and zero cents) to be reimbursed to Walzem Partners for the actual incurred cost of demolition and site preparation cost and other related development costs to prepare and lease the subject property, within thirty (30) days of receiving invoices reflecting at least

\$55,500.00 of costs paid by Walzem Partners related to demolition, site preparation cost and other related development costs;

- b. Walzem Partners will develop and market the location seeking to lease to a suitable tenant that will make additional investments in the property with a goal of generating additional sales tax revenue for the City and WEDC as well as increased property value, with development to commence within six-months, but to occur over a two-year time period;
- c. Walzem Partners will construct a new building at the location described herein as Tract 1 and secure a quality tenant to operate a business onsite. The Parties goal is that the tenant would be either a nationally recognized retail, food or beverage establishment that will generate sales tax revenue for the City. Walzem Partners will provide the name and information on potential tenants to WEDC in advance to ensure WEDC's expectations are met.
- d. The WEDC shall in no event be a party to, obligor or guarantor of any financing or debt related to the land, improvements or operations. The WEDC shall have no responsibility for the management or operations of any business at the location. The WEDC's sole role is to provide the grant funds as described in a. above.

Additional Terms:

This MOU does not establish a joint venture, partnership, agency or any other business association between the Parties.

Each Party may withdraw from its participation in this MOU (and thereby terminate this Memorandum of Understanding) at any time without liability or further obligation for such termination to any other Party or its affiliates by providing the other Party five (5) calendar days' advance written notice of termination. Notwithstanding the foregoing, the obligation of the WEDC to reimburse Walzem Partners for up to \$55,500.00 of actual costs incurred and paid by Walzem Partners prior to the date of termination.

This MOU shall be governed by and construed in accordance with the laws of the State of Texas, United States of America, without regard to its conflicts of law provisions, and the courts in San Antonio, Texas, County of Bexar, shall have venue over any conflict arising from this Memorandum of Understanding. This MOU shall supersede and replace any prior oral or written agreement between the parties, and any such prior agreement shall be terminated upon execution of this MOU.

{Signature Page Follows}

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the respective dates entered below.

**CITY OF WINDCREST
ECONOMIC DEVELOPEMENT CORPORATION (WEDC)**

By: _____

Name: _____

Title: _____

Walzem Partners 3 LLC

By: _____

Name: _____

Title: _____

A RESOLUTION AUTHORIZING WINDCREST ECONOMIC DEVELOPMENT CORPORATION TO ENTER INTO A PERFORMANCE AGREEMENT TO WALZEM PARTNERS 3 LLC FOR THEIR CONSTRUCTION, OWNERSHIP AND LEASING OF REAL ESTATE FOR NEW DEVELOPMENT IN THE CITY OF WINDCREST.

WHEREAS, the City Council of the City of Windcrest (City) and Windcrest Economic Development Corporation (WEDC) must each approve certain transactions by the WEDC; and

WHEREAS, The City and WEDC have each determined that it would provide a public benefit, and further the public purposes of economic development, job creation and expansion of commerce for the WEDC to enter into a Memorandum of Understanding with Walzem Partners 3 LLC to work together in good faith to evaluate the possibilities and synergies they may have together for seeking ways to redevelop real property to bring a new retail, food or beverage based business establishment to the City of Windcrest with Walzem Partners 3 LLC owning and leasing the property for said business;

WHEREAS, the WEDC was established, in accordance with Texas law, to promote the creation of new and expanded business activity and to promote a wide range of civic and commercial projects within the City;

WHEREAS, the WEDC desires to provide a grant of assistance pursuant to state law, including Texas Local Government Code § 505.152 for the Walzem Road Project (“Project”);

WHEREAS, the City and WEDC finds this Project to serve a public purpose and provide a public benefit, and further the public purposes of economic development, job creation and expansion of commerce as provided under Texas Local Government Code § 505.158;

WHEREAS, the City and WEDC finds that the project will promote and develop a new business development enterprise which may aid in retention of primary jobs as required under Texas Local Government Code § 505.155;

WHEREAS, Walzem Partners is a commercial real estate management and development firm with offices in Dallas, Texas;

WHEREAS, the Parties will work together in good faith in order to support Walzem Partners in building and developing the real property described in the proposed MOU;

WHEREAS, the City of Windcrest’s public interest and public purpose will be served by clearing land and establishing a site to be developed into a higher and better use, and in promoting the welfare and stability of the residents of this state and incentivize job creation, and encourage the revitalization of Walzem Road by developing new businesses;

WHEREAS, the City’s public interest and public purpose will be served by promoting and developing a new business enterprise which will help create and/or retain primary jobs;

WHEREAS, the City and WEDC find that the project to be in the public interest and serving valid public purposes authorized under Texas Local Government Code Chapter 505.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Windcrest, Texas, and the Windcrest Economic Development Corporation, that:

- The WEDC is authorized to enter into a Memorandum of Understanding with Walzem Partners 3 LLC, to be negotiated but based on the MOU draft attached hereto as **Exhibit A**.
- _____ is hereby authorized to execute such documents and instruments reasonably necessary to facilitate the intent of this Resolution.
- This Resolution and the Memorandum of Understanding is subject to any other legal requirements of state law.

DULY PASSED AND APPROVED, on the ____ day of _____, 2021 at a meeting of the City Council of the City of Windcrest, Texas, which meeting was held in compliance with the Open Meetings Act, Tex. Gov't Code, § 551.001, et. seq. at which meeting a quorum was present and voting.

DULY PASSED AND APPROVED, on the ____ day of _____, 2021 at a meeting of the WEDC, which meeting was held in compliance with the Open Meetings Act, Tex. Gov't Code, § 551.001, et. seq. at which meeting a quorum was present and voting.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized representatives on the respective dates entered below.

**For the
CITY OF WINDCREST, TEXAS**

**For the
CITY OF WINDCREST ECONOMIC DEVELOPMENT CORPORATION**

DIGITAL MEDIA / MARKETING GROUPS

My Friend Betty Says

www.myfriendbettysays.com

Houndstooth Media Group

<https://houndstoothmediagroup.com/>

Haute In Texas

<https://hitpr.com>

Keehart Marketing

<https://keehartmarketing.com>

Growin Out Loud, Darlin

<https://growinoutlouddarlin.com/>

Anderson Marketing

<https://www.andadv.com/>