



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

Regular Meeting

**May 12, 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 12TH DAY OF MAY, 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.

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. 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 February 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. Fit High Performance Tennis Academy Storefront & Streetscape Grant Application.
2. Open Meeting Act Training & Public Information Act Training Requirements.
3. WEDC Street Projects Resolution Modification.

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 12th day of May, 2021.

By: /s/ Rachel C. Dominguez
City Secretary
City of Windcrest, Texas

WINDCREST ECONOMIC DEVELOPMENT CORPORATION

FINANCIAL REPORTS

For the Period Ended February 28, 2021



CPAs | ADVISORS

CLIENT **FOCUSED.** RELATIONSHIP **DRIVEN.**

Windcrest Economic Development Corporation
Statement of Financial Position
As of February 28, 2021

	Total
ASSETS	
Current Assets	
Bank Accounts	
1000 Frost - Checking 0485	\$ 985,659.54
1001 Cash Holding	53,652.54
Total Bank Accounts	1,039,312.08
Accounts Receivable	
1100 A/R Sales Tax	163,476.64
1101 Accrued Revenue	66,603.02
Total 1100 A/R Sales Tax	230,079.66
Total Accounts Receivable	230,079.66
Other Current Assets	
1300 Prepaid Expense	
1302 Prepaid Sales Tax	0.26
1303 Prepaid Rent	1,157.00
Total 1300 Prepaid Expense	1,157.26
Total Other Current Assets	1,157.26
Total Current Assets	1,270,549.00
Fixed Assets	
1400 Computers & Monitors	2,280.34
1402 Furniture & Fixtures	11,993.99
Total Fixed Assets	14,274.33
Other Assets	
1600 EDC - Investment First Public	114,773.10
1700 Security Deposit	1,112.00
Total Other Assets	115,885.10
TOTAL ASSETS	\$ 1,400,708.43
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2000 A/P Sales Tax	\$ 39,313.93
Total Accounts Payable	39,313.93
Credit Cards	
2100 Commerce Bank 2199	291.02
Total Credit Cards	291.02
Other Current Liabilities	
2002 Wages Payable	8,877.66
2003 Accrued Expenditures	5,897.80
Total Other Current Liabilities	14,775.46
Total Current Liabilities	54,380.41
Total Liabilities	54,380.41

Equity		
3000 Net Assets		1,289,162.27
Net Revenue		57,165.75
Total Equity		<u>1,346,328.02</u>
TOTAL LIABILITIES AND EQUITY	\$	<u>1,400,708.43</u>

Windcrest Economic Development Corporation
Statement of Activity
February 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	261.69
6005 Health Insurance-EDC	756.40
6009 Contract Labor	7,995.60
Total 6000 Salaries, Benefits & Contract Labor	<u>12,434.43</u>
6025 Administrative & Other Expenses	
6026 Rent	1,157.00
6029 Internet Services	130.66
6030 Computer Maintenance, Software, Website	16.23
6031 Accounting Services	950.00
6032 Barcom / IT	514.12
6033 Phone Services	81.14
6038 Supplies	40.03
6039 Postage	39.19
6042 Legal Expenses	625.00
6046 Vehicle Fuel-EDC	21.50
6047 Contingencies	75.00
Total 6025 Administrative & Other Expenses	<u>3,649.87</u>
Total Expenditures	<u>16,084.30</u>
Net Operating Revenue	<u>(16,084.30)</u>
Other Revenue	
4003 Revenue Income - Interest	14.32
Total Other Revenue	<u>14.32</u>
Net Other Revenue	<u>14.32</u>
Net Revenue	<u>\$ (16,069.98)</u>

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

	<u>Total</u>
Revenue	
4000 Revenue	
4001 Income - Sales Tax	\$ 192,937.15
Total 4000 Revenue	192,937.15
Total Revenue	192,937.15
Gross Profit	192,937.15
Expenditures	
6000 Salaries, Benefits & Contract Labor	
6001 Salaries	18,814.07
6004 Social Security / Medicare Match	1,439.28
6005 Health Insurance-EDC	4,160.20
6009 Contract Labor	43,878.00
Total 6000 Salaries, Benefits & Contract Labor	68,291.55
6010 BRE & Prospect Development Expenses	
6013 Travel	50.00
6014 Meals & Entertainment	237.21
6016 Promoting Windcrest(BRE Events)	5,750.12
6017 Sponsorships, Regional Marketing	3,472.10
6018 Commercial Revitalization/Store Front Grants	7,201.67
Total 6010 BRE & Prospect Development Expenses	16,711.10
6025 Administrative & Other Expenses	
6026 Rent	5,650.00
6027 Furniture & Fixtures	1,543.54
6028 Equipment, Computers & Other	14,281.47
6029 Internet Services	522.64
6030 Computer Maintenance, Software, Website	3,041.38
6031 Accounting Services	6,550.00
6032 Barcom / IT	1,675.23
6033 Phone Services	350.16
6035 Public Relations	280.00
6036 Training Staff/Board	1,002.00
6038 Supplies	2,011.87
6039 Postage	40.24
6041 Repairs & Maintenance	3,443.39
6042 Legal Expenses	10,130.20
6045 Vehicle Expenses-EDC	41.74
6046 Vehicle Fuel-EDC	58.79
6047 Contingencies	467.27
Total 6025 Administrative & Other Expenses	51,089.92
Total Expenditures	136,092.57
Net Operating Revenue	56,844.58

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

	<u>Total</u>
Other Revenue	
4003 Revenue Income - Interest	321.17
Total Other Revenue	<u>321.17</u>
Net Other Revenue	<u>321.17</u>
Net Revenue	<u>\$ 57,165.75</u>

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

	Oct 2020				Nov 2020				Dec 2020				Jan 2021				Feb 2021				Total				
	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	Budget	over Budget	% of Budget	Actual	Budget	over Budget	% of Budget	
Revenue																									
4000 Revenue			\$ -				\$ -				\$ -				\$ -				\$ -						
4001 Income - Sales Tax	64,457.02	48,333.33	16,123.69	1.33	61,877.11	48,333.33	13,543.78	1.28	66,603.02	48,333.33	18,269.69	1.38	48,333.33	(48,333.33)	-	-	48,333.33	(48,333.33)	-	-	192,937.15	241,666.65	(48,729.50)	0.80	
4002 Proceeds from Reserves		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-	-	59,666.67	(59,666.67)	-	-	298,333.35	(298,333.35)	-	
Total 4000 Revenue	64,457.02	108,000.00	(43,542.98)	0.60	61,877.11	108,000.00	(46,122.89)	0.57	66,603.02	108,000.00	(41,396.98)	0.62	-	108,000.00	(108,000.00)	-	-	108,000.00	(108,000.00)	-	-	192,937.15	540,000.00	(347,062.85)	0.36
Total Revenue	64,457.02	108,000.00	(43,542.98)	0.60	61,877.11	108,000.00	(46,122.89)	0.57	66,603.02	108,000.00	(41,396.98)	0.62	-	108,000.00	(108,000.00)	-	-	108,000.00	(108,000.00)	-	-	192,937.15	540,000.00	(347,062.85)	0.36
Gross Profit	64,457.02	108,000.00	(43,542.98)	0.60	61,877.11	108,000.00	(46,122.89)	0.57	66,603.02	108,000.00	(41,396.98)	0.62	-	108,000.00	(108,000.00)	-	-	108,000.00	(108,000.00)	-	-	192,937.15	540,000.00	(347,062.85)	0.36
Expenditures																									
6000 Salaries, Benefits & Contract Labor			-				-				-				-				-			-		-	
6001 Salaries	3,420.74	3,600.00	(179.26)	0.95	3,420.74	3,600.00	(179.26)	0.95	5,131.11	3,600.00	1,531.11	1.43	3,420.74	3,600.00	(179.26)	0.95	3,420.74	3,600.00	(179.26)	0.95	18,814.07	18,000.00	814.07	1.05	
6002 Admin Expenses		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		416.65	(416.65)	-	
6003 EDC Overtime		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		83.33	(83.33)	-		416.65	(416.65)	-	
6004 Social Security / Medicare Match	261.69	333.33	(71.64)	0.79	261.68	333.33	(71.65)	0.79	392.53	333.33	59.20	1.18	261.69	333.33	(71.64)	0.79	261.69	333.33	(71.64)	0.79	1,439.28	1,666.65	(227.37)	0.86	
6005 Health Insurance-EDC	756.40	733.33	23.07	1.03	756.40	733.33	23.07	1.03	1,134.60	733.33	401.27	1.55	756.40	733.33	23.07	1.03	756.40	733.33	23.07	1.03	4,160.20	3,666.65	493.55	1.13	
6006 Retirement--EDC		366.67	(366.67)	-		366.67	(366.67)	-		366.67	(366.67)	-		366.67	(366.67)	-		366.67	(366.67)	-		1,833.35	(1,833.35)	-	
6007 Workers Comp-EDC		91.67	(91.67)	-		91.67	(91.67)	-		91.67	(91.67)	-		91.67	(91.67)	-		91.67	(91.67)	-		458.35	(458.35)	-	
6008 Unemployment Comp		41.67	(41.67)	-		41.67	(41.67)	-		41.67	(41.67)	-		41.67	(41.67)	-		41.67	(41.67)	-		208.35	(208.35)	-	
6009 Contract Labor	11,895.60	9,250.00	2,645.60	1.29	7,995.60	9,250.00	(1,254.40)	0.86	7,995.60	9,250.00	(1,254.40)	0.86	7,995.60	9,250.00	(1,254.40)	0.86	7,995.60	9,250.00	(1,254.40)	0.86	43,878.00	46,250.00	(2,372.00)	0.95	
Total 6000 Salaries, Benefits & Contract Labor	16,334.43	14,583.33	1,751.10	1.12	12,434.42	14,583.33	(2,148.91)	0.85	14,653.84	14,583.33	70.51	1.00	12,434.43	14,583.33	(2,148.90)	0.85	12,434.43	14,583.33	(2,148.90)	0.85	68,291.55	72,916.65	(4,625.10)	0.94	
6010 BRE & Prospect Development Expenses			-				-				-				-				-			-		-	
6011 Consulting/Planning/Infrastructure		3,716.67	(3,716.67)	-		3,716.67	(3,716.67)	-		3,716.67	(3,716.67)	-		3,716.67	(3,716.67)	-		3,716.67	(3,716.67)	-		18,583.35	(18,583.35)	-	
6012 Collateral Material		833.33	(833.33)	-		833.33	(833.33)	-		833.33	(833.33)	-		833.33	(833.33)	-		833.33	(833.33)	-		4,166.65	(4,166.65)	-	
6013 Travel	50.00	833.33	(783.33)	0.06		833.33	(833.33)	-		833.33	(833.33)	-		833.33	(833.33)	-		833.33	(833.33)	-	50.00	4,166.65	(4,116.65)	0.01	
6014 Meals & Entertainment	79.73	416.67	(336.94)	0.19		416.67	(416.67)	-		416.67	(416.67)	-	157.48	416.67	(259.19)	0.38		416.67	(416.67)	-	237.21	2,083.35	(1,846.14)	0.11	
6015 EDC Projects		11,833.33	(11,833.33)	-		11,833.33	(11,833.33)	-		11,833.33	(11,833.33)	-		11,833.33	(11,833.33)	-		11,833.33	(11,833.33)	-		59,166.65	(59,166.65)	-	
6016 Promoting Windcrest(BRE Events)	2,047.91	416.67	1,631.24	4.91	2,719.21	416.67	2,302.54	6.53	983.00	416.67	566.33	2.36		416.67	(416.67)	-		416.67	(416.67)	-	5,750.12	2,083.35	3,666.77	2.76	
6017 Sponsorships, Regional Marketing	2,947.10	1,666.67	1,280.43	1.77		1,666.67	(1,666.67)	-	525.00	1,666.67	(1,141.67)	0.31		1,666.67	(1,666.67)	-		1,666.67	(1,666.67)	-	3,472.10	8,333.35	(4,861.25)	0.42	
6018 Commercial Revitalization/Store Front Grants		2,500.00	(2,500.00)	-		2,500.00	(2,500.00)	-	7,201.67	2,500.00	4,701.67	2.88		2,500.00	(2,500.00)	-		2,500.00	(2,500.00)	-	7,201.67	12,500.00	(5,298.33)	0.58	
6019 Infrastructure/Streets		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		59,666.67	(59,666.67)	-		298,333.35	(298,333.35)	-	
Total 6010 BRE & Prospect Development Expenses	5,124.74	81,883.34	(76,758.60)	0.06	2,719.21	81,883.34	(79,164.13)	0.03	8,709.67	81,883.34	(73,173.67)	0.11	157.48	81,883.34	(81,725.86)	0.00	-	81,883.34	(81,883.34)	-	16,711.10	409,416.70	(392,705.60)	0.04	
6025 Administrative & Other Expenses			-				-				-				-				-			-		-	
6026 Rent	1,112.00	1,116.67	(4.67)	1.00	1,112.00	1,116.67	(4.67)	1.00	1,112.00	1,116.67	(4.67)	1.00	1,157.00	1,116.67	40.33	1.04	1,157.00	1,116.67	40.33	1.04	5,650.00	5,583.35	66.65	1.01	
6027 Furniture & Fixtures	428.21	1,133.33	(705.12)	0.38	689.44	1,133.33	(443.89)	0.61	425.89	1,133.33	(707.44)	0.38		1,133.33	(1,133.33)	-		1,133.33	(1,133.33)	-	1,543.54	5,666.65	(4,123.11)	0.27	
6028 Equipment, Computers & Other		1,166.67	(1,166.67)	-	97.38	1,166.67	(1,069.29)	0.08	2,450.38	1,166.67	1,283.71	2.10	11,733.71	1,166.67	10,567.04	10.06		1,166.67	(1,166.67)	-	14,281.47	5,833.35	8,448.12	2.45	
6029 Internet Services	214.59	125.00	89.59	1.72		125.00	(125.00)	-	46.73	125.00	(78.27)	0.37	130.66	125.00	5.66	1.05	130.66	125.00	5.66	1.05	522.64	625.00	(102.36)	0.84	
6030 Computer Maintenance, Software, Website	16.23	416.67	(400.44)	0.04	336.23	416.67	(80.44)	0.81	1,896.46	416.67	1,479.79	4.55	776.23	416.67	359.56	1.86	16.23	416.67	(400.44)	0.04	3,041.38	2,083.35	958.03	1.46	
6031 Accounting Services	2,750.00	1,116.67	1,633.33	2.46	950.00	1,116.67	(166.67)	0.85	950.00	1,116.67	(166.67)	0.85	950.00	1,116.67	(166.67)	0.85	950.00	1,116.67	(166.67)	0.85	6,550.00	5,583.35	966.65	1.17	
6032 Barcom / IT		333.33	(333.33)	-	279.00	333.33	(54.33)	0.84	521.64	333.33	188.31	1.56	360.47	333.33	27.14	1.08	5								

FIT HP TENNIS ACADEMY & FIT PICKLEBALL

Landscaping		
	Lopez Tree Service	\$4,400.00
	Roy DeLuna	\$7,674.00
Clear Poly Signs		
	A Sign of Freedom	\$1,515.00
	Roy DeLuna	\$1,916.00
Box Sign w/LED Lights		
	A Sign of Freedom	\$2,814.00 (3x5 box sign)
	TX Signage	\$3,572.25 (4x8 box sign/smallest they would do)
Awning & Canopies (5 ea)		
	A Awning Doctor	\$9,483.78
	Alamo Sign Solutions	\$9,776.37
Awning & Canopies (1 ea)		
	A Awning Doctor	\$3,280.99
	Roy DeLuna	\$4,239.00
TOTAL \$		
\$21,493.77		
TOTAL GRANT REQUESTED		
\$9,999.00		

**STOREFRONT AND STREETSCAPE
IMPROVEMENT PROGRAM APPLICATION**

Applicant Name: MICHAEL CASTILLO - TENNIS ACADEMY ^{FIT HIGH PERFORMANCE}

Applicant Address: 302 ZEPHYR DR, WINDCREST TX 78239

Contact Person: MICHAEL CASTILLO

Phone: [REDACTED]

Email: MICHAELCASTILLO12@hotmail.com

Business Description: TENNIS ACADEMY & PICKLEBALL
CENTER (SPORTS FACILITY)

Certificate of Occupancy/Business Registration Number and Date Issued: _____

BUSINESS REGISTRATION #0188, DEC 7 2020
CERTIFICATE OF OCCUPANCY #201204001

Texas Sales and Use Tax I.D. Number: [REDACTED]

Relationship between the Applicant and the storefront and/or streetscape:

☒ Owner ☐ Tenant

Property Owner: MICHAEL CASTILLO

Property Owner's Phone: [REDACTED]

Length and expiration date of lease of business: N/A

If expiration date less than 2 years, do you intend to renew? _____

Square footage of establishment: 79,550.76

Days/hours of operation: MON - Fri 8:30AM - 9:00PM

SAT - 8:30AM - 5:00PM

SUN - 8:30AM - 1PM

Are all the business local, state and federal taxes paid up-to-date?

☒ Yes

☐ No (if no, provide explanation) _____

Does the business have any outstanding City of Windcrest code violations and/or fines?

☐ Yes (if yes, provide explanation) _____

☒ No

Grant amount requested: \$ ~~8,880.33~~ 9,999.⁹⁹ MC

Estimated cost of the project: \$ ~~8,880.33~~ 21,493.⁷⁷ MC

Worked to be performed by: A SIGN OF FREEDOM, A AWNING DOCT
ROY DE LUNA

Estimated project start and end dates: MAY 1st, 2021

What is Applicant's current or past community involvement? _____

PLEASE INCLUDE THE FOLLOWING INFORMATION WITH YOUR APPLICATION:

- 1. If the Applicant is a business tenant, letter of permission from the property owner to participate in the Storefront and Streetscape Improvement Program**
 - a. Letters should include the expiration date of the current lease**
- 2. Color photographs of existing conditions with description of what is represented in each photograph prior to making the proposed improvements**
- 3. Written statement of the project scope and why improvements are needed. Provide as much detail as possible, including what you are changing or replacing, type of new materials to be used, color, location on building, etc.**
- 4. Architectural drawings and/or renderings of the improvements, reflecting placement, materials and colors to be used. Some minor projects may only require pictures of materials.**
- 5. A copy of bids from at least two (2) different contractors plus an additional bid if Applicant is a licensed contractor and plans to do the work.**

By affixing your signature, the Applicant acknowledges they have read and agreed to the Windcrest Economic Development Corporation Storefront and Streetscape Improvement Program Guidelines and General Conditions. The Applicant understands that this application and its contents shall be binding on the Applicant at the discretion of the WEDC. Applicant understands that all grants are awarded on rebate basis after all work has been certified completed by the Windcrest Economic Development Corporation. Applicant understands that his/her project will be evaluated and recommendations made as to scope of work to be included in the Storefront and Streetscape Improvement Program. Applicant understands that submittal of this application in no way guarantees him/her a grant from the Windcrest Economic Development Corporation. Applicant understands that additional information may be requested as needed. The Windcrest Economic Development Corporation reserves the right to reject any and all applications at its sole discretion.

It is expressly understood that work commenced or completed prior to the final approval of the grant is ineligible for funding. The Applicant is solely responsible for overseeing the work and will not seek to hold the City of Windcrest or the Windcrest Economic Development Corporation liable for any property damage, personal injury, or other loss related to the Storefront and Streetscape Improvement Program.

The Applicant agrees to indemnify the City of Windcrest and Windcrest Economic

Development Corporation and/or their agents, employees, officers and/or directors from any claims or damages resulting from the project, including reasonable attorneys' fees.

Signature of Applicant: Michael Date: 4/14/21

Printed Name of Applicant: MICHAEL CASTILLO Title: owner/member

Signature of Property Owner: Michael Date: 4/14/21

Printed Name of Property Owner: MICHAEL CASTILLO Title: _____

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		Other Training
Jennifer Newman	APPOINTED: 12/03/2018 to 09/30/2020 (R# 2018-677) RE-APPOINTED: 10/07/2019 - 09/30/2021 (R#2019-739)	12/03/2018 - Public Information Act 04/07/2021 - Public Information Act	12/03/2018 - Open Meetings Act 04/06/2021 - Open Meetings Act	02/05/2019 Basic Economic Development Course
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	12/03/2018 - Open Meetings Act 02/09/2021 - Open Meetings Act	03/22/2021 Basic Economic Development Course
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)	08/08/2019 - Public Information Act 01/22/2021 - Public Information Act	08/08/2019 - Open Meetings Act 01/22/2021 - 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)	12/12/2018 - Open Meetings Act 04/13/2021 - Open Meetings Act (took after 90 days)	
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	12/08/2018 - Open Meetings Act 02/04/2021 - 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)	12/08/2018 - Public Information Act 04/24/2021 - Public Information Act	01/07/2019 - Open Meetings Act 04/23/2021 -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	

A RESOLUTION AUTHORIZING THE WINDCREST ECONOMIC DEVELOPMENT CORPORATION TO APPROVE, FUND AND PARTICIPATE IN ECONOMIC DEVELOPMENT PROJECTS WITH THE CITY OF WINDCREST FOR ROADWAY IMPROVEMENTS

WHEREAS, the Development Corporation Act of 1979, as amended (Section 501.001 et seq., and Chapter 505, Texas Local Government Code, formerly the Development Corporation Act of 1979) (the "Act") authorizes a development corporation to approve, fund and/or participate in certain projects as defined by the Act; and

WHEREAS, the City of Windcrest Economic Development Corporation (the "WEDC") has identified seven (7) projects, identified below, consisting of certain infrastructure, repairs, and improvements to roadways of the City of Windcrest (the "City") that the WEDC desires to provide funding for as economic development projects authorized by the Act; and

WHEREAS, the WEDC and/or City have noticed held or will hold a public hearing on Project 1, Project 2, Project 3, Project 4, Project 5, Project 6, and Project 7, as described below, and in accordance with state law and prior to spending money to undertake the Projects; and

WHEREAS, the ultimate approval of Project 1, Project 2, Project 3, Project 4, Project 5, Project 6, and Project 7 is subject to City Council approval of same, and approval of the Projects shall be limited to the Projects as submitted during the public hearing and documentation as attached hereto, without any material changes, except as may be expressly agreed to by the City and WEDC in their sole discretion and in accordance with applicable law;

NOW, THEREFORE, BE IT RESOLVED that the WEDC contribute funding to the City for the Projects 1 through 7, to construct certain infrastructure, repairs, and improvements to the portions of roadways described in each Project, subject to the limitations (in time and money) described below and approval of this resolution before the City Council, and other prerequisites of the Act being satisfied:

PROJECT 1: To provide the City funding up to \$51,557.00 for that certain portion of **Crestway Drive from Randolph Boulevard to Willmon Way** ("Project 1"), as described more fully in the attached **Exhibit A**. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 1 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

PROJECT 2: To provide the City funding up to \$345,680.00 for that certain portion of **Midcrown Drive from Fenwick Drive to Walzem Road** ("Project 2"), as described more fully in the attached **Exhibit B**. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of promoting new and expanded

business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 2 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

PROJECT 3: To provide the City funding up to \$61,869.00 for that certain portion of Windsor Hill from Fourwinds Drive to Windsor Cross ("Project 3"), as described more fully in the attached Exhibit C. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 3 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas. Further, WEDC finds Project 3, with its proximity to Rackspace Headquarters, and servicing the businesses in close proximity and supporting Rackspace and its employees, has the public purpose of creating and retaining primary jobs as authorized by Texas Local Government Code Section 505.155; and

PROJECT 4: To provide the City funding up to \$69,533.00 for that certain portion of Midcrown Drive from Fenwick Drive to Balfour Drive ("Project 4"), as described more fully in the attached Exhibit D. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of enhancing roads and streets related to recreational and community facilities as authorized by Texas Local Government Code Section 505.152, and promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 4 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

PROJECT 5: To provide the City funding up to \$94,366.00 for that certain portion of Midcrown Drive from Balfour Drive to Candleglo Drive ("Project 5") as described more fully in the attached Exhibit E. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of enhancing roads and streets related to recreational and community facilities as authorized by Texas Local Government Code Section 505.152, and promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 5 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

PROJECT 6: To provide the City funding up to \$71,520.00 for that certain portion of Midcrown Drive from Candleglo Drive to Tidecrest Drive ("Project 6"), as described more fully in the attached Exhibit F. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of enhancing roads and streets related to recreational and community facilities as authorized by Texas Local Government Code Section 505.152, and promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 6 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

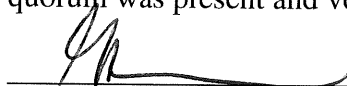
PROJECT 7: To provide the City funding up to \$59,600.00 for that certain portion of **Midcrown Drive from Tidecrest Drive to Golfcrest Drive** ("Project 7") as described more fully in the attached **Exhibit G**. The WEDC finds this to serve a public purpose and provide a public benefit, and further the public purposes of enhancing roads and streets related to recreational and community facilities as authorized by Texas Local Government Code Section 505.152, and promoting new and expanded business development as authorized by Texas Local Government Code Section 505.158; and the WEDC finds Project 7 to be authorized by the Act and beneficial to the economic prosperity of the City of Windcrest and the State of Texas; and

LIMITATIONS AS TO PROJECT COMPLETION AND RELEASE OF FUNDS:

With the further requirement that Projects 1 and 3 must be initiated by January 1, 2021 and completed no later than December 31, 2021 and if any such Project is not, that Project shall be terminated and WEDC funding released and returned (if held by the City) or otherwise unencumbered (if held by WEDC) to the WEDC; and

With the further requirement that Projects 2, 4, 5, 6 and 7 must be initiated by January 1, 2022 and completed no later than December 31, 2022 and if any such Project is not, that Project shall be terminated and WEDC funding released and returned (if held by the City) or otherwise unencumbered (if held by WEDC) to the WEDC.

DULY PASSED AND APPROVED, on the 10th day of July, 2019 at a meeting of the Windcrest Economic Development Corporation, 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.


George Alva


Hobson Cunningham


John Fagin


Kevin Compton


Arthur Flinn

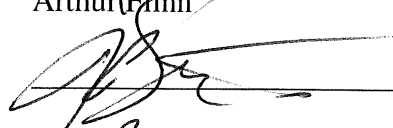

Ritchie Simpson

EXHIBIT A



EXHIBIT B



EXHIBIT C



EXHIBIT D



EXHIBIT E



EXHIBIT F

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EXHIBIT G

