THE CITY OF BURLESON TEXAS

Burleson 4A Economic Development Corporation Agenda

Monday, November 03, 2025
4:30 PM

City Hall - 141 W. Renfro
Burleson, TX 76028

1. **CALL TO ORDER**

2. **CITIZENS APPEARANCES**

   Each person in attendance who desires to speak to the Board on an item NOT posted on the agenda, shall speak during this section. A speaker card must be filled out and turned in to the City Secretary prior to addressing the Board. Each speaker will be allowed three minutes to speak.

   Each person in attendance who desires to speak on an item posted on the agenda shall speak when the item is called forward for consideration.

3. **GENERAL**

   A. Consider and take possible action on the minutes from the October 20, 2025 Economic Development Corporation (Type A) meeting. (*Staff Contact: Monica Solko, Deputy City Secretary)*

   B. Consider and take possible action on a resolution authorizing a real estate contract between the Burleson 4A Economic Development Corporation and FJRH Burleson DLA, LLC for the purchase of approximately 11.027 acres located at 1019 S. Burleson Boulevard, Burleson, Texas in the amount of $6.0 million dollars. (*Staff Contact*: Alex Philips, Director of Economic Development)

4. **BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS**

5. **RECESS INTO EXECUTIVE SESSION**

   In accordance with Chapter 551 of the Texas Government Code, the Board may convene in Executive Session in the City Council Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

   Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code

6. **ADJOURN**

CERTIFICATE

I hereby certify that the above agenda was posted on this the 23rd of October 2025, by 5:00 p.m., on the official bulletin board at the Burleson City Hall, 141 W. Renfro, Burleson, Texas.

Amanda Campos

City Secretary

ACCESSIBILITY STATEMENT

The Burleson City Hall is wheelchair accessible. The entry ramp is located in the front of the building, accessible from Warren St. Accessible parking spaces are also available in the Warren St. parking lot. Sign interpretative services for meetings must be made 48 hours in advance of the meeting. Call the A.D.A. Coordinator at 817-426-9600, or TDD 1-800-735-2989.

THE CITY OF BURLESON TEXAS

Department Memo

Economic Development Corporation (Type A)

DEPARTMENT: **City Secretary's Office**

FROM: **Monica Solko, Deputy City Secretary**

MEETING: **November 3, 2025**

SUBJECT:

Consider and take possible action on the minutes from the October 20, 2025 Economic Development Corporation (Type A) meeting. (*Staff Contact: Monica Solko, Deputy City Secretary)*

SUMMARY:

The Burleson 4A Economic Development Corporation Board duly and legally met on October 20, 2025 for a regular meeting.

RECOMMENDATION:

Board may approve the minutes as presented or approve with amendments.

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

N/A

FISCAL IMPACT:

N/A

STAFF CONTACT:

Monica Solko, TRMC
Deputy City Secretary
msolko@burlesontx.com
817-426-9682

BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION
OCTOBER 20, 2025
DRAFT MINUTES

BOARD MEMBERS PRESENT:
Larry Scott, Place 1
Phil Anderson, Place 2
Dan McClendon, President, Place 3
Alexa Boedeker, Place 4
Adam Russell, Vice-President, Place 5

BOARD MEMBERS ABSENT:

Staff present:
Tommy Ludwig, City Manager
Harlan Jefferson, Deputy City Manager
Eric Oscarson, Deputy City Manager
Monica Solko, Deputy City Secretary
Lisandra Leal, Assistant City Secretary
Matt Ribitzki, Deputy City Attorney

1. CALL TO ORDER – 4:15 P.M.

President Dan McClendon called the meeting to order. **Time: 4:19 P.M.**

2. CITIZEN APPEARANCE

- No speakers.

3. GENERAL

A. Minutes from the August 18, 2025 Economic Development Corporation (Type A) meeting. *(Staff Contact: Monica Solko, Deputy City Secretary)*

Motion by Alexa Boedeker and seconded by Larry Scott to approve.

Motion passed 5-0.

B. 4A102025BurlesonChamber, one-year services contract with the Burleson Area Chamber of Commerce in the amount of $40,000. *(Staff Contact: Alex Philips, Economic Development Director)*

Alex Philips, Economic Development Director, presented a contract to the board.

Motion by Adam Russell and seconded by Larry Scott to approve.

Motion passed 5-0.

C. 4A102025SYBConstruction, resolution approving the contract with SYB Construction Co., Inc. for construction services on the Hooper Business Park Drainage and Paving Improvements (ITB 2025-16) in the amount of $3,437,863.37 with a project contingency of $343,786.34 for a total amount of $3,781,649.71. (Project DV2201)*(Staff Contact: Michelle McCullough, P.E., CFM, Deputy Director/City Engineer)*

Michelle McCullough, Deputy Director/City Engineer, presented a resolution to the board.

Motion by Larry Scott and seconded by Alexa Boedeker to approve.

Motion passed 5-0.

D. 4A102025AmendBudget, amendment to Resolution 4A081825AnnualBudget by amending the 5-year Capital Improvement Plan of the 4A Economic Development Corporation for Fiscal Year 2026-2030. The amendment proposes an increase to the total plan budget in the amount of $6,000,000. *(Staff Contact: Randy Morrison, P.E., Director of Capital Engineering)*

Randy Morrison, Director of Capital Engineering, presented a resolution to the board.

Motion by Adam Russell and seconded by Alexa Boedeker to approve.

Motion passed 5-0.

E. 4A102025IntentReimburse, resolution declaring the intention to reimburse an amount not to exceed $6,750,000 for certain capital expenditures with proceeds from debt; and placing time restrictions on the issuance of tax-exempt obligations. *(Staff Contact: Kevin Hennessey, Interim Director of Finance)*

Kevin Hennessey, Interim Director of Finance, presented a resolution to the board.

Motion by Alexa Boedeker and seconded by Larry Scott to approve.

Motion passed 5-0.

4. BOARD REQUESTS FOR FUTURE AGENDA ITEMS OR REPORTS

- None.

5. RECESS INTO EXECUTIVE SESSION

In accordance with Chapter 551 of the Texas Government Code, the Economic Development Corporation may convene in Executive Session in the City Council

Workroom in City Hall to conduct a closed meeting to discuss any item listed on this Agenda.

- **Pending or contemplated litigation or to seek the advice of the City Attorney pursuant to Section 551.071, Texas Government Code**

No executive session.

6. <u>ADJOURNMENT</u>

There being no further discussion President Dan McClendon adjourned the meeting.

Time: 4:37 P.M.

____

Monica Solko
Deputy City Secretary

Economic Development Corporation (Type A)

DEPARTMENT: **Economic Development**

FROM: **Alex Philips, Director of Economic Development**

MEETING: **November 3, 2025**

SUBJECT:

Consider and take possible action on a resolution authorizing a real estate contract between the Burleson 4A Economic Development Corporation and FJRH Burleson DLA, LLC for the purchase of approximately 11.027 acres located at 1019 S. Burleson Boulevard, Burleson, Texas in the amount of $6.0 million dollars. (*Staff Contact*: Alex Philips, Director of Economic Development)

STRATEGIC PRIORITY AND GOAL(S):

	Strategic Goal
Dynamic & Preferred City Through Managed Growth	2.1 Attract and retain top-tier businesses 2.2 Promote sustainable residential and commercial development through strategic and long-term planning 2.3 Enhance connectivity and improve mobility 2.4 Implement the city's Capital Improvement Program Develop and maintain facilities and utility services

SUMMARY:

The Burleson 4A Economic Development Corporation has identified this 11.027 acres as a property for the future use of recruitment of primary jobs. The 4A owns the property at 921 S. Burleson Boulevard where F-Wave Roofing is located with their headquarters and manufacturing. This property will further the goals of the 4A in the future.

The details of the contract are below:

The Burleson 4A to purchase the property for $6,000,000 with an earnest money payment of $75,000 that will go towards the closing of the property. The Burleson 4A will have 60 days to conduct due diligence that will include a Phase 1 Environmental report as well as a

Geotechnical report. The Burleson 4A will close on the property within 15 days after the due diligence period ends.

RECOMMENDATION:

Staff recommends approval

PRIOR ACTION/INPUT (Council, Boards, Citizens):

N/A

REFERENCE:

FISCAL IMPACT:

Proposed Expenditure/Revenue: $6.0M
Account Number(s): 4403101-70001
Fund: 4A Bond Fund
Account Description: Land

STAFF CONTACT:

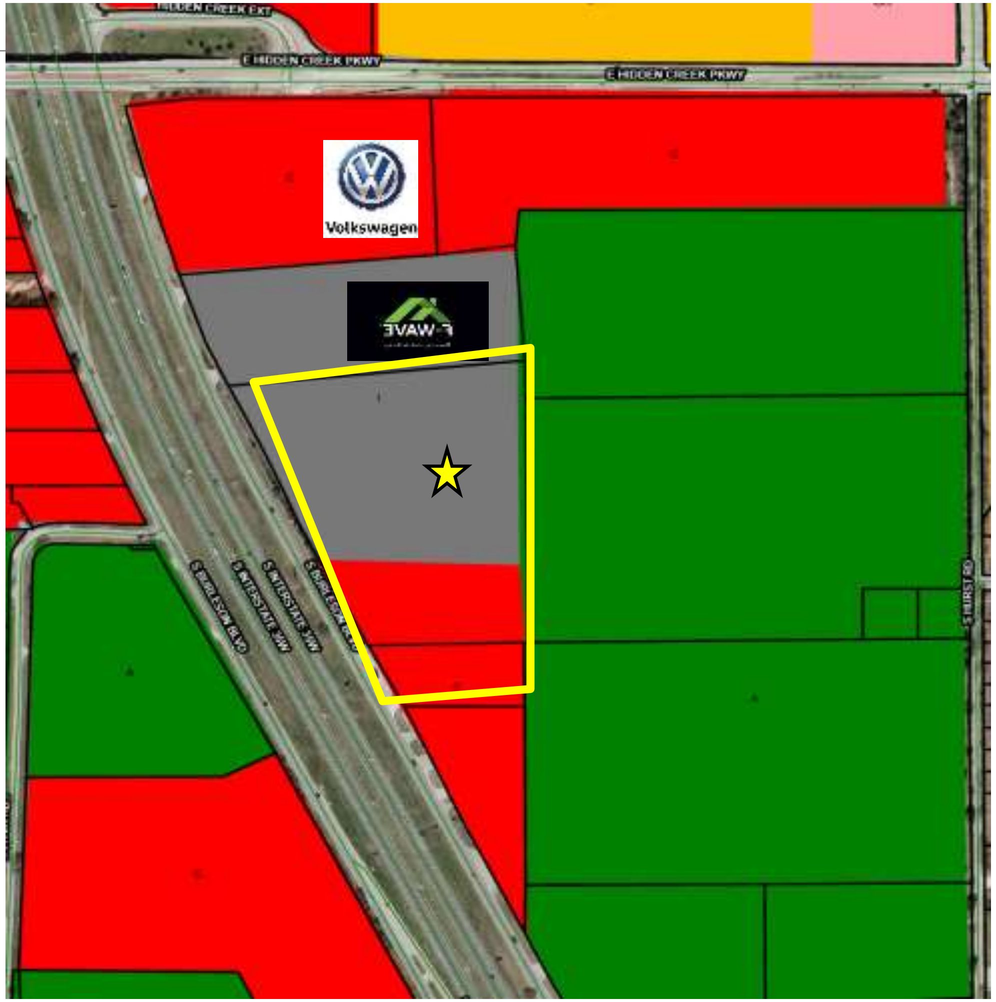
Alex Philips
Director of Economic Development
aphilips@burlesontx.com
817-426-9613

Project Vision

THE CITY OF BURLESON TEXAS

Project Vision Details

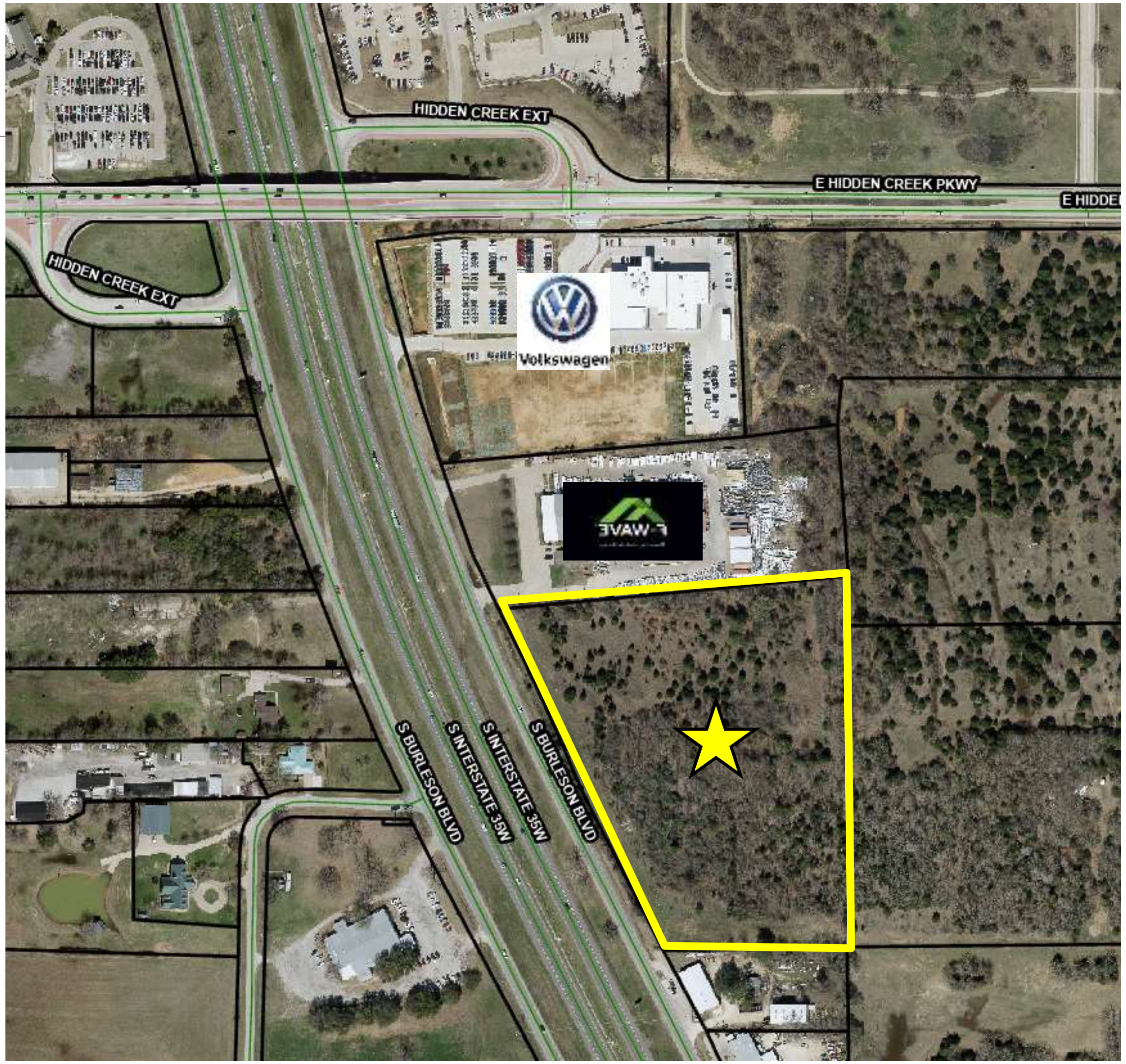
- Property is located within the Hidden Creek corridor.
- Property is adjacent to FWAVE Roofing where the Burleson 4A owns the property.
- The purchase of the property will allow the 4A to further their efforts to attract new primary jobs.
- Staff would market the property for future regional or corporate headquarters.



THE CITY OF BURLESON TEXAS

Contract Details

- Purchase price for the 11.027 acres of property is $6,000,000.
- The Burleson 4A would have a 60 day due diligence period.
- Staff would conduct a Phase 1 environmental and a Geotechnical report on the property prior to closing.
- Earnest money of $75,000 that would go towards the purchase of the property.
- Closing on the property would happen within 15 days after the due diligence period.
- The purchase of this tract would give the Burleson EDC approximately 18 acres of I-35W frontage.



Item B.

Current 4A 5-Year Forecast

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Revised	FY 24-25 Year-End Est	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected	FY 28-29 Projected	FY 29-30 Projected
Beginning Fund Balance	**$ 5,433,397**	**$ 6,295,522**	**$ 6,295,522**	**$ 8,036,155**	**$ 9,443,321**	**$ 4,838,700**	**$ 7,350,751**	**$ 8,489,797**	**$ 9,283,316**
Revenue									
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732	8,233,544	8,480,550	8,734,967	8,997,016
Other Revenue	657,685	2,751,575	2,751,575	2,901,575	531,122	430,191	461,839	469,079	476,669
Total Revenue	**8,120,093**	**10,395,414**	**10,395,414**	**10,662,480**	**8,524,854**	**8,663,735**	**8,942,389**	**9,204,046**	**9,473,685**
Expenditures									
Personnel	581,150	741,125	741,125	697,938	738,400	759,519	786,634	814,778	843,994
Base Expenses	968,630	1,352,966	1,427,966	1,411,743	1,084,256	1,101,871	1,119,907	1,138,375	1,157,287
Incentives (ED)	749,481	4,755,900	5,987,685	1,949,500	7,445,000	25,750	856,523	527,318	648,138
Existing Debt Service	3,218,074	4,126,727	4,126,727	4,096,133	3,449,411	3,446,419	3,445,842	3,058,017	3,062,513
Future Debt Service	-	-	-	-	412,409	818,125	1,594,438	2,872,038	2,869,225
Office Building Purchase			1,100,000	1,100,000					
Total Expenditures	**5,517,335**	**10,976,718**	**13,383,503**	**9,255,314**	**13,129,476**	**6,151,684**	**7,803,343**	**8,410,527**	**8,581,157**
Change in Fund Balance	$ 2,602,758	$ (581,304)	$ (2,988,089)	$ 1,407,166	$ (4,604,622)	$ 2,512,051	$ 1,139,046	$ 793,519	$ 892,527
Ending Fund Balance	**$ 8,036,155**	**$ 5,714,218**	**$ 3,307,433**	**$ 9,443,321**	**$ 4,838,700**	**$ 7,350,751**	**$ 8,489,797**	**$ 9,283,316**	**$ 10,175,844**
FB % of Expenditure	**145.65%**	**52.06%**	**24.71%**	**102.03%**	**36.85%**	**119.49%**	**108.80%**	**110.38%**	**118.58%**

Item B.

Proposed 4A 5-Year Forecast

	FY 23-24 Actual	FY 24-25 Adopted	FY 24-25 Revised	FY 24-25 Year-End Est	FY 25-26 Projected	FY 26-27 Projected	FY 27-28 Projected	FY 28-29 Projected	FY 29-30 Projected
Beginning Fund Balance	**$ 5,433,397**	**$ 6,295,522**	**$ 6,295,522**	**$ 8,036,155**	**$ 9,443,321**	**$ 4,838,700**	**$ 6,790,751**	**$ 7,369,797**	**$ 7,603,316**
Revenue									
Sales & Use Taxes	7,462,408	7,643,839	7,643,839	7,760,905	7,993,732	8,233,544	8,480,550	8,734,967	8,997,016
Other Revenue	657,685	2,751,575	2,751,575	2,901,575	531,122	430,191	461,839	469,079	476,669
Total Revenue	**8,120,093**	**10,395,414**	**10,395,414**	**10,662,480**	**8,524,854**	**8,663,735**	**8,942,389**	**9,204,046**	**9,473,685**
Expenditures									
Personnel	581,150	741,125	741,125	697,938	738,400	759,519	786,634	814,778	843,994
Base Expenses	968,630	1,352,966	1,427,966	1,411,743	1,084,256	1,101,871	1,119,907	1,138,375	1,157,287
Incentives (ED)	749,481	4,755,900	5,987,685	1,949,500	7,445,000	25,750	856,523	527,318	648,138
Existing Debt Service	3,218,074	4,126,727	4,126,727	4,096,133	3,449,411	3,446,419	3,445,842	3,058,017	3,062,513
Future Debt Service	-	-	-	-	412,409	1,378,125	2,154,438	3,432,038	3,429,225
Office Building Purchase			1,100,000	1,100,000					
Total Expenditures	**5,517,335**	**10,976,718**	**13,383,503**	**9,255,314**	**13,129,476**	**6,711,684**	**8,363,343**	**8,970,527**	**9,141,157**
Change in Fund Balance	$ 2,602,758	$ (581,304)	$ (2,988,089)	$ 1,407,166	$ (4,604,622)	$ 1,952,051	$ 579,046	$ 233,519	$ 332,527
Ending Fund Balance	**$ 8,036,155**	**$ 5,714,218**	**$ 3,307,433**	**$ 9,443,321**	**$ 4,838,700**	**$ 6,790,751**	**$ 7,369,797**	**$ 7,603,316**	**$ 7,935,844**
FB % of Expenditure	**145.65%**	**52.06%**	**24.71%**	**102.03%**	**36.85%**	**101.18%**	**88.12%**	**84.76%**	**86.81%**

Recommendation

Staff recommends the approval of a resolution authorizing the real estate contract for the purchase of 11.027 acres located at 1019 S. Burleson Boulevard in the amount of $6M.

Questions / Comments

Alex Philips
Economic Development Director
aphilips@burlesontx.com
817-426-9638

RESOLUTION

A RESOLUTION OF THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION AUTHORIZING THE BOARD PRESIDENT TO EXECUTE A CONTRACT BETWEEN THE TYPE A CORPORATION, AS BUYER, AND FJRH BURLESON DLA, LLC, AS SELLER, TO ACQUIRE FEE SIMPLE TITLE TO REAL PROPERTY COMMONLY KNOWN AS 1019 S BURLESON BLVD, BURLESON, JOHNSON COUNTY, TEXAS, (THE "PROPERTY") FOR THE SALES PRICE OF $6,000,000.00, AND OTHER CONSIDERATION, AS PRESCRIBED IN THE REAL ESTATE CONTRACT ATTACHED IN EXHIBIT "A" (THE "CONTRACT"); AUTHORIZING THE BOARD PRESIDENT TO EXECUTE ALL DOCUMENTS NECESSARY TO CLOSE ON THE CONTRACT; AUTHORIZING THE EXPENDITURE OF FUNDS; REQUEST FOR BURLESON CITY COUNCIL RATIFICATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Burleson 4A Economic Development Corporation, known as the "Type A Corporation", incorporated and certified in October 2000 under the authorization of the Development Corporation Act of 1979; and

WHEREAS, the City of Burleson, Texas ("City"), is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, Seller is seeking to sell the Property; and

WHEREAS, the Type A Corporation seeks to purchase and develop the Property for the creation or retention of primary jobs and required or suitable for the development, retention, or expansion of manufacturing and industrial facilities or regional or national corporate headquarter facilities, and seeking to make site improvements on the Property necessary to promote new or expanded business development and enterprises; and

WHEREAS, the Type A Corporation and Seller desire to enter into the Real Estate Contract, attached hereto as Exhibit "A" and incorporated herein by reference for all purposes (the "Contract"); and

WHEREAS, the Type A Corporation desires that the Board President, Dan McClendon, execute the Contract on behalf of the Type A Corporation with the Seller; and

WHEREAS, the Type A Corporation desires to close the real estate transaction described in the Contract; and

WHEREAS, the Type A Corporation desires the Board President, Dan McClendon, execute all documents necessary to close the real estate transaction described in the Contract; and

WHEREAS, the Type A Corporation desires to purchase the Property pursuant to the Contract;

and

WHEREAS, the Type A Corporation Board hereby finds and determines that the expenditures set forth in this resolution constitute a “Project” as defined by the Development Corporation Act, codified in Subtitle C-1 of Title 12 of the Texas Local Government Code, in Section 501.101, in that the expenses are for land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements that are for the creation or retention of primary jobs and required or suitable for the development, retention, or expansion of manufacturing and industrial facilities or regional or national corporate headquarter facilities; and

WHEREAS, the Type A Corporation Board hereby finds and determines that the expenditures set forth in this resolution constitute a “Project” as defined by the Development Corporation Act, codified in Subtitle C-1 of Title 12 of the Texas Local Government Code, in Section 501.103, in that the expenditures are for infrastructure improvements related to streets and roads, drainage, and site improvements necessary to promote new or expanded business development and enterprises; and

WHEREAS, the Type A Corporation desires the City approve this action;

NOW, THEREFORE, BE IT RESOLVED BY THE BURLESON 4A ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS, THAT:

Section 1.

The Board President, Dan McClendon, is authorized: (a) to execute on behalf of the Type A Corporation (i) the Contract between the Type A Corporation and the Seller, substantially in the form attached as Exhibit “A”, with the purchase price of $6,000,000.00 and other consideration, and (ii) any other documents necessary for closing the transaction contemplated by the Contract; and (b) to make expenditures in accordance with the terms of the Contract and in closing the transaction contemplated by the Contract.

Section 2.

The foregoing recitals are adopted and incorporated herein for all purposes.

Section 3.

The Type A Corporation hereby requests that the City Council of the City of Burleson ratify this resolution andactions of the Type A Corporation. Accordingly, this resolution shall take effect immediately after such ratification.

PASSED, APPROVED, AND SO RESOLVED by the Board of Directors of the Burleson 4A Economic Development Corporation on the____day of___________________, 20___.

Dan McClendon, Board President
Burleson 4A Economic Development Corporation

ATTEST:

Amanda Campos, Secretary