



ECONOMIC DEVELOPMENT CORPORATION MEETING

November 03, 2025 at 11:30 AM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

AGENDA

CALL MEETING TO ORDER

ROLL CALL AND ESTABLISH A QUORUM

CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Economic Development Corporation regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Economic Development Corporation with civility that is conducive to appropriate public discussion. Speakers can address only the Economic Development Corporation and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

CONSENT AGENDA

Items considered to be routine are enacted by one motion without separate discussion. If the members of the board desire to discuss an item, the item is removed from the Consent Agenda and considered separately.

- [1.](#) Consider and take appropriate action on October 21, 2025, minutes.
- [2.](#) Consider and take appropriate action on September financials.

ITEMS FOR INDIVIDUAL CONSIDERATION

- [3.](#) Consider and take appropriate action on public hearing on a proposed economic development project to purchase land on major roads within the city of Wolfforth to promote new or expanded business development.

4. Consider and take appropriate action on public hearing on expenditure of funds by the WEDC to facilitate commercial development by United Supermarkets.
5. Consider and take appropriate action on release of restricted funds previously set aside for Alcove Avenue.
6. Consider and take appropriate action of request of future agenda items.

EXECUTIVE SESSION

In accordance with Texas Government Code, section 551-001, et seq., the Economic Development Corporation will recess into executive session (closed meeting) to discuss the following:

- a.551.072 Deliberations about Real Property: to deliberate the purchase, exchange, lease or value of real property.
- b. 551.087 Deliberations Regarding Economic Development Negotiations: to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of financial or other incentive to a business prospect.

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, chapter 551, the Economic Development Corporation will reconvene into regular session to consider action, if any, on matters discussed in executive session.

ADJOURN

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on October 28, 2025, at 5:00 p.m.

Danielle Sweat, Economic Development Director



ECONOMIC DEVELOPMENT CORPORATION MEETING

October 21, 2025 at 11:30 AM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

Meeting was called to order at 11:54AM

ROLL CALL AND ESTABLISH A QUORUM

Present: Joel Robinett, Shawn Vinson, Paula Sexton, Glen Frick, Nicole Butler, Russel Thomasson, Tyler Zalmanzig

Director: Danielle Sweat

Leading EDG: Taylor McAlpine

Robert McWilliams

Gloria Medlock

CITIZEN ENGAGEMENT

This is an opportunity for the public to address the Economic Development Corporation regarding an item on the agenda, except public hearings that are included on the agenda. Comments related to public hearings will be heard when the specific hearing begins. Citizen comments are limited to three (3) minutes per speaker, unless the speaker requires the assistance of a translator, in which case the speaker is limited to six (6) minutes, in accordance with applicable law. Each speaker shall approach the designated speaker location, complete the citizen engagement sign in sheet and state his/her name and city of residence before speaking. Speakers shall address the Economic Development Corporation with civility that is conducive to appropriate public discussion. Speakers can address only the Economic Development Corporation and not individual city officials or employees. The public cannot speak from the gallery but only from the designated speaker location.

ITEMS FOR INDIVIDUAL CONSIDERATION

1. Consider and take appropriate action on October 7, 2025, minutes.

A motion was made by Shawn Vinson and seconded by Glen Frick to approve the minutes from the meeting on October 7, 2025. This motion passed unanimously.

EXECUTIVE SESSION

In accordance with Texas Government Code, section 551-001, et seq., the Economic Development Corporation will recess into executive session (closed meeting) to discuss the following:

a.551.087 Deliberations Regarding Economic Development Negotiations: to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or to deliberate the offer of financial or other incentive to a business prospect.

The board entered into executive session at 11:55am.

RECONVENE INTO OPEN SESSION

In accordance with Texas Government Code, chapter 551, the Economic Development Corporation will reconvene into regular session to consider action, if any, on matters discussed in executive session.

The board reconvened into open session at 1:14pm.

ADJOURN

1:15pm

In accordance with the Americans with Disability Act any person with a disability requiring reasonable accommodation to participate in this meeting should call the City Secretary at 806-855-4120 or send written request to P.O. Box 36 Wolfforth Texas 79382 at least 48 hours in advance of the meeting date.

Certification

I, the undersigned authority do hereby certify that the Notice of Meeting was posted at City Hall of the City of Wolfforth, Texas was posted on September 29, 2023 at 5:00 p.m.

Danielle Sweat, Economic Development Director

Joel Robinett



City of Wolfforth

EDC Budget Report

Account Summary

Item # 2.

For Fiscal: 2024-2025 Period Ending: 09/30/2025

		Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 07 - Economic Development Corporation							
Revenue							
07-000-31300-000	Sales Tax	600,000.00	600,000.00	65,803.22	607,425.25	7,425.25	101.24 %
07-000-36110-000	Interest income	50,000.00	50,000.00	5,798.23	75,929.21	25,929.21	151.86 %
07-000-36910-000	Other income	0.00	0.00	0.00	7.52	7.52	0.00 %
Revenue Total:		650,000.00	650,000.00	71,601.45	683,361.98	33,361.98	105.13%
Expense							
ExpenseCategory: 42 - Supplies							
07-752-42010-000	Office Supplies & Expense	260.00	260.00	0.00	104.34	155.66	40.13 %
07-752-42192-000	Meeting Expense	2,500.00	2,500.00	239.82	2,263.27	236.73	90.53 %
07-752-42195-000	Special Events and Awards	20,000.00	20,000.00	0.00	13,890.71	6,109.29	69.45 %
ExpenseCategory: 42 - Supplies Total:		22,760.00	22,760.00	239.82	16,258.32	6,501.68	71.43%
ExpenseCategory: 43 - Services							
07-752-43101-000	Legal services	6,800.00	6,800.00	1,118.00	2,054.00	4,746.00	30.21 %
07-752-43110-000	Other Professional Services	0.00	0.00	0.00	53,600.00	-53,600.00	0.00 %
07-752-43140-000	Legal Publications	1,600.00	1,600.00	158.00	794.00	806.00	49.63 %
07-752-43150-000	Marketing	65,000.00	65,000.00	-24,890.00	31,214.36	33,785.64	48.02 %
07-752-43150-001	Marketing - Social Media	0.00	0.00	485.19	6,393.22	-6,393.22	0.00 %
07-752-43151-000	Customer Appreciation	5,000.00	5,000.00	73.06	531.89	4,468.11	10.64 %
07-752-43195-000	Electricity/Gas/Phone	0.00	0.00	20.56	201.29	-201.29	0.00 %
07-752-43220-000	Repairs and Maintenance	0.00	0.00	0.00	40.00	-40.00	0.00 %
07-752-43320-000	Postage/Freight	50.00	50.00	0.00	0.00	50.00	0.00 %
07-752-43401-000	Travel/Training/Conferences	18,500.00	18,500.00	399.00	19,242.71	-742.71	104.01 %
07-752-43501-000	Memberships	6,000.00	6,000.00	0.00	3,600.00	2,400.00	60.00 %
07-752-43505-000	Fees and Charges	0.00	0.00	21.28	954.44	-954.44	0.00 %
07-752-43900-000	Contract Services	95,000.00	95,000.00	11,583.33	62,222.53	32,777.47	65.50 %
07-752-43905-000	Payroll Reimbursement	86,585.00	86,585.00	6,983.95	87,437.35	-852.35	100.98 %
ExpenseCategory: 43 - Services Total:		284,535.00	284,535.00	-4,047.63	268,285.79	16,249.21	94.29%
ExpenseCategory: 44 - Operating Expense							
07-752-44001-000	Business Support	340,000.00	340,000.00	0.00	0.00	340,000.00	0.00 %
07-752-44001-001	Business Improvement Grant	0.00	0.00	0.00	38,316.92	-38,316.92	0.00 %
07-752-44001-003	Business Recruitment	0.00	0.00	114.66	212.75	-212.75	0.00 %
07-752-44002-000	Sponsorships	0.00	0.00	1,500.00	17,150.00	-17,150.00	0.00 %
ExpenseCategory: 44 - Operating Expense Total:		340,000.00	340,000.00	1,614.66	55,679.67	284,320.33	16.38%
ExpenseCategory: 46 - Capital							
07-752-46180-000	Land & Building Acquisition	0.00	0.00	0.00	451,667.88	-451,667.88	0.00 %
07-752-46400-000	Capital Reserves	2,705.00	2,705.00	0.00	0.00	2,705.00	0.00 %
ExpenseCategory: 46 - Capital Total:		2,705.00	2,705.00	0.00	451,667.88	-448,962.88	16,697.52%
ExpenseCategory: 49 - Other Financing Uses							
07-752-49200-000	Note Agreement Forgiveness	0.00	0.00	0.00	29,259.88	-29,259.88	0.00 %
07-752-49995-000	Transfers out	0.00	0.00	527,500.00	527,500.00	-527,500.00	0.00 %
ExpenseCategory: 49 - Other Financing Uses Total:		0.00	0.00	527,500.00	556,759.88	-556,759.88	0.00%
Expense Total:		650,000.00	650,000.00	525,306.85	1,348,651.54	-698,651.54	207.48%
Fund: 07 - Economic Development Corporation Surplus (Deficit):		0.00	0.00	-453,705.40	-665,289.56	-665,289.56	0.00%
Report Surplus (Deficit):		0.00	0.00	-453,705.40	-665,289.56	-665,289.56	0.00%

Group Summary

ExpenseCategory	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)	Percent Used
Fund: 07 - Economic Development Corporation						
Revenue						
	650,000.00	650,000.00	71,601.45	683,361.98	33,361.98	105.13%
Revenue Total:	650,000.00	650,000.00	71,601.45	683,361.98	33,361.98	105.13%
Expense						
42 - Supplies	22,760.00	22,760.00	239.82	16,258.32	6,501.68	71.43%
43 - Services	284,535.00	284,535.00	-4,047.63	268,285.79	16,249.21	94.29%
44 - Operating Expense	340,000.00	340,000.00	1,614.66	55,679.67	284,320.33	16.38%
46 - Capital	2,705.00	2,705.00	0.00	451,667.88	-448,962.88	16,697.52%
49 - Other Financing Uses	0.00	0.00	527,500.00	556,759.88	-556,759.88	0.00%
Expense Total:	650,000.00	650,000.00	525,306.85	1,348,651.54	-698,651.54	207.48%
Fund: 07 - Economic Development Corporation Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	-665,289.56	0.00%
Report Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	-665,289.56	0.00%

Fund Summary

Fund	Original Total Budget	Current Total Budget	Period Activity	Fiscal Activity	Variance Favorable (Unfavorable)
07 - Economic Development Corp	0.00	0.00	-453,705.40	-665,289.56	-665,289.56
Report Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	-665,289.56

EDC Income Statement

Account Summary

For Fiscal: 2024-2025 Period Ending: 09/30/2025



City of Wolfforth

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 07 - Economic Development Corporation						
Revenue						
07-000-31300-000	Sales Tax	600,000.00	600,000.00	65,803.22	607,425.25	-7,425.25
07-000-36110-000	Interest income	50,000.00	50,000.00	5,798.23	75,929.21	-25,929.21
07-000-36910-000	Other income	0.00	0.00	0.00	7.52	-7.52
Revenue Total:		650,000.00	650,000.00	71,601.45	683,361.98	-33,361.98
Expense						
ExpenseCategory: 42 - Supplies						
07-752-42010-000	Office Supplies & Expense	260.00	260.00	0.00	104.34	155.66
07-752-42192-000	Meeting Expense	2,500.00	2,500.00	239.82	2,263.27	236.73
07-752-42195-000	Special Events and Awards	20,000.00	20,000.00	0.00	13,890.71	6,109.29
ExpenseCategory: 42 - Supplies Total:		22,760.00	22,760.00	239.82	16,258.32	6,501.68
ExpenseCategory: 43 - Services						
07-752-43101-000	Legal services	6,800.00	6,800.00	1,118.00	2,054.00	4,746.00
07-752-43110-000	Other Professional Services	0.00	0.00	0.00	53,600.00	-53,600.00
07-752-43140-000	Legal Publications	1,600.00	1,600.00	158.00	794.00	806.00
07-752-43150-000	Marketing	65,000.00	65,000.00	-24,890.00	31,214.36	33,785.64
07-752-43150-001	Marketing - Social Media	0.00	0.00	485.19	6,393.22	-6,393.22
07-752-43151-000	Customer Appreciation	5,000.00	5,000.00	73.06	531.89	4,468.11
07-752-43195-000	Electricity/Gas/Phone	0.00	0.00	20.56	201.29	-201.29
07-752-43220-000	Repairs and Maintenance	0.00	0.00	0.00	40.00	-40.00
07-752-43320-000	Postage/Freight	50.00	50.00	0.00	0.00	50.00
07-752-43401-000	Travel/Training/Conferences	18,500.00	18,500.00	399.00	19,242.71	-742.71
07-752-43501-000	Memberships	6,000.00	6,000.00	0.00	3,600.00	2,400.00
07-752-43505-000	Fees and Charges	0.00	0.00	21.28	954.44	-954.44
07-752-43900-000	Contract Services	95,000.00	95,000.00	11,583.33	62,222.53	32,777.47
07-752-43905-000	Payroll Reimbursement	86,585.00	86,585.00	6,983.95	87,437.35	-852.35
ExpenseCategory: 43 - Services Total:		284,535.00	284,535.00	-4,047.63	268,285.79	16,249.21
ExpenseCategory: 44 - Operating Expense						
07-752-44001-000	Business Support	340,000.00	340,000.00	0.00	0.00	340,000.00
07-752-44001-001	Business Improvement Grant	0.00	0.00	0.00	38,316.92	-38,316.92
07-752-44001-003	Business Recruitment	0.00	0.00	114.66	212.75	-212.75
07-752-44002-000	Sponsorships	0.00	0.00	1,500.00	17,150.00	-17,150.00
ExpenseCategory: 44 - Operating Expense Total:		340,000.00	340,000.00	1,614.66	55,679.67	284,320.33
ExpenseCategory: 46 - Capital						
07-752-46180-000	Land & Building Acquisition	0.00	0.00	0.00	451,667.88	-451,667.88
07-752-46400-000	Capital Reserves	2,705.00	2,705.00	0.00	0.00	2,705.00
ExpenseCategory: 46 - Capital Total:		2,705.00	2,705.00	0.00	451,667.88	-448,962.88
ExpenseCategory: 49 - Other Financing Uses						
07-752-49200-000	Note Agreement Forgiveness	0.00	0.00	0.00	29,259.88	-29,259.88
07-752-49995-000	Transfers out	0.00	0.00	527,500.00	527,500.00	-527,500.00
ExpenseCategory: 49 - Other Financing Uses Total:		0.00	0.00	527,500.00	556,759.88	-556,759.88
Expense Total:		650,000.00	650,000.00	525,306.85	1,348,651.54	-698,651.54
Fund: 07 - Economic Development Corporation Surplus (Deficit):		0.00	0.00	-453,705.40	-665,289.56	
Total Surplus (Deficit):		0.00	0.00	-453,705.40	-665,289.56	

Group Summary

ExpenseCategory	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 07 - Economic Development Corporation					
Revenue					
	650,000.00	650,000.00	71,601.45	683,361.98	-33,361.98
Revenue Total:	650,000.00	650,000.00	71,601.45	683,361.98	-33,361.98
Expense					
42 - Supplies	22,760.00	22,760.00	239.82	16,258.32	6,501.68
43 - Services	284,535.00	284,535.00	-4,047.63	268,285.79	16,249.21
44 - Operating Expense	340,000.00	340,000.00	1,614.66	55,679.67	284,320.33
46 - Capital	2,705.00	2,705.00	0.00	451,667.88	-448,962.88
49 - Other Financing Uses	0.00	0.00	527,500.00	556,759.88	-556,759.88
Expense Total:	650,000.00	650,000.00	525,306.85	1,348,651.54	-698,651.54
Fund: 07 - Economic Development Corporation Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	665,289.56
Total Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
07 - Economic Development	0.00	0.00	-453,705.40	-665,289.56	665,289.56
Total Surplus (Deficit):	0.00	0.00	-453,705.40	-665,289.56	

EDC Balance Sheet

Account Summary

As Of 09/30/2025



City of Wolfforth

Account	Name	Balance
Fund: 07 - Economic Development Corporation		
Assets		
07-000-01100-000	Cash in Bank	171,553.29
07-000-01104-000	Cash in TexPool Prime EDC	1,208,457.02
07-000-01375-001	Notes Receivable	25,375.22
07-000-01376-000	N/R-Potential Forgiveness	26,867.79
07-000-01550-000	Prepaid insurance	1,058.80
	Total Assets:	1,433,312.12
		1,433,312.12
Liability		
07-000-02101-000	Accounts Payable Pending	1,016.00
07-000-02180-000	Customer Deposit	5,000.00
	Total Liability:	6,016.00
Equity		
07-000-02410-000	Fund Balance	1,992,585.68
07-000-02420-000	Restricted Fund Balance	100,000.00
	Total Beginning Equity:	2,092,585.68
Total Revenue		683,361.98
Total Expense		1,348,651.54
Revenues Over/Under Expenses		-665,289.56
	Total Equity and Current Surplus (Deficit):	1,427,296.12
	Total Liabilities, Equity and Current Surplus (Deficit):	1,433,312.12

PUBLIC HEARING NOTICE - CITY OF WOLFFORTH

The Wolfforth Economic Development Corporation, a Texas non-profit 4B economic development corporation, will receive comments between October 3, [REDACTED] December 2, 2025 on the expenditure of funds [REDACTED] DC to purchase land on major roads within the [REDACTED] Item # 3. [REDACTED] Wolfforth to promote new or expanded business development. The WEDC will hold a public hearing on November 3, 2025 at 11:30AM, and the City Council will hold a public hearing on October 20, 2025 at 6PM, all in the Council Chambers of Wolfforth City Hall, located at 302 Main Street, Wolfforth, Texas 79382. Direct all comments or concerns [REDACTED] Wolfforth EDC PO Box 36, 302 Main Street, Wolfforth Texas [REDACTED] 12 79382 or contact Danielle Sweat, EDC Executive Director, [REDACTED] 855-4128.

October 6 2025

LACO0382442



AGENDA ITEM COMMENTARY

MEETING NAME:	Economic Development Corporation
MEETING DATE:	November 3, 2025
ITEM TITLE:	Consider and take appropriate action on public hearing on a proposed economic development project to purchase land on major roads within the city of Wolfforth to promote new or expanded business development.
STAFF INITIATOR:	Danielle Sweat – EDC Director

BACKGROUND:

The Wolfforth Economic Development Corporation (WEDC) has the opportunity to purchase a strategically located piece of property that could play a major role in future retail development within the city. This acquisition aligns with our mission to proactively position Wolfforth for quality commercial growth by securing key parcels that can attract new or expanding businesses.

A public notice has been posted, and both the EDC and City Council will hold public hearings to allow citizen input prior to any expenditure of funds. The purchase would enable the EDC to have a more active role in shaping development along Wolfforth's major corridors and ensuring that future projects align with the community's long-term vision for balanced growth.

By investing in land now, the WEDC can help guide development in a way that supports infrastructure planning, market readiness, and future recruitment efforts.

EXHIBITS:

Public Hearing Notice

COUNCIL ACTION/STAFF RECOMMENDATION:

PUBLIC HEARING NOTICE - CITY OF WOLFFORTH

The Wolfforth Economic Development Corporation, a Texas non-profit 4B economic development corporation, will receive comments between October 17, 2025 and December 16, 2025 on the expenditure of funds by the WEDC to facilitate commercial development by United Supermarkets. The WEDC will hold a public hearing on November 3, 2025 at 11:30AM, and the City Council will hold a public hearing on November 3, 2025 at 6PM, all in the Council Chambers of Wolfforth City Hall, located at 302 Main Street, Wolf-forth, Texas 79382. Direct all comments or concerns to Wolfforth EDC PO Box 36, 302 Main Street, Wolfforth Texas 79382 or contact Danielle Sweat, EDC Executive Director, at 806-855-4128.

October 17 2025



AGENDA ITEM COMMENTARY

MEETING NAME:	Economic Development Corporation
MEETING DATE:	November 3, 2025
ITEM TITLE:	Consider and take appropriate action on public hearing on expenditure of funds by the WEDC to facilitate commercial development by United Supermarkets.
STAFF INITIATOR:	Danielle Sweat – EDC Director

BACKGROUND:

The Wolfforth Economic Development Corporation (WEDC) is requesting authorization to expend funds in support of the United Supermarkets project. This project represents a major milestone for the City of Wolfforth, introducing a highly sought-after retail anchor that will serve as a catalyst for additional commercial growth, enhance local access to goods and services, and strengthen the city's overall sales tax base.

The proposed expenditure aligns directly with the WEDC's mission to promote new or expanded business enterprises that contribute to long-term economic vitality. United Supermarkets' investment in Wolfforth is expected to spur adjacent development, attract complementary retailers, and provide employment opportunities for residents. Supporting this project demonstrates a proactive approach to managing and guiding growth within key commercial corridors, while reinforcing the City's strategic priorities for sustainable development and quality of life.

EXHIBITS:

Public Hearing Notice

COUNCIL ACTION/STAFF RECOMMENDATION:



AGENDA ITEM COMMENTARY

MEETING NAME:	Economic Development Corporation
MEETING DATE:	November 3, 2025
ITEM TITLE:	Consider and take appropriate action on release of restricted funds previously set aside for Alcove Avenue.
STAFF INITIATOR:	Director-Danielle Sweat

BACKGROUND:

In a previous fiscal year, the EDC designated \$100,000 in restricted funds for the future construction of Alcove Avenue. Since the board voted earlier this year to fund the engineering portion of the project, a formal vote is now required to release those restricted funds for that purpose. This action will align the board's prior allocation with the current project phase and ensure proper accounting and transparency in the use of restricted reserves.

EXHIBITS:**COUNCIL ACTION/STAFF RECOMMENDATION:**