



ECONOMIC DEVELOPMENT CORPORATION MEETING

May 05, 2026 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 April 7, 2026, minutes.
2. Consider and take appropriate action on March financials.

ITEMS FOR INDIVIDUAL CONSIDERATION

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 April 29, 2026 at 5:00 p.m.

/s/ Danielle Sweat, Economic Development Director



ECONOMIC DEVELOPMENT CORPORATION MEETING

April 07, 2026 at 11:30 AM

Wolfforth City Hall - 302 Main Street Wolfforth, TX

MINUTES

Meeting was called to order at 11:35 AM.

ROLL CALL AND ESTABLISH A QUORUM

In Attendance: Randy Criswell, Joel Robinett, Farley Reeves, Shawn Vinson, Paula Sexton, Russell Thomasson, Ryan Smith, Tyler Zalmanzig, Glen Frick, Danielle Sweat

Leading EDG: Taylor McAlpine

Guests: Scott Mann, Mathew Giese

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.

A motion was made by Glen Frick and seconded by Farley Reeves to approve the consent agenda. This motion passed unanimously.

1. Consider and take appropriate action on March 30, 2026, minutes.
2. Consider and take appropriate action on March 31, 2026 joint comprehensive plan meeting minutes.

3. Consider and take appropriate action on February 2026 financials.

ITEMS FOR INDIVIDUAL CONSIDERATION

4. Consider and take appropriate action on public hearing on expenditure of funds by the WEDC for building improvements at 8111 Patel Dr. Wolfforth, Texas.

5. Consider and take appropriate action on mixed use development ordinance.

No action taken. Board is to review.

6. Consider and take appropriate action on October and November meeting dates.

No motion needed. October and November board meetings have been adjusted.

7. Consider and take appropriate action on budget committee members.

No action taken. Board members Joel Robinett, Nicole Butler, and Farley Reeves will consist of the budget committee.

The board entered into executive session at 12:01 pm.

The board reconvened into open session at 1:16 PM. No action taken.

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 April 1, 2026, at 5:00 p.m.

/s/ Danielle Sweat, Economic Development Director

Joel Robinett



City of Wolfforth

Item # 2.
EDC Balance Sheet
Account Summary
 As Of 03/31/2026

Account	Name	Balance
Fund: 07 - Economic Development Corporation		
Assets		
07-000-01100-000	Cash in Bank	95,743.73
07-000-01101-000	Claim On Cash	-60,617.80
07-000-01104-000	Cash in TexPool Prime EDC	1,560,919.88
07-000-01375-001	Notes Receivable	20,897.24
07-000-01376-000	N/R-Potential Forgiveness	26,867.79
07-000-01550-000	Prepaid insurance	1,094.93
	Total Assets:	1,644,905.77
		<u>1,644,905.77</u>
Liability		
07-000-02101-000	Accounts Payable Pending	10,647.90
07-000-02180-000	Customer Deposit	5,000.00
	Total Liability:	15,647.90
Equity		
07-000-02410-000	Fund Balance	1,553,189.53
	Total Beginning Equity:	1,553,189.53
	Total Revenue	311,586.67
	Total Expense	235,518.33
	Revenues Over/Under Expenses	76,068.34
	Total Equity and Current Surplus (Deficit):	1,629,257.87
	Total Liabilities, Equity and Current Surplus (Deficit):	<u>1,644,905.77</u>



		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	EDC Sales Tax	725,000.00	725,000.00	62,481.24	284,123.81	-440,876.19	39.19 %
07-000-36110-000	Interest income	50,000.00	50,000.00	5,014.47	27,462.86	-22,537.14	54.93 %
	Revenue Total:	775,000.00	775,000.00	67,495.71	311,586.67	-463,413.33	40.20%
Expense							
ExpenseCategory: 42 - Supplies							
07-752-42010-000	Office Supplies & Expense	250.00	250.00	55.00	289.52	-39.52	115.81 %
07-752-42115-000	Apparel	0.00	0.00	0.00	50.90	-50.90	0.00 %
07-752-42192-000	Meeting Expense	3,000.00	3,000.00	404.77	1,733.25	1,266.75	57.78 %
07-752-42195-000	Special Events and Awards	18,000.00	18,000.00	787.37	787.37	17,212.63	4.37 %
	ExpenseCategory: 42 - Supplies Total:	21,250.00	21,250.00	1,247.14	2,861.04	18,388.96	13.46%
ExpenseCategory: 43 - Services							
07-752-43101-000	Legal services	6,500.00	6,500.00	780.00	3,562.00	2,938.00	54.80 %
07-752-43117-000	Traffic Impact Analysis	0.00	0.00	0.00	6,925.00	-6,925.00	0.00 %
07-752-43140-000	Legal Publications	1,600.00	1,600.00	158.00	482.00	1,118.00	30.13 %
07-752-43150-000	Marketing	72,500.00	72,500.00	7,220.00	19,301.00	53,199.00	26.62 %
07-752-43150-001	Marketing - Social Media	0.00	0.00	874.69	3,115.59	-3,115.59	0.00 %
07-752-43151-000	Customer Appreciation	5,000.00	5,000.00	0.00	576.14	4,423.86	11.52 %
07-752-43195-000	Electricity/Gas/Phone	0.00	0.00	0.00	41.12	-41.12	0.00 %
07-752-43230-000	R & M Grounds	14,000.00	14,000.00	0.00	656.65	13,343.35	4.69 %
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	25,000.00	25,000.00	3,311.11	18,978.48	6,021.52	75.91 %
07-752-43501-000	Memberships	6,500.00	6,500.00	0.00	3,950.00	2,550.00	60.77 %
07-752-43505-000	Fees and Charges	1,200.00	1,200.00	502.60	859.00	341.00	71.58 %
07-752-43900-000	Contract Services	152,000.00	152,000.00	9,849.00	63,730.67	88,269.33	41.93 %
07-752-43905-000	EDC Administration Reimbursemen	0.00	0.00	7,539.54	46,979.64	-46,979.64	0.00 %
	ExpenseCategory: 43 - Services Total:	284,350.00	284,350.00	30,234.94	169,157.29	115,192.71	59.49%
ExpenseCategory: 44 - Operating Expense							
07-752-44001-000	Business Support	379,400.00	379,400.00	0.00	0.00	379,400.00	0.00 %
07-752-44001-001	Business Improvement Grant	50,000.00	50,000.00	0.00	0.00	50,000.00	0.00 %
07-752-44001-002	Business Marketing Grant	20,000.00	20,000.00	0.00	0.00	20,000.00	0.00 %
07-752-44002-000	Sponsorships	20,000.00	20,000.00	2,000.00	3,500.00	16,500.00	17.50 %
	ExpenseCategory: 44 - Operating Expense Total:	469,400.00	469,400.00	2,000.00	3,500.00	465,900.00	0.75%
ExpenseCategory: 46 - Capital							
07-752-46180-000	Land & Building Acquisition	0.00	0.00	60,000.00	60,000.00	-60,000.00	0.00 %
	ExpenseCategory: 46 - Capital Total:	0.00	0.00	60,000.00	60,000.00	-60,000.00	0.00%
	Expense Total:	775,000.00	775,000.00	93,482.08	235,518.33	539,481.67	30.39%
Fund: 07 - Economic Development Corporation Surplus (Deficit):		0.00	0.00	-25,986.37	76,068.34	76,068.34	0.00%
	Report Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	76,068.34	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						
	775,000.00	775,000.00	67,495.71	311,586.67	-463,413.33	40.20%
Revenue Total:	775,000.00	775,000.00	67,495.71	311,586.67	-463,413.33	40.20%
Expense						
42 - Supplies	21,250.00	21,250.00	1,247.14	2,861.04	18,388.96	13.46%
43 - Services	284,350.00	284,350.00	30,234.94	169,157.29	115,192.71	59.49%
44 - Operating Expense	469,400.00	469,400.00	2,000.00	3,500.00	465,900.00	0.75%
46 - Capital	0.00	0.00	60,000.00	60,000.00	-60,000.00	0.00%
Expense Total:	775,000.00	775,000.00	93,482.08	235,518.33	539,481.67	30.39%
Fund: 07 - Economic Development Corporation Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	76,068.34	0.00%
Report Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	76,068.34	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	-25,986.37	76,068.34	76,068.34
Report Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	76,068.34



		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 07 - Economic Development Corporation						
Revenue						
07-000-31300-000	EDC Sales Tax	725,000.00	725,000.00	62,481.24	284,123.81	440,876.19
07-000-36110-000	Interest income	50,000.00	50,000.00	5,014.47	27,462.86	22,537.14
	Revenue Total:	775,000.00	775,000.00	67,495.71	311,586.67	463,413.33
Expense						
ExpenseCategory: 42 - Supplies						
07-752-42010-000	Office Supplies & Expense	250.00	250.00	55.00	289.52	-39.52
07-752-42115-000	Apparel	0.00	0.00	0.00	50.90	-50.90
07-752-42192-000	Meeting Expense	3,000.00	3,000.00	404.77	1,733.25	1,266.75
07-752-42195-000	Special Events and Awards	18,000.00	18,000.00	787.37	787.37	17,212.63
	ExpenseCategory: 42 - Supplies Total:	21,250.00	21,250.00	1,247.14	2,861.04	18,388.96
ExpenseCategory: 43 - Services						
07-752-43101-000	Legal services	6,500.00	6,500.00	780.00	3,562.00	2,938.00
07-752-43117-000	Traffic Impact Analysis	0.00	0.00	0.00	6,925.00	-6,925.00
07-752-43140-000	Legal Publications	1,600.00	1,600.00	158.00	482.00	1,118.00
07-752-43150-000	Marketing	72,500.00	72,500.00	7,220.00	19,301.00	53,199.00
07-752-43150-001	Marketing - Social Media	0.00	0.00	874.69	3,115.59	-3,115.59
07-752-43151-000	Customer Appreciation	5,000.00	5,000.00	0.00	576.14	4,423.86
07-752-43195-000	Electricity/Gas/Phone	0.00	0.00	0.00	41.12	-41.12
07-752-43230-000	R & M Grounds	14,000.00	14,000.00	0.00	656.65	13,343.35
07-752-43320-000	Postage/Freight	50.00	50.00	0.00	0.00	50.00
07-752-43401-000	Travel/Training/Conferences	25,000.00	25,000.00	3,311.11	18,978.48	6,021.52
07-752-43501-000	Memberships	6,500.00	6,500.00	0.00	3,950.00	2,550.00
07-752-43505-000	Fees and Charges	1,200.00	1,200.00	502.60	859.00	341.00
07-752-43900-000	Contract Services	152,000.00	152,000.00	9,849.00	63,730.67	88,269.33
07-752-43905-000	EDC Administration Reimbursement	0.00	0.00	7,539.54	46,979.64	-46,979.64
	ExpenseCategory: 43 - Services Total:	284,350.00	284,350.00	30,234.94	169,157.29	115,192.71
ExpenseCategory: 44 - Operating Expense						
07-752-44001-000	Business Support	379,400.00	379,400.00	0.00	0.00	379,400.00
07-752-44001-001	Business Improvement Grant	50,000.00	50,000.00	0.00	0.00	50,000.00
07-752-44001-002	Business Marketing Grant	20,000.00	20,000.00	0.00	0.00	20,000.00
07-752-44002-000	Sponsorships	20,000.00	20,000.00	2,000.00	3,500.00	16,500.00
	ExpenseCategory: 44 - Operating Expense Total:	469,400.00	469,400.00	2,000.00	3,500.00	465,900.00
ExpenseCategory: 46 - Capital						
07-752-46180-000	Land & Building Acquisition	0.00	0.00	60,000.00	60,000.00	-60,000.00
	ExpenseCategory: 46 - Capital Total:	0.00	0.00	60,000.00	60,000.00	-60,000.00
	Expense Total:	775,000.00	775,000.00	93,482.08	235,518.33	539,481.67
Fund: 07 - Economic Development Corporation Surplus (Deficit):						
		0.00	0.00	-25,986.37	76,068.34	
	Total Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	

Group Summary

ExpenseCategory	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 07 - Economic Development Corporation					
Revenue					
	775,000.00	775,000.00	67,495.71	311,586.67	463,413.33
Revenue Total:	775,000.00	775,000.00	67,495.71	311,586.67	463,413.33
Expense					
42 - Supplies	21,250.00	21,250.00	1,247.14	2,861.04	18,388.96
43 - Services	284,350.00	284,350.00	30,234.94	169,157.29	115,192.71
44 - Operating Expense	469,400.00	469,400.00	2,000.00	3,500.00	465,900.00
46 - Capital	0.00	0.00	60,000.00	60,000.00	-60,000.00
Expense Total:	775,000.00	775,000.00	93,482.08	235,518.33	539,481.67
Fund: 07 - Economic Development Corporation Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	-76,068.34
Total Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
07 - Economic Development	0.00	0.00	-25,986.37	76,068.34	-76,068.34
Total Surplus (Deficit):	0.00	0.00	-25,986.37	76,068.34	



City of Wolfforth

Daily Detail Report Account Detail

Item # 2.

Date Range: 09/01/2025 - 04/30/2026

Account		Name		Beginning Balance	Total Activity	Ending Balance		
Fund: 07 - Economic Development Corporation								
<u>07-000-31300-000</u>		EDC Sales Tax		-541,622.03	-564,288.29	-1,105,910.32		
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
09/12/2025	GLPKT11140	JN04120		Due from COW Sales Tax			-65,803.22	-607,425.25
09/30/2025	GLPKT11494	JN04238		Accrue Sales Tax Receivable EDC			-70,743.00	-678,168.25
09/30/2025	GLPKT11817	JN04369		Accrue Sales Tax Receivable			-80,068.91	-758,237.16
12/12/2025	GLPKT12196	JN04652		Due from COW Sales Tax			-73,194.94	-831,432.10
01/09/2026	GLPKT12471	JN04761		Due from COW Sales Tax			-63,240.40	-894,672.50
02/13/2026	GLPKT12758	JN04936		Due from COW Sales Tax			-85,207.23	-979,879.73
03/13/2026	GLPKT13087	JN05089		Due from COW Sales Tax			-62,481.24	-1,042,360.97
04/10/2026	GLPKT13470	JN05246		Due from COW Sales Tax			-63,549.35	-1,105,910.32
Total Fund: 07 - Economic Development Corporation:				Beginning Balance: -541,622.03	Total Activity: -564,288.29	Ending Balance: -1,105,910.32		
Grand Totals:				Beginning Balance: -541,622.03	Total Activity: -564,288.29	Ending Balance: -1,105,910.32		

Fund Summary

Fund	Beginning Balance	Total Activity	Ending Balance
07 - Economic Development Corporation	-541,622.03	-564,288.29	-1,105,910.32
Grand Total:	-541,622.03	-564,288.29	-1,105,910.32