



Agenda
Crowley Economic Development Corporation
Board of Directors
September 3, 2026
Regular Session - 6:00 PM

Crowley City Hall
201 E. Main Street
Crowley TX 76036

Citizens may address the Economic Development Corporation Board of Directors by filling out a blue "Citizen Participation" card to discuss any issue that is on the Agenda. Please turn in cards to the board secretary. Speakers are limited to three minutes (if using a translator, the time limit will be doubled).

Regular Session - September 3, 2026 - 6:00 PM

I. Call to Order and Roll Call

II. EDC Business

1. Discuss and consider approving the minutes from the meeting held on August 6, 2026.
2. Discuss the proposed EDC 2026-27 Budget and announce the public hearing for Thursday, September 17, 2026 at 6:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas.

III. Executive Session

Pursuant to Chapter 551, Texas Government Code, the Council reserves the right to convene in Executive Session(s), from time to time as deemed necessary during this meeting for any posted agenda item to receive advice from its attorney as permitted by law, or to discuss the following: 1) Section 551.071 - Consultation with Attorney, 2) Section 551.072 - Deliberations about Real Property, 3) Section 551.074 - Personnel Matters, and 4) Section 551.087 - Business Prospect/Economic Development.

1. Discuss the Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.
2. Discuss and consider an amendment to the EDC Performance Agreement with Four Train Days pursuant to Texas Gov't Code § 551.087 – Business Prospect/Economic Development

IV. Reconvene and Take Action from Executive Session

Reconvene into open session and take any necessary action resulting from items posted and legally discussed in Closed Session.

V. Adjournment

I, the undersigned authority, do hereby certify that this Agenda of the Crowley Economic Development Corporation Board of Directors meeting to be held on September 3, 2026 at 6:00 PM is a true and correct copy posted on August 28, 2026 at 3:30 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol C Cannady

Carol C. Cannady, Secretary



The Crowley City Hall is wheelchair accessible, and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at 817-297-2201 ext. 4000 for more information.



City of Crowley, Texas
Economic Development Corporation Board of Directors
Agenda Report

Presenter:	Meeting Date: September 3, 2026
Department: City Secretary	Agenda Item: II.1.
Subject: Discuss and consider approving the minutes from the meeting held on August 6, 2026.	

Background:

Pursuant to Section 551.021 of the Texas Government Code, every governmental body shall prepare and retain minutes of each open meeting.

Recommendation:

Recommend reviewing the minutes and suggesting changes as needed or approving as is.

Financial Information:

None

Attachments:

1. 08062026 EDC Minutes

MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR SESSION HELD AUGUST 6, 2026. The Economic Development Corporation Board of Directors of the City of Crowley, Texas met in Regular Session on Thursday, August 6, 2026, at 6:00 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

President Jesse Johnson called the Session to order at 6:00 p.m. Board Secretary Asja Reyes called roll and noted a quorum was present.

Present were

President Jesse Johnson, Member Jerry Beck, Member Jim Hirth, Member Billy Davis, Member Mike Winterbank, Member George Allen, and Member Matt Foster.

Absent:

None

Public Hearings

None

EDC Business

1. Discuss and consider approving the minutes from the meeting held on July 2, 2026.

Member Billy Davis made the motion to Approve the minutes from the July 7, 2026 meeting, second by Member Jim Hirth, EDC Board voted unanimously to approve the motion as presented. Motion carried 7-0.

Executive Session

1. (a) Discuss the value and exchange of real property for a development opportunity located at 101 N Texas St pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code; and
(b) Discuss the value and exchange of real property for a development opportunity located at 121 and 125 N Magnolia St pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code

President Jesse Johnson announced that the EDC Board of Directors would convene into Executive Session at 6:02 p.m. to:

(a) Discuss the value and exchange of real property for a development opportunity located at 101 N. Texas St. pursuant to Section 551.072 - Deliberations about Real Property, of the Texas Government Code; and

(b) Discuss the value and exchange of real property for a development opportunity located at 121 and 125 N Magnolia St. pursuant to Section 551.072 - Deliberations about Real Property, of the Texas Government Code.

Reconvene and Take Action from Executive Session

At 6:36 p.m., President Jesse Johnson announced the EDC Board of Directors would reconvene into open session with no action to take.

Adjournment

As there was no further business, President Jesse Johnson adjourned the meeting at 6:36 p.m.

ATTEST:

EDC Board President

EDC Secretary



City of Crowley, Texas
Economic Development Corporation Board of Directors
Agenda Report

Presenter: Lori Watson	Meeting Date: September 3, 2026
Department: Finance	Agenda Item: II.2.
Subject: Discuss the proposed EDC 2026-27 Budget and announce the public hearing for Thursday, September 17, 2026 at 6:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas.	

Background:

Pursuant to the Local Government Code, the governing body shall, in an open meeting, announce the date, time and place of the public hearing on the proposed fiscal year budget.

They FY 2026-27 EDC Operating Budget public hearing will be held Thursday, September 17, 2026 at 6:00 pm, City Council Chambers at 201 E. Main Street, Crowley, Texas.

Recommendation:

Staff recommends setting the Public Hearing.

Financial Information:

The total proposed revenues for the EDC for FY 2026-27 is \$1,967,700. Proposed Expenditures equal \$1,671,826, leaving a surplus of \$295,874.

Attachments:

1. Final EDC 26-27 Budget

Economic Development Corporation 2026-27 Budget

Revenues:

Sales Tax Revenue	1,865,500	
Interest Income	90,000	
Market on Main	4,700	
Sponsorships for Events	<u>7,500</u>	
	Total Revenue	1,967,700

EDC Non Departmental Expenses:

Subscriptions & Publications	3,000	
Natural Gas Service	3,000	
Electric Service	10,000	
Water Service	45,000	
Professional Services	17,000	
Attorney Fees	8,000	
Service Contracts	42,000	
Printing & Reproduction	1,000	
Filing Fees	350	
Advertising/Legal Notices	2,000	
Grounds Maintenance	6,000	
Plaza Maintenance	7,200	
Training & Travel	2,000	
Miscellaneous Expense	40,000	
Ground Lease	22,000	
Total		208,550

EDC Administration Expenses:

Salary Expense	204,628	
Fica	12,687	
Med	2,967	
TMRS	26,663	
Health insurance	25,454	
Stability Pay	825	
Office Supplies	250	
Other Materials & Supplies	1,000	
Computer Subscriptions	1,864	
Mobile Telephone Service	1,080	
Advertising/Legal Notices	5,000	
Training & Travel	8,575	
Dues & Memberships	1,900	
Total		292,893

EDC Special Events Expenses:

Salary Expense	75,498	
Fica	4,681	
Med	1,095	
TMRS	9,837	
Health Insurance	12,601	
Stability Pay	1,465	
Other Materials & Supplies	1,000	
Subscriptions & Publications	2,325	
Computer Subscriptions	770	

Mobile Telephone Service	504	
Other Outside Services	20,087	
Advertising/Legal Notices	1,500	
Training & Travel	2,300	
Dues & Memberships	715	
Fall Festival	19,129	
Christmas Event	29,651	
Easter Event	6,400	
Concert Series	25,100	
Miscellaneous Events	14,000	
Market on Main	2,000	
BBQ Competition & Festival	6,000	
Total		236,658
Debt Service:		
Bond Payments		
Revenue Bond 2016 Principal	165,000	
Revenue Bond 2016 Interest	45,250	
2018 CO Bond Principal	190,000	
2018 CO Bond Interest	104,375	
2020 CO Bond Principal	135,000	
2020 CO Bond Interest	77,425	
2025 CO Bond Principal	95,000	
2025 CO Bond Interest	120,875	
Paying Agent Fees	800	
Total		933,725
One Time Purchases:		
Total		-
Total Expenses		<u>1,671,826</u>
Revenues over (under) expenses		<u>295,874</u>



City of Crowley, Texas
Economic Development Corporation Board of Directors
Agenda Report

Presenter: Molly Martin	Meeting Date: September 3, 2026
Department: EDC	Agenda Item: III.1.
Subject: Discuss the Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.	

Background:

In accordance with Texas Gov't Code § 551.087 a governing body may meet in a closed meeting to discuss certain matters related to economic development. It may discuss commercial or financial information that the governing body has received from certain business prospects. The business prospect must be one that the governing body is negotiating with for economic development purposes to locate, stay or expand in or near the territory of the local entity. Also, under this exception, a governing body may hold a closed meeting to discuss a potential offer of financial or other incentives to the business prospect.

Recommendation:

Discuss the matter in a closed session; any action on the matter will be taken in open session.

Financial Information:

None

Attachments:

None

**CITY OF CROWLEY - Economic Development Corporation Board of Directors
CERTIFIED AGENDA OF THE EXECUTIVE/CLOSED SESSION**

September 3, 2026

I. Statement of Beginning Executive/Closed Session

President Jesse Johnson announced at the beginning of the executive/closed session:

“The Crowley Economic Development Corporation Board of Directors, on September 3, 2026, beginning at _____ p.m., convened in an executive/closed session in accordance with the Texas Open Meetings Act (Local Government Code – Chapter 551).”

II. The following were present:

President Jesse Johnson

Member Jerry Beck, Jr.

Member Jim Hirth

Member Billy Davis

Member Mike Winterbank

Member Matt Foster

Member George Allen

City Manager Lori Watson

City Attorney Rob Allibon

Asst City Manager Cristina Winner

Asst City Manager Matt Elgin

Other:

Other:

Other:

III. Subject Discussed in the Session Closed to the Public

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Discuss the Performance Agreement for Project No. 2026-01, Entertainment Venue, to promote, develop, and expand business enterprises and to develop and maintain recreational or community facilities in Crowley, pursuant to Section 551.087 - Business Prospect/Economic Development of Texas Local Government Code.

IV. Statement at End of Executive/Closed Session

President Jesse Johnson announced at the end of the executive/closed session:

“The Economic Development Corporation Board of Directors ended its executive/closed session at _____ p.m., on September 3, 2026.”

V. Record of Further Action Taken, if any, on Above Items in the Subsequent Open Session.

VI. Certification by Presiding Officer

I hereby certify that this agenda of closed session of the Economic Development Corporation Board of Directors of the City of Crowley is a true and correct record of the proceedings pursuant to the Texas Government Code, Chapter 551.

WITNESS MY HAND this the _____ day of _____ 20____.”

CITY OF CROWLEY

Jesse Johnson, President



City of Crowley, Texas
Economic Development Corporation Board of Directors
Agenda Report

Presenter: Lori Watson	Meeting Date: September 3, 2026
Department: City Secretary	Agenda Item: III.2.
Subject: Discuss and consider an amendment to the EDC Performance Agreement with Four Train Days pursuant to Texas Gov't Code § 551.087 – Business Prospect/Economic Development	

Background:

In accordance with Texas Gov't Code § 551.087 a governing body may meet in a closed meeting to discuss certain matters related to economic development. It may discuss commercial or financial information that the governing body has received from certain business prospects. The business prospect must be one that the governing body is negotiating with for economic development purposes to locate, stay or expand in or near the territory of the local entity. Also, under this exception, a governing body may hold a closed meeting to discuss a potential offer of financial or other incentives to the business prospect.

Recommendation:

Discuss the matter in a closed session; any action on the matter will be taken in open session.

Financial Information:

None

Attachments:

None

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Other:

Other:

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CITY OF CROWLEY

Jesse Johnson, President

