



Agenda
Crowley Economic Development Corporation
Board of Directors
April 17, 2025
Regular Session - 6:15 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 - April 17, 2025 - 6:15 PM

I. Call to Order and Roll Call

II. EDC Business

1. Discuss and consider approving the minutes from the regular session held on April 3, 2025
2. Discuss and consider a partnership opportunity for hosting a BBQ Competition & Festival in Crowley Crossing
3. Discuss and consider approving the Second Amendment to the Amended and Restated Economic Development and Performance Agreement with Four Train Days Development, LLC.

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 and consider a request for Economic Development Incentives from 3 Pillars Equity pursuant to Section 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 April 17, 2025 at 6:15 PM is a true and correct copy posted on April 11, 2025 at 12:00 pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

Carol Kerkhousen

Carol C. Konhauser, 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: April 17, 2025
Department: City Secretary	Agenda Item: II.1.
Subject: Discuss and consider approving the minutes from the regular session held on April 3, 2025	

Background:

Recommendation:

Financial Information:

Attachments:

1. 04032025 EDC meeting minutes

MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR SESSION HELD APRIL 3, 2025. The Economic Development Corporation Board of Directors of the City of Crowley, Texas met in Regular Session on Thursday, April 3, 2025, at 6:15 PM in the City Council Chambers, 201 East Main Street, Crowley City Hall, Crowley, Texas.

Call to Order and Roll Call

Mayor Billy Davis called the Work Session to order at 6:15 p.m. Executive Assistant 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 Carl Weber III, Member George Allen

City staff included:

City Manager, Lori Watson

Asst City Manager, Cristina Winner

Asst City Manager, Matt Elgin

City Attorney, Rob Allibon

City Secretary, Asja Reyes

Fire Chief, Pleasant Brooks

Police, Lieutenant Michael Roach

Planning and Comm Dev Director, Rachel Roberts

Public Works Director, Mike Rocamontes

Director of Utilities, Randal Manus

EDC Director, Molly Martin

Asst Finance Director, Heather Gwin

HR Administrator, Lacy Duncan

Media Relations Coordinator, Jay Hinton

Absent:

None

EDC Business

1. Discuss and consider approving the minutes from the regular session held on March 6, 2025.

Member Jerry Beck made the motion to Approve the minutes from the regular session held on March 6, 2025; second by Member Carl Weber III, council voted unanimously to approve the motion as presented. Motion carried 6-0.

Executive Session

President Jesse Johnson announced that EDC Board of Directors would convene into Executive Session at 6:17 p.m. to discuss the below items.

1. Discuss economic development issues related to negotiating potential business opportunities within the city pursuant to Texas Gov't Code § 551.087, Business Prospect/Economic Development.

2. Discuss the value and exchange of real property for a development opportunity located within the city pursuant to Texas Gov't Code §551.072, Deliberations about Real Property.

Reconvene and Take Action from Executive Session

At 06:33 p.m., President Jesse Johnson announced 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 6:34 p.m.

ATTEST:

Jesse Johnson, EDC Board President

Carol Konhauser, EDC Secretary



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

Presenter: Julie Hepler	Meeting Date: April 17, 2025
Department: Main Street	Agenda Item: II.2.
Subject: Discuss and consider a partnership opportunity for hosting a BBQ Competition & Festival in Crowley Crossing	

Background:

City staff is exploring the opportunity to partner with a vendor to host a ticketed BBQ festival and sanctioned BBQ competition at Crowley Crossing in November. A sanctioned competition refers to an event that is officially recognized and governed by a professional BBQ organization, ensuring standardized rules, judging criteria, and attracting competitive teams.

Staff is seeking board direction on whether there is interest in pursuing this opportunity, and if so, whether to proceed with negotiating a contract with the vendor to manage event logistics.

Recommendation:

Financial Information:

Attachments:

None



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

Presenter: Lori Watson	Meeting Date: April 17, 2025
Department: City Manager	Agenda Item: II.3.
Subject: Discuss and consider approving the Second Amendment to the Amended and Restated Economic Development and Performance Agreement with Four Train Days Development, LLC.	

Background:

Four Train Days Development LLC previously entered into an Amended and Restated Economic Development and Performance Agreement regarding the development of property at 101 N. Magnolia Street in Crowley, Texas. This Second Amendment extends the timeframe of the First Amendment of the agreement from July 31, 2025 to October 31, 2025.

Recommendation:

Financial Information:

Attachments:

1. Second Amendment to Restated EDPA Four Train Days Development

**SECOND AMENDMENT TO THE AMENDED AND RESTATED ECONOMIC
DEVELOPMENT AND PERFORMANCE AGREEMENT
WITH FOUR TRAIN DAYS DEVELOPMENT, LLC**

This Second Amendment to the Amended and Restated Economic Development and Performance Agreement with Four Train Days Development, LLC is made and entered into on this 17th day of April, 2025, by and between the Crowley Economic Development Corporation (“EDC”) and Four Train Days Development, LLC (“Developer”).

RECITALS

WHEREAS, the EDC and the Developer entered into that certain Amended and Restated Economic Development and Performance Agreement dated April 4, 2024 relating to the property located at 101 N. Magnolia Street, Crowley, Texas (the “Restated Agreement”); and

WHEREAS, on or about October 24, 2024, the EDC and the Developer entered into a First Amendment to the Restated Agreement relating to the cost to relocate a natural gas line on the property in order to proceed with the Development; and

WHEREAS, Section 5.01(C) of the Restated Agreement currently contains a deadline to obtain the certificate of occupancy for the Development of July 31, 2025; and

WHEREAS, the Developer has requested an extension to the deadline to obtain the certificate of occupancy; and

WHEREAS, the EDC and the Developer now desire to enter into this Second Amendment to the Restated Agreement related to the certificate of occupancy deadline as more fully described herein, but in all other respects the Restated Agreement shall remain in full force and effect.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and in the Restated Agreement, the EDC and the Developer hereby agree to amend the Restated Agreement as follows:

Article 5 “Covenants of Developer,” is hereby amended by amending subsection 5.01(C) to read as follows:

“(C) Obtain a certificate of occupancy for the Development no later than October 31, 2025.”

All other terms and provisions contained in the Restated Agreement shall remain in full force and effect. All capitalized terms used in this Second Amendment, to the extent not otherwise expressly defined herein, shall have the same meaning ascribed to them in the Restated Agreement.

**CROWLEY ECONOMIC
DEVELOPMENT CORPORATION**

By: _____
Name: Lori Watson
Title: Executive Director
Dated: _____

**FOUR TRAIN DAYS
DEVELOPMENT, LLC**

By: _____
Name: _____
Title: _____
Dated: _____



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

Presenter: Molly Martin	Meeting Date: April 17, 2025
Department: EDC	Agenda Item: III.1.
Subject: Discuss and consider a request for Economic Development Incentives from 3 Pillars Equity pursuant to Section 551.087 Business Prospect/Economic Development.	

Background:

Recommendation:

Recommend discussing in executive session.

Financial Information:

Attachments:

1. 04032025 EDC Executive Session

CROWLEY EDC BOARD OF DIRECTORS
CERTIFIED AGENDA OF THE EXECUTIVE/CLOSED SESSION
April 3, 2025

I. Statement of Beginning Executive/Closed Session

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

“The Crowley Economic Development Corporation, on April 3, 2025, 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 Carl Weber III

Member George Allen

City Manager Lori Watson

City Attorney Rob Allibon

Asst City Manager Cristina Winner

Asst City Manager, Matt Elgin

EDC Director Molly Martin:

Other:

Other:

III. Subjects Discussed in the Session Closed to the Public

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:

Pursuant to Texas Gov't Code § 551.087 - Business Prospect/Economic Development.

Discuss economic development issues related to negotiating a potential business opportunity within the city.

Pursuant to Texas Gov't Code § 551.072 - Deliberations about Real Property

Discuss the value and exchange of real property for a development opportunity located within the city.

IV. Statement at End of Executive/Closed Session

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

“The EDC Board of directors ended its executive/closed session at _____ p.m., on April 3, 2025”

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 EDC Board of Directors for 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 _____ 2025.

CITY OF CROWLEY

Jesse Johnson, President