



**Agenda**  
**Crowley Economic Development Corporation**  
**Board of Directors**  
**June 19, 2025**  
**Regular Session - 6:15 PM**

**Crowley City Hall**  
201 E. Main Street  
Crowley TX 76036

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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).

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**Regular Session - June 19, 2025 - 6:15 PM**

**I. Call to Order and Roll Call**

**II. Public Hearings**

**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 value and exchange of real property for a development opportunity located at 125 N Hampton Rd pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.

**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. EDC Business**

1. Discuss and consider approving the minutes from the meeting held on June 05, 2025.
2. Discuss and consider approving Budget Amendment #1 for FY 2024-25 and approve purchase of property not to exceed \$880,000.

**VI. 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 June 19, 2025 at 6:15 PM is a true and correct copy posted on June 13, 2025 at 7:00pm at Crowley City Hall, a place convenient and readily accessible to the public at all times.

*Carol Kerhauser*

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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**

<b>Presenter:</b> Molly Martin	<b>Meeting Date:</b> June 19, 2025
<b>Department:</b> Administration	<b>Agenda Item:</b> III.1.
<b>Subject:</b> Discuss the value and exchange of real property for a development opportunity located at 125 N Hampton Rd pursuant to Section 551.072, Deliberations about Real Property, of the Texas Government Code.	

**Background:**

**Recommendation:**

Discuss in executive session and take any necessary action after convening back into open session. Move to approve the contract of sale to purchase property at 125 N. Hampton and authorize the Executive Director to sign the contract of sale and all closing related documents.

**Financial Information:**

N/A

**Attachments:**

1. 06192025 EDC Executive Session

**CITY OF CROWLEY**  
**CERTIFIED AGENDA OF THE EXECUTIVE/CLOSED SESSION**  
**June 19, 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 June 19, 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

\_\_\_\_\_  
Other:

\_\_\_\_\_  
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 § 551.072 - Deliberations about Real Property***  
***Discuss the value and exchange of real property for a development opportunity located at 125 N Hampton Rd.***

**IV. Statement at End of Executive/Closed Session**

Mayor Billy Davis announced at the end of the executive/closed session:

“The City Council ended its executive/closed session at \_\_\_\_\_ p.m., on June 19, 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 City Council 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 \_\_\_\_\_ 2025.

**CITY OF CROWLEY**

\_\_\_\_\_  
**Jesse Johnson, President**



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

<b>Presenter:</b> Carol Konhauser	<b>Meeting Date:</b> June 19, 2025
<b>Department:</b> City Secretary	<b>Agenda Item:</b> V.1.
<b>Subject:</b> Discuss and consider approving the minutes from the meeting held on June 05, 2025.	

**Background:**

**Recommendation:**

**Financial Information:**

None

**Attachments:**

1. 06052025 EDC Minutes

**MINUTES OF THE ECONOMIC DEVELOPMENT CORPORATION BOARD OF DIRECTORS REGULAR SESSION HELD JUNE 5, 2025.** The Economic Development Corporation Board of Directors of the City of Crowley, Texas met in Regular Session on Thursday, June 5, 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**

President Jesse Johnson called the Session to order at 6:15 p.m. Board Secretary Carol Konhauser 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

Absent:

Member Carl Weber III

**EDC Business**

1. Discuss and consider approving the minutes from the meeting held on April 17, 2025.

George Allen made the motion to Approve the minutes from the April 17, 2025 meeting; second by Member Jerry Beck, council voted unanimously to approve the motion as presented. Motion carried 6-0.

**Executive Session**

1. Discuss the value and exchange of real property for a development opportunity located within the city 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 6:17 p.m. to discuss the value and exchange of real property for a development opportunity located within the City pursuant to Section 551-072, Deliberations about Real Property, of the Texas Government Code.

**Reconvene and Take Action from Executive Session**

At 6:45 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 6:45 p.m.

ATTEST:

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EDC Board President

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EDC Secretary



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

<b>Presenter:</b> Molly Martin	<b>Meeting Date:</b> June 19, 2025
<b>Department:</b> EDC	<b>Agenda Item:</b> V.2.
<b>Subject:</b> Discuss and consider approving Budget Amendment #1 for FY 2024-25 and approve purchase of property not to exceed \$880,000.	

**Background:**

This item will amend the budget to purchase property if the contract is approved in the Executive Session.

**Recommendation:**

**Financial Information:**

Purchase of property shall not exceed \$880,000.

**Attachments:**

1. EDC Budget 2024-25 amended 061925

Economic Development Corporation  
FY 2024-25 Budget

Budget Amendment #1

Fund Balance	\$	880,000
Purchase of Property		<u>880,000</u>
Difference	\$	-

**Economic Development Corporation 2024-25 Budget**

**Revenues:**

Sales Tax Revenue	\$	1,685,950	
Interest Income		8,000	
<b>Fund Balance</b>		<b>880,000</b>	
<b>Total Revenue</b>	<b>\$</b>		<b>2,573,950</b>

**Expenses:**

Salary Expense	237,756	
Fica	14,741	
Med	3,448	
TMRS	29,934	
Health insurance	21,513	
Stability Pay	1,925	
Office Supplies	1,000	
Electric	600	
Water	500	
Training	18,000	
Ground Lease (parking lot)	15,000	
Professional Fees	3,500	
Attorney Fees	10,000	
Other Outside Services	20,100	
Mobile Telephone Services	1,800	
Advertising & Promotional Exp	6,000	
Service Contracts	42,000	
Subscriptions & Publications	25,000	
Dues & Memberships	4,440	
Printing & Reproduction	3,000	
Plaza Events	90,595	
Plaza Maintenance (Dog Park)	7,200	
Other Materials & Supplies	3,400	
Total		561,452

**Bond Payments**

Revenue Bond 2016 Principal	150,000	
Revenue Bond 2016 Interest	57,450	
2018 CO Bond Principal	175,000	
2018 CO Bond Interest	122,125	
2020 CO Bond Principal	120,000	
2020 CO Bond Interest	91,900	
Paying Agent Fees	200	
Total		716,475

**One Time Purchases:**

Digital Kiosk	2,260	
Branding/Placemaking	13,500	
Additional Christmas Decorations	150,000	
Outdoor Games	12,572	
Ice Skating Rink for Christmas Event*	8,778	
Projection Mapping (Christmas Event)*	7,250	
Crossing Directional Signage	8,984	
<b>Purchase of Property</b>	<b>880,000</b>	
Total		1,083,344

**Total Expenses** **\$** **2,361,271**

Revenues over (under) expenses	<b>212,679</b>
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**Plaza Events**

Adult Easter Egg Hunt	4,815
Main Street (May 4th, Glow in Dark Golf, foam truck, etc)	12,500
Movies on Main	1,500
Music on Main	23,000
Fall Festival	19,129
Christmas Event	29,651
<b>Total</b>	<b>\$ 90,595</b>

\*If approved for Christmas Event in 2025, amount will need to double to pay for deposits.