



Economic Development Corporation

Thursday, April 16, 2026, 6:30 PM
Council Chambers
200 S. Main St.
Cibolo, Texas 78108

Est. Duration: 1 hr 5 min

1. Call to Order

2. Roll Call and Excused Absences

3. Invocation/Moment of Silence

4. Pledge of Allegiance

5. Citizens to be Heard

This is the only time during the Cibolo Economic Development Corporation Meeting that a citizen can address the corporation. It is the opportunity for visitors and guests to address the CEDC on any issue to include agenda items. All visitors wishing to speak must fill out the Sign-In Roster prior to the start of the meeting. The CEDC may not deliberate any non-agenda issue, nor may any action be taken on any non-agenda issue at this time; however, the CEDC may present any factual response to items brought up by citizens. (Attorney General Opinion – JC-0169) (Limit of three minutes each.) All remarks shall be addressed to the corporation as a body. Remarks may also be addressed to any individual member of the CEDC so long as the remarks are (i) about matters of local public concern and (ii) not disruptive to the meeting or threatening to the member or any attendee including City staff. Any person violating this policy may be requested to leave the meeting, but no person may be requested to leave or forced to leave the meeting because of the viewpoint expressed. This meeting is livestreamed.

6. Consent Agenda

(All items listed below are considered to be routine and non-controversial by the corporation and will be approved by one motion. There will be no separate discussion of these items unless a corporation member requests, in which case the item will be removed from the consent agenda.)

- 6.A. Approval of the Minutes of the Regular Economic Development Corporate Meeting held on March 19, 2026
- 6.B. Approval of Financial and Sales Tax Reports for February 2026
- 6.C. Approval of Reimbursement to the City of Cibolo General Fund for staff time working on Cibolo Economic Development Corporation projects for March 2026

7. Discussion/Action

- 7.A. Discussion/Action related to sub committees

- 7.B. Discussion/Action to consider use of CEDC Funds for Planning Department staff overtime to accelerate Future Land Use Map and Zoning Map amendments supporting strategic light industrial development opportunities along IH-10 and Highway 78 at Loop 539
- 7.C. Discussion/direction Fiscal year 2027 Budget priorities and memorandum of understanding (MOU) agreement with the City of Cibolo

8. Executive Session

The Cibolo Economic Development Corporation will convene in Executive Session as authorized by the Texas Gov't Code Chapter 551, Section 551.071, Consultation with Attorney, and 551.087, Economic Development to deliberate and seek legal advice regarding the following:

- 8.A. Project Thor
- 8.B. Project Camino Sendero
- 8.C. Project Golf Club
- 8.D. Project Heritage Hub

9. Open Session

Reconvene into Regular Session and take/or give direction or action, if necessary, on items discussed in the Executive Session.

10. Items for Future Agendas

- 10.A. Pending Future Agenda Item Report

11. Set a Date and Time for the next Meeting

- 11.A. May 21, 2026 6:30pm

12. Adjournment

This Notice of Meeting is posted and pursuant to the Texas Government Code 551.041 - .043 on the front bulletin board of the Cibolo Municipal Building, 200 South Main Street, Cibolo, Texas which is a place readily accessible to the public at all times and that said notice was posted on

Valerie A. Chapman, TRMC

City Secretary

Pursuant to Section 551.071, 551.072, 551.073, 551.074, 551.076, 551.077, 551.084 and 551.087 of the Texas Government Code, the City of Cibolo reserves the right to consult in closed session with the City Attorney regarding any item listed on this agenda. This agenda has been approved by the city's legal counsel and subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551. This has been added to the agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144.

A possible quorum of Council, committees, commissions, boards, and corporations may attend this meeting.

This facility is wheelchair accessible and accessible parking space is available. Request for accommodation or interpretive services must be made 48 hours prior to the meeting. Please contact the City Secretary at (210) 566-6111. All cell phones must be turned off before entering the meeting.

I certify that the attached notice and agenda of items to be considered by the Economic Development Corporation was removed by me from the City Hall bulletin board on the ____ day of _____2026.

Name and Title

Date Posted: April 10, 2026 03:55 pm



Economic Development Corporation Staff Report

A. Approval of the Minutes of the Regular Economic Development Corporate Meeting held on March 19, 2026

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Consent Agenda Item: 6A.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[031926 EDC Minutes.pdf](#)



Minutes for the Economic Development Corporation

200 S. Main St., Cibolo, Texas 78108

March 19, 2026, 6:30 PM - March 19, 2026, 7:30 PM

1. Call to Order

Mr. Triesch called the meeting to order at 6:30p.m.

2. Roll Call and Excused Absences

Members present: Ms. Qaiyyim, Mr. Hinze, Ms. Rodriguez, Mr. Neafie, and Ms. Triesch.
Absent: Mr. Hicks. Ms. Qaiyyim made the motion to excuse Mr. Hicks' absence. Motion was seconded by Mr. Neafie. For: All; Against: None. Motion carried 5 to 0.

3. Invocation/Moment of Silence

All in attendance observed a moment of silence.

4. Pledge of Allegiance

All in attendance recited the Pledge of Allegiance.

5. Citizens to be Heard

Ms. Maggie Titterington spoke on her support of the EDGE grants for local businesses and her excitement for the new businesses and all they will bring to the city including new jobs.

Mr. Mike Eklund spoke on his family and the business, Ace Hardware, that they are opening and what made them decide to do it in Cibolo. He spoke on some of the ways they would utilize the money from the EDGE grant.

Mr. Drew Glick spoke on how he opened his restaurant and what made him want to open one in Cibolo. He spoke on how they operate and how they have already hired several people for the Cibolo location.

Ms. Maria Silveyra spoke on how they are happy to be here in Cibolo and thankful to be considered for a grant.

6. Oath of Office

Ms. Chapman administered the Oath of Office to the new EDC members Ms. Charity Rodriguez and Mr. Kevin Neafie.

7. Consent Agenda

Ms. Qaiyyim made the motion to approve Items B, C, and D. Motion was seconded by Mr. Neafie. For: All; Against: None. Motion carried 5 to 0.

Ms. Qaiyyim made the motion to approve Item A with the correction of Mr. Triesch being the nominated member for the EDC to the CIAC. Motion was seconded by Ms. Rodriguez. For: All; Against: None. Motion carried 5 to 0.

7.A. Approval of the Minutes of the Regular Economic Development Corporate Meeting held on February 19, 2026

7.B. Approval of Financial and Sales Tax Reports for Approval of Financial and Sales Tax Reports for January 2026

7.C. Approval of Financial and Sales Tax Reports for Approval of Financial and Sales Tax Reports for February 2026

7.D. Approval of Reimbursement to the City of Cibolo General Fund for staff time working on Cibolo Economic Development Corporation projects for February 2026

8. Discussion/Action

8.A. Welcome new board members

Mr. Hardin welcomed the new members to the EDC.

8.B. Discussion/Action Discussion/Action related to an amendment to the Economic Development Growth and Expansion (EDGE) Grant guidelines (Mr. Hardin)

Ms. Rodriguez made the motion to approve the amendment to the Economic Development Growth and Expansion (EDGE) Grant guidelines as presented. Motion was seconded by Ms. Qaiyyim. For: All; Against: None. Motion carried 5 to 0.

8.C. Discussion/Action related to an application by Max and Louie's New York Diner for a Economic Development Growth and Expansion (EDGE) in the amount to be determined by the CEDC Board for improvements to the site located at 18152 IH35, BLDG C (Mr. Hardin and Drew Glick)

Mr. Neafie made a motion to approve the EDGE grant as presented by staff for Max and Louie's New York Diner in the not to exceed amount of \$50,000 provided paid invoices are verified and to direct staff to submit the grant for approval by the Cibolo City Council at their next meeting March 24, 2026. Motion was seconded by Ms. Rodriguez. For: All; Against: None. Motion carried 5 to 0.

8.D. Discussion/Action related to an application by Ace River City for a Economic Development Growth and Expansion (EDGE) in the amount to be determined by the CEDC Board for improvements to the site located at 813 Cibolo Valley Dr Ste 166 Cibolo (Mr. Hardin and Eklund Family)

Ms. Rodriguez made the motion to approve the EDGE grant as presented by staff for Ace River City in the not to exceed amount of \$50,000 provided paid invoiced are verified and to direct staff to submit the grant for approval by the Cibolo City Council at their next meeting

March 24, 2026. Motion was seconded by Mr. Neafie. For: All; Against: None. Motion carried 5 to 0.

8.E. Discussion/Action related to an application by 1908 for a Business Improvement Grant (BIG) in the amount not to exceed \$15,000 for improvements to the site located at 207 N Main St Cibolo 78108. (Mr. Killion & Lis Mathis)

Mr. Neafie made a motion to approve the BIG Grant application from 1908 House of Wine & Ale for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. Motion was seconded by Mr. Hinze. For: All; Against: None. Motion carried 5 to 0.

8.F. Discussion/Action related to an application by Kindling Texas Kitchen for a Business Improvement Grant (BIG) in the amount not to exceed \$15,000 for improvements to the site located at 209 N Main St Cibolo 78108. (Mr. Killion & Lis Mathis)

Ms. Rodriguez made a motion to approve the BIG Grant application from 1908 House of Wine & Ale for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. Motion was seconded by Mr. Neafie. For: All; Against: None. Motion carried 5 to 0.

8.G. Discussion/Action related to an application by Maria Silveyra for an Economic Development Growth and Expansion (EDGE) in the amount not to exceed \$15,000 for improvements to the site located at 240 Brite Rd. (Mr. Hardin and Maria Silveyra)

Ms. Rodriguez made a motion to approve the EDGE Grant application from Little Cowboys & Tiaras Daycare for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. Motion was seconded by Mr. Hinze. For: All; Against: None. Motion carried 5 to 0.

8.H. Discussion/Action related to an application by 102 Rawe Ave for a Business Improvement Grant (BIG) in the amount not to exceed \$15,000 for improvements to the site located at 102 Rawe Ave, Cibolo, TX 78108. (Mr. Killion & Lis Mathis)

Mr. Hinze made a motion to approve the BIG Grant application from 102 Rawe Avenue for on-site improvements not to exceed \$15,000, provided paid invoices are submitted and verified. Motion was seconded by Ms. Rodriguez. For: All; Against: None. Motion carried 5 to 0.

8.I. Discussion/Action to fund lighting improvements for Old Town/Downtown Cibolo

Mr. Hinze made a motion to approve moving forward with the Old Town lighting project as presented in the not to exceed amount of \$40,000 provided quotes and invoices are verified and to work with public works if possible to schedule installation. Motion was seconded by Mr. Neafie. For: All; Against: None. Motion carried 5 to 0.

8.J. Discussion/Action on scheduling a Fiscal Year 2027 budget workshop and Strategic Economic Development Plan Review (Mr. Hardin)

EDC gave direction to staff to send an e-mail with a few dates to set up the workshop.

9. Executive Session

Ms. Rodriguez made the motion to table Executive Session until the April meeting. Motion was seconded by Ms. Qaiyyim. For: All; Against: None. Motion carried 5 to 0.

9.A. Project Thor

9.B. Project Camino Sendero

9.C. Project Golf Club

9.D. Project Golf Club

10. Open Session

11. Items for Future Agendas

No items to add at this time.

11.A. Pending Future Agenda Item Report

12. Set a Date and Time for the next Meeting

12.A. April 16, 2026

13. Adjournment

Ms. Rodriguez made the motion to adjourn the meeting at 8:55p.m. Motion was seconded by Ms. Qaiyyim. For: All; Against: None. Motion carried 5 to 0.

PASSED AND APPROVED THIS 16TH DAY OF APRIL 2026.

Justin Triesch
President, EDC



Economic Development Corporation Staff Report

B. Approval of Financial and Sales Tax Reports for February 2026

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Consent Agenda Item: 6B.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[EDC Revenue Expense Report-20260228.pdf](#)



Economic Development Corporation

Revenue and Expense Report

February 28, 2026

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY**

FISCAL YEAR 2026

Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
<u>ECONOMIC DEVELOPMENT CORPORATION</u>							
	Beginning Fund Balance (Unaudited)	2,736,413	3,478,165		3,478,165		
	Sales Tax	1,460,000	1,460,000	108,576	485,186	974,814	33.2%
	Interest Transfers and Misc	85,000	85,000	10,548	56,172	28,828	66.1%
	Revenue Subtotal	1,545,000	1,545,000	119,124	541,358	1,003,642	35.0%
80551	Salaries and Benefits	-	-	-	-	-	
80552	Services, Utilities & Training	567,255	620,829	18,193	129,098	491,731	20.8%
80553	General Supplies and Repairs	20,300	20,300	1,552	3,700	16,600	18.2%
80554	Capital and NonCapital	7,000	21,000	-	-	21,000	0.0%
80555	Other Expenses	107,000	117,000	-	57,218	59,782	48.9%
80558	Transfers	171,275	171,275	5,122	133,257	38,018	77.8%
80559	Debt Service	319,455	319,455	-	290,043	29,412	90.8%
	Expenditure Subtotal	1,192,285	1,269,859	24,867	613,316	656,543	48.3%
	Net Change	352,715	275,141	94,258	(71,958)	347,099	
2/28/2026	ECONOMIC DEVELOPMENT FUND (Unaudited)	3,089,128	3,753,306		3,406,207		

**CITY OF CIBOLO
REVENUE AND EXPENSE REPORT-FEBRUARY**

FISCAL YEAR 2026

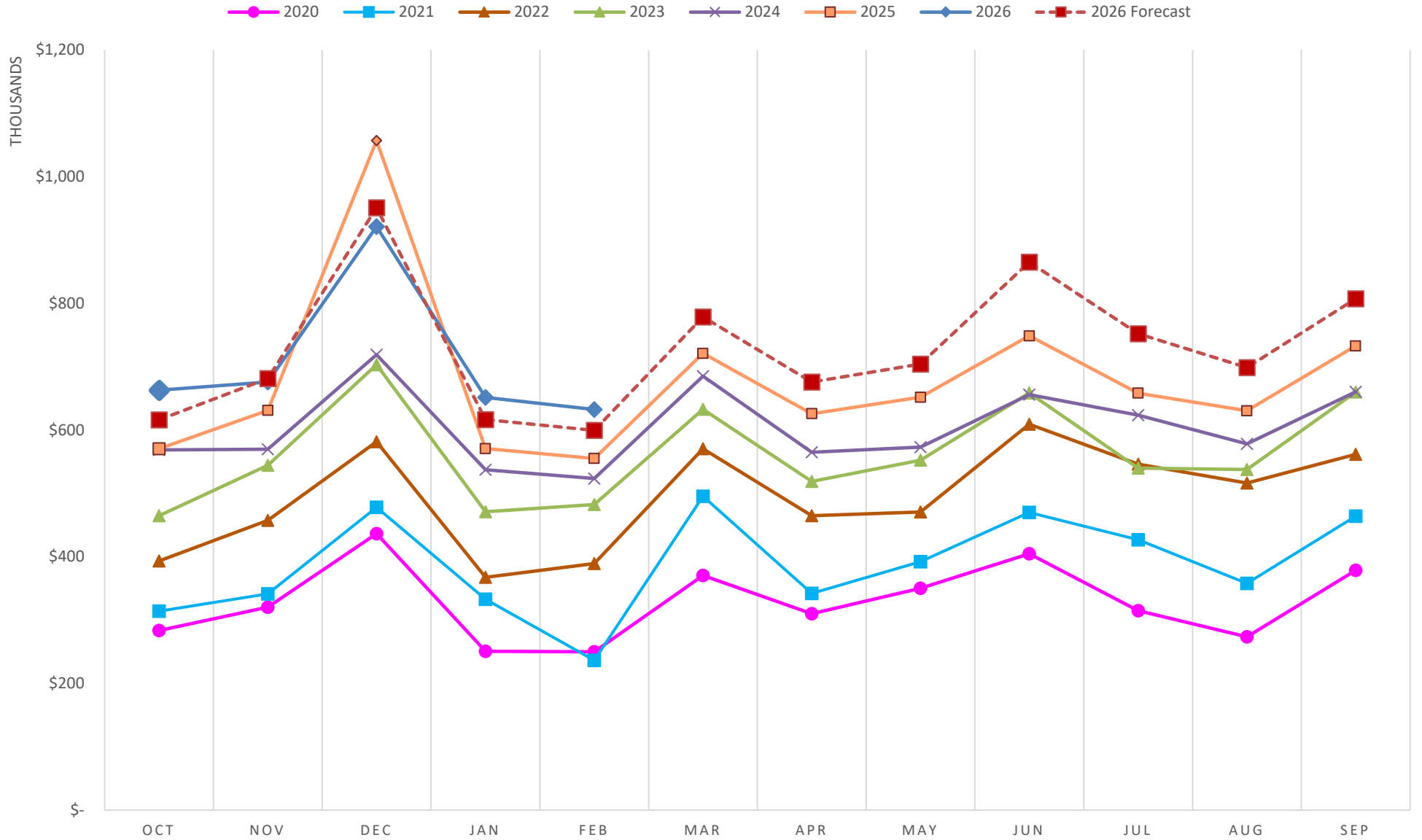
Account Number	Description	ADOPTED BUDGET	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	REMAINING BALANCE	PERCENT MET
ECONOMIC DEVELOPMENT FUND							
805-30200-000-000-0000	SALES TAX	1,460,000	1,460,000	108,576	485,186	974,814	33.2%
	Subtotal	1,460,000	1,460,000	108,576	485,186	974,814	33.2%
805-35100-000-000-0000	INTEREST	85,000	85,000	10,548	56,172	28,828	66.1%
	Subtotal	85,000	85,000	10,548	56,172	28,828	66.1%
	Revenue Subtotal	1,545,000	1,545,000	119,124	541,358	1,003,642	35.0%
805-52600-760-000-0000	IT MAINTENANCE CONTRACTS	45,480	45,480	395	19,212	26,268	42.2%
805-52610-760-000-0000	CONTRACT SERVICES	-	-	-	-	-	-
805-52620-760-000-0000	PUBLICATIONS	-	-	-	-	-	-
805-52625-760-000-0000	ADVERTISING, MARKETING & PROMO	50,000	60,000	3,285	24,754	35,246	41.3%
805-52630-760-000-0000	CONFERENCE/TRAVEL/TRAINING	43,500	32,203	5,682	9,680	22,523	30.1%
805-52635-760-000-0000	DUES, FEES AND LICENSES	12,775	14,072	600	16,747	(2,675)	119.0%
805-52650-760-000-0000	GENERAL LIABILITY INSURANCE	5,500	5,500	454	2,271	3,229	41.3%
805-52680-760-000-0000	LEGAL SERVICES	60,000	60,000	917	3,725	56,275	6.2%
805-52750-760-000-0000	PROFESSIONAL STUDIES	250,000	315,716	6,860	52,208	263,508	16.5%
805-52710-760-000-0000	PROFESSIONAL SERVICE	100,000	87,858	-	500	87,357	0.6%
805-52820-760-000-0000	TELECOMMUNICATIONS	-	-	-	-	-	-
	Subtotal	567,255	620,829	18,193	129,098	491,731	20.8%
805-53090-760-000-0000	UNIFORM AND CLOTHING	500	500	-	-	500	0.0%
805-53210-760-000-0000	OFFICE SUPPLIES	300	300	-	40	260	13.3%
805-53215-760-000-0000	PRINTING	2,500	2,500	74	657	1,843	26.3%
805-53230-760-000-0000	OTHER SUPPLIES	500	500	-	220	280	44.0%
805-53240-760-000-0000	POSTAGE	250	250	-	-	250	0.0%
805-53277-760-000-0000	RENTAL	250	250	-	-	250	0.0%
805-53280-760-000-0000	MINOR TOOLS AND EQUIPMENT	-	-	-	-	-	-
805-53455-760-000-0000	VEHICLE FUEL	250	250	-	-	250	0.0%
805-53470-760-000-0000	VEHICLE REPAIR	500	500	-	-	500	0.0%
805-53750-760-000-0000	SPECIAL EVENTS EXPEN	10,500	10,500	-	30	10,470	0.3%
805-53610-760-000-0000	MEETING EXPENSE	4,750	4,750	1,478	2,754	1,996	58.0%
	Subtotal	20,300	20,300	1,552	3,700	16,600	18.2%
805-54900-760-000-0000	NON CAPITAL OUTLAY < \$9,999	7,000	7,000	-	-	7,000	0.0%
805-54910-760-000-0000	CAPITAL OUTLAY	-	14,000	-	-	14,000	0.0%
805-54925-760-000-0000	LAND PURCHASE	-	-	-	-	-	-
	Subtotal	7,000	21,000	-	-	21,000	0.0%
805-55735-760-000-0000	TRANSFER TO GENERAL/ADMIN	-	-	-	-	-	-
805-55785-760-000-0000	RAILROAD LAND LEASE	7,000	7,000	-	6,967	33	99.5%
805-55800-760-000-0000	ECONOMIC DEVELOPMENT GRANTS	100,000	110,000	-	50,251	59,749	45.7%
805-55910-760-000-0000	2008 CO-SALES TAX NOTES	-	-	-	-	-	-
805-58101-000-000-0000	TRANSFER TO GENERAL	-	-	-	-	-	-
805-58101-760-000-0000	TRANSFER TO GENERAL	50,000	50,000	4,742	20,840	29,160	41.7%
805-58301-760-000-0000	TRANSF TO CAP/IT REPLACEMENT	-	-	-	-	-	-
805-58302-760-000-0000	TRANSFER TO FLEET REPLACEMENT	-	-	-	-	-	-
805-58403-760-000-0000	TRANSFER TO DEBT SER	111,275	111,275	-	111,275	-	100.0%
805-58500-760-000-0000	TRANSFER TO Dev SVCS	10,000	10,000	380	1,141	8,859	11.4%
805-59212-760-000-0000	2021 CEDC SALES TAX	258,000	258,000	-	258,000	-	100.0%
805-59213-760-000-0000	2021 CEDC SALES TAX	61,455	61,455	-	32,043	29,412	52.1%
805-59999-760-000-0000	CONTINGENCY	-	-	-	-	-	-
	Subtotal	597,730	607,730	5,122	480,517	127,213	79.1%
Dept number: 760	ECONOMIC DEVELOPMENT FUND	1,192,285	1,269,859	24,867	613,316	656,543	48.3%
	Expenditure Subtotal	1,192,285	1,269,859	24,867	613,316	656,543	48.3%
Fund number: 805	ECONOMIC DEVELOPMENT FUND	352,715	275,141	94,258	(71,958)	347,099	-26.2%

ACCOUNT NUMBER	DESCRIPTION	INCEPTION THROUGH FY 25	FY 26 2/28/2026	TOTAL PROJECT TO DATE
<u>2021 EDC REVENUE BONDS</u>				
	BEGINNING FUND BALANCE	-	427,933	-
870-35100-000-000-0000	INTEREST	65,544	7,060	72,604
870-35350-000-000-0000	BOND PROCEEDS	4,125,000	-	4,125,000
	TOTAL REVENUES	4,190,544	7,060	4,197,604
870-52710-000-000-0000	PROFESSIONAL SERVICES	65,049	-	65,049
870-54900-000-000-0000	NON-CAPITAL OUTLAY	1,268	-	1,268
870-54925-000-000-0000	LAND ACQUISITION	3,595,144	-	3,595,144
870-55005-000-000-0000	BOND ISSUANCE COST	101,150	-	101,150
	TOTAL EXPENDITURES	3,762,611	-	3,762,611
Fund number: 870	2021 EDC REVENUE BONDS	427,933	7,060	434,993
	ENDING FUND BALANCE	427,933	434,993	434,993

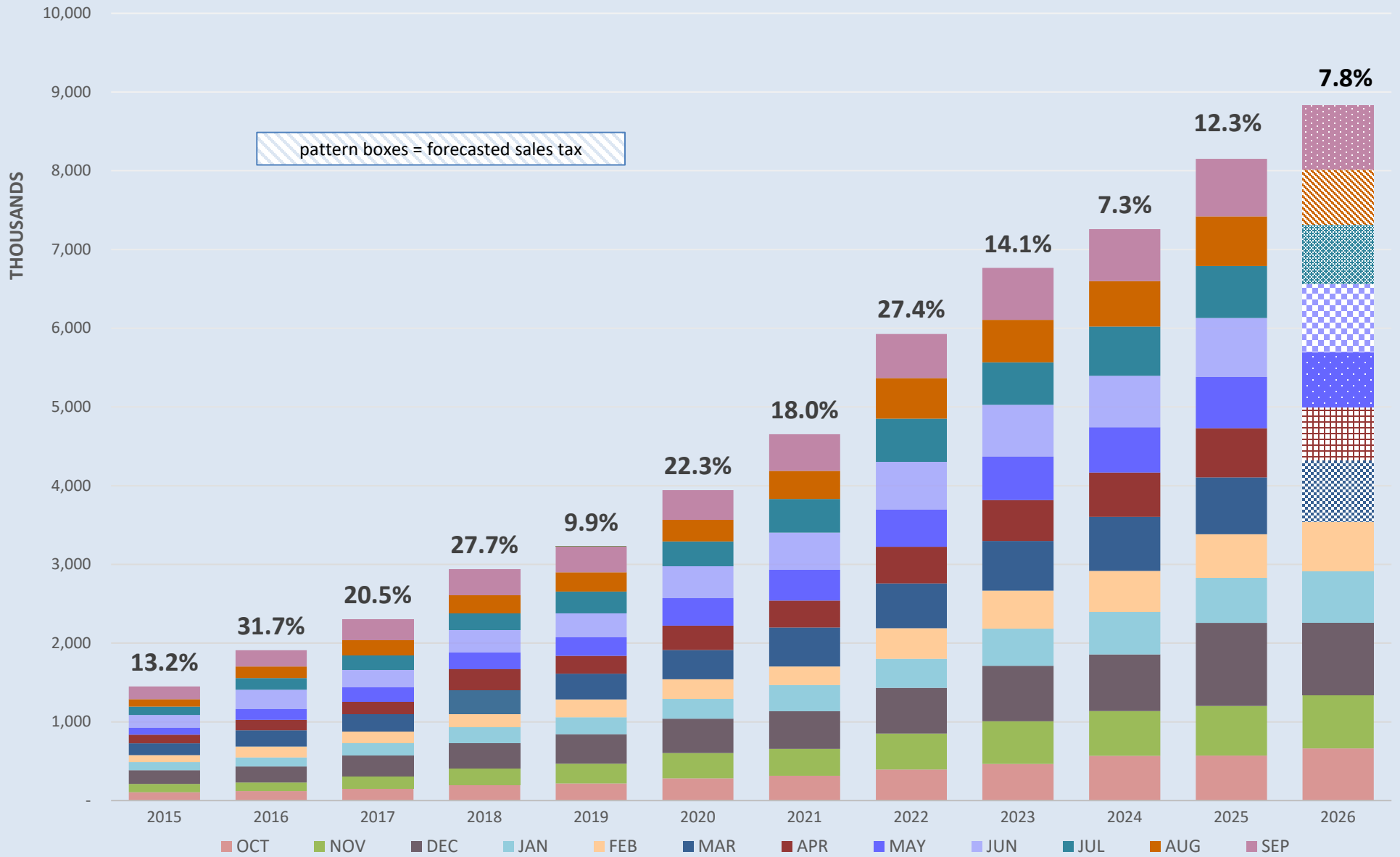
Outstanding Encumbrances:

Remaining funds **434,993**

MONTHLY SALES TAX HISTORY BY FISCAL YEAR YTD DATA, FORECAST AND LAST FIVE YEARS



SALES TAX GROWTH - FORECAST, AND LAST TEN YEARS





Raw Check Register -February 2026

Check Date: 02/01/2026-02/28/2026

Check Date	Check Number	Vendor Name	Detail Fund Description	Detail Department Description	Special Information	Amount	Void?
2/9/2026	76086	DAVIDSON TROILO REAM & GARZA	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Legal Svcs for EDC	188.00	
2/9/2026	76120	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	luncheon seats prepaid	30.00	
2/17/2026	76183	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	luncheon seats	30.00	
2/23/2026	76214	LIONHEART PLACES LLC	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	Proj 137-001 Cibolo Dwntwn Plan	5,147.00	
2/23/2026	76225	THE CHAMBER	ECONOMIC DEVELOPMENT FUND	ECONOMIC DEVELOPMENT	luncheon seats - ED	75.00	
2/28/2026	76385	CITIBANK	ECONOMIC DEVELOPMENT FUND	NO DEPARTMENT	JANUARY PCARD STATEMENT 2/3/2026	1,878.59	

City Staff Time Spent on CEDC Items

Mar 1-31,2026

Staff	Hours	Tasks	Costs
Clancy Hardin	40		\$ 2,397.60
Economic Development Manager			
		RFI Research + Submittals	
		PO + Invoice Processing	
		Incentives compliance	
		BRE Visits/Meetings	
		Downtown Lighting Meeting	
		RFI meetings & Site Visits	
		Old Town improvement research	
		Prep agenda and attendance for the CEDC board mtg	
		Marketing Vendor Meetings	
		Manufacturing Guild	
		Chamber Ribbon Cuttings	
		Chamber Lunch	
		EDGE Grant meetings	
		Ocotillo meeting	
		Northeast Partnership Lunch	
		Women's Council of Realtors Hill Country presentation	
Luke Killion	40		\$1,900.40
Economic Development Specialist			
		TSTC Meeting	
		BRE Strategy Meeting	
		Chamber Ribbon Cuttings	
		Chamber Lunch	
		Manufacturing Guild	
		BRE Visits/Meetings	
		EDGE / BIG Grant meetings	
		hYper Meetings	
		RFI meetings & Site Visits	
		Downtown Lighting Meeting	
		Incentives compliance	
		Prep agenda and attendance for the CEDC board mtg	
		Marketing Vendor Meetings	
		Workforce Meetings	
		GVEC Meeting Lunch	
		Northeast Partnership Lunch	
		Meeting NeoCloud	
		Millitary Affairs Committee Meeting	
		Women's Council of Realtors Hill Country presentation	
Leli Samuelson	1.5	P-card processing	\$ 71.19
Procurement Manager			
		Processing Purchase Orders (POs)	
Jessica Donoho	4	January financials	\$246.16
Accounting Manager			
Rick Vasquez	4		\$ 380.36
Director Planning & Economic Development			
		CEDC Board meeting review	
		BRE Visit	
Valerie Chapman	3.25	Minutes	\$284.67
City Secretary			
		Agendas	
Total			\$ 5,280.38



Economic Development Corporation Staff Report

A. Discussion/Action related to sub committees

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Discussion/Action Item: 7A.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

Currently the CEDC has three committees formed that are not active at present moment:

- Red Ball Cafe
- Public Art
- Small Business

Do you board member changes this item was requested to be brought back after new members have been appointed.

STAFF RECOMMENDATION:

Staff recommends that board deliberate which committees will need to be activated to accomplish goals. If the board chooses to keep a committee inactive there does not need to be a nomination or action to keep the committee inactive.

For instance:

- Public art committee can work with staff on the cast buffalo statues for retail centers
- small business committee can work on consolidation of grant programs into the EDGE grant name
- Red Ball Cafe committee can work on estimating the costs to move/restore the structure

Maximum members per committee is three (3), also once the committee members are appointed staff will work on creating a schedule for the meetings which can be done virtually.

FINANCIAL IMPACT:

N/A

MOTION(S):

When nominating:

Motions for each committee will need to be made separately but all members of the committee maybe nominated at once

I motion to nominate {NAME}, {NAME}, and {NAME} to serve on {COMMITTEE NAME}



Economic Development Corporation Staff Report

B. Discussion/Action to consider use of CEDC Funds for Planning Department staff overtime to accelerate Future Land Use Map and Zoning Map amendments supporting strategic light industrial development opportunities along IH-10 and Highway 78 at Loop 539

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Discussion/Action Item: 7B.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

The City Council will be providing direction to staff during their April 14, 2026 regular meeting. Staff will bring the direction to the CEDC board during the April 16 meeting.

BACKGROUND:

During the strategic management workshop for City Council with Executive leadership, council members present expressed an interested in seeing additional light industrial zoning in future growth areas that aligns with the CEDC's SEDP. Areas of consideration will be IH-10 and possibly portions of HWY 78.

Due to fiscal bandwidth the planning department at present cannot accelerate the delivery of future land use and zoning map amendments without funding support (preparing the FLUM maps, zoning maps and zoning presentations) the CEDC board is being ask if they would fund the staff overtime to accelerate the process. By funding the overtime, CEDC can accelerate the amendments which will create a faster path to development for prospective projects in our future growth areas and aid in recruitment and predictability.

STAFF RECOMMENDATION:

Staff recommends approval of funding a not to exceed amount of \$10,000 to pay for staff overtime in the planning department for Planner I and Planner II to advance the FLUM and Zoning map amendments.

FINANCIAL IMPACT:

Not to exceed \$10,000, paid via the professional services line item in FY26 budget

MOTION(S):

I motion to approve funding staff overtime for the planning department's planner I and planner II in the not to exceed amount of \$10,000 to accelerate the delivery of FLUM and zoning map amendments to support economic development priorities.



Economic Development Corporation Staff Report

C. Discussion/direction Fiscal year 2027 Budget priorities and memorandum of understanding (MOU) agreement with the City of Cibolo

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Discussion/Action Item: 7C.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

CEDC board met on April 11, 2026, to discuss budget priorities, program status and future planning. This agenda item is intended to continue the conversation and for board members to share any ideas/questions/concerns/research requests related to the budget and the MOU with the City.

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



Economic Development Corporation Staff Report

D. Project Heritage Hub

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Executive Session Item: 8D.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A



Economic Development Corporation Staff Report

A. Pending Future Agenda Item Report

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Items for Future Agendas Item: 10A.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A

Attachments

[CEDC Future Agenda Items Report 2026.pdf](#)



Economic Development Corporation Staff Report

A. May 21, 2026 6:30pm

Meeting	Agenda Group
Thursday, April 16, 2026, 6:30 PM	Set a Date and Time for the next Meeting Item: 11A.
From	
Clancy Hardin, Economic Development Manager	

PRIOR CITY COUNCIL ACTION:

N/A

BACKGROUND:

N/A

STAFF RECOMMENDATION:

N/A

FINANCIAL IMPACT:

N/A

MOTION(S):

N/A