



**ALVARADO ECONOMIC DEVELOPMENT BOARD
AGENDA
SPECIAL - AUGUST 31, 2026 - 6:30 PM
CITY COUNCIL CHAMBERS - 104 W COLLEGE AVE.
ALVARADO, TEXAS 76009**

CALL TO ORDER

Roll Call

INVOCATION

PLEDGE OF ALLEGIANCE

CITIZEN PARTICIPATION AND PUBLIC INPUT

This is an opportunity for citizens to address the convened Alvarado Economic Development Corporation Board of this meeting on any matter. The presiding officer may ask for the citizen to hold his or her comment on an agenda item until that agenda item is reached. Any response from a member of the convened Economic Development Corporation to comments related to items not on the agenda is limited to a statement of specific factual information, a recitation of existing policy, or direction to staff to place the subject on the agenda for a future meeting. Citizens may obtain a form to speak by requesting it from the Board Secretary prior to the start of the meeting.

BOARD COMMENTS

The Board may make a report about items of community interest during a meeting of the governing body without having given notice of the report. Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of the person's public office of public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

NEW BUSINESS

1. Discussion, presentation, and consideration of a request from the current Food Truck Incubator Program participant to extend participation in the program, including use of the program food truck, for an additional six months, for a total participation period of up to one year, to support the establishment of a permanent brick-and-mortar location; and authorize Staff to make any necessary amendments to the program agreement and related documents.
2. Discussion, consideration and action regarding approval of a Professional Services Agreement with Tony Arellano III, Kings of Comida, for food truck consulting services, including support of the Alvarado Economic Development Corporation's Food Truck Incubator program and Tasty Tuesdays on the Square, and authorize City staff to negotiate and execute the agreement.
3. Conduct a workshop regarding the Alvarado Economic Development Corporation Strategic

Plan, including a presentation by Civic Connections; discuss, consider, and take possible action to approve and adopt the Strategic Plan.

4. Discuss, consider, and take possible action regarding the dedication of right-of-way from Alvarado Economic Development Corporation-owned property located at 908 N. Cummings Drive to the City of Alvarado for future roadway improvements, and authorize the Board President and Economic Development Director to execute all necessary documents.
5. Conduct a workshop to discuss and review the proposed FY 2026–2027 Alvarado Economic Development Corporation budget, including revenue projections and funding priorities; discuss, consider, and take possible action to approve the proposed budget and submit it to the Alvarado City Council for consideration and approval.

EXECUTIVE SESSION

EXECUTIVE SESSION: Pursuant to the Texas Open Meetings Act, Chapter 551 of the Texas Government Code, the Board may convene in executive session to deliberate regarding the following matters:

§ 551.071. Consultation with Attorney. The AEDC Board of Directors may conduct a private consultation with its attorney when the Board seeks advice from its attorney concerning any item on this agenda, about pending and contemplated litigation, or a settlement offer, or on a matter in which the duty of the attorney to the Board under the Texas Disciplinary Rules of Professional Conduct of the State Board of Texas clearly conflicts with Chapter 551.

Any item on the agenda

§ 551.087. Deliberation regarding economic development negotiations. The Board may convene in Executive Session to discuss or deliberate regarding commercial or financial information that the city has received from a business prospect that the city seeks to have locate, stay, or expand in or near the city and with which the city is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect as described above.

"Project Meatball"

§ 551.072. Deliberation regarding real property; A governmental body may conduct a closed meeting to deliberate the purchase, exchange, lease, or value of real property if deliberation in an open meeting would have a detrimental effect on the position of the governmental body in negotiations with a third person.

"Project Red-C-10"

RECONVENE INTO OPEN SESSION AND TAKE ANY ACTION NECESSARY PURSUANT TO EXECUTIVE SESSION

6. Consideration and possible action regarding an amendment to the Performance Agreement between the Alvarado Economic Development Corporation and Lambert and Green to revise the reimbursement payment schedule, as discussed in executive session; and authorization for the Board President and/or Economic Development Director to execute the necessary documents.

ADJOURNMENT

I, the undersigned authority do hereby certify that the above Agenda was posted on the bulletin board in the City Hall of the City of Alvarado, Texas, a place convenient and readily accessible to the general public at all times and said Agenda was posted on August 25, 2026, and remained so posted continuously for three (3) business days prior to the date of the meeting.

Hillary Cromer
EDC Director

ACCESSIBILITY STATEMENT

The Alvarado City Hall and Council Chamber are wheelchair accessible. The exit and parking ramps are located in the front of the building. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers, or large print, are requested to contact the City Secretary's Office at 817-790-3351, FAX: 817-783-7925, e-mail: taylorb@cityofalvarado.org Please call at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

NON-DISCRIMINATION STATEMENT The City of Alvarado does not discriminate on the basis of race, color, national origin, sex, religion, or disability in the employment or the provision of services.

A quorum of the Alvarado Planning and Zoning Commission, Alvarado City Council, Alvarado Board of Adjustment, Alvarado Parks and Recreation Advisory Board, Alvarado Library Advisory Board, or Alvarado Animal Control Advisory Board may be present at this Alvarado City Council meeting. While members of these boards may attend and participate in discussion, no action will be taken by any board listed above.