



NOTICE OF MEETING OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a Regular Meeting of the Copperas Cove Economic Development Corporation will be held on **August 26, 2026** at **12:00 p.m.** at the **City Council Chambers** located at **508 S. 2nd Street, Copperas Cove, Texas 76522** during this time the following subjects will be discussed.

A. CALL TO ORDER BOARD MEETING

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

E. CITIZENS FORUM - At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA – All matters listed under this item are considered to be routine and by the EDC Board of Directors and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

- 1. Consideration and action on approval of minutes for the Regular Meeting held on July 22, 2026.** Brittany Sanders, Workforce Development Specialist
- 2. Consideration and action on approval of minutes for the Special Meeting held on August 4, 2026.** Brittany Sanders, Workforce Development Specialist

G. PUBLIC HEARINGS

H. ACTION ITEMS

- 1. Consideration and action on approving the Profit and Loss report for the month of May 2026.** Fred Welch, Executive Director, Copperas Cove EDC.
- 2. Consideration and action on approving the Profit and Loss report for the month of June 2026.** Fred Welch, Executive Director, Copperas Cove EDC
- 3. Consideration and action on approving Resolution #EDC 2026-13 accepting the Quarterly Investment report presented for the quarter ending June 30, 2026, per the Investment Policy.** Fred Welch, Executive Director, Copperas Cove EDC.
- 4. Consideration and action on approving Resolution #EDC 2026-14 amending Fiscal Year Budget 2025/2026.** Fred Welch, Executive Director, Copperas Cove EDC.

5. **Consideration and action on approving the bid from S3 Sitework to build drainage improvements for stormwater management across the EDC property behind Constitution Court Apartments.** Fred Welch, Executive Director, Copperas Cove EDC.
6. **Consideration and action on approving an Emergency Business Relief Program for local businesses.** Sean Stevens, Assistant Director, Copperas Cove EDC.

I. REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS EXECUTIVE SESSIONS

1. **Executive Director's Report.**
Fred Welch, Executive Director, Copperas Cove EDC.
2. **Assistant Executive Director's Report.**
Sean Stevens, Assistant Executive Director, Copperas Cove EDC.
3. **Marketing Director's Report.**
Sheena Tanner, Marketing Director, Copperas Cove EDC.
4. **Workforce Development Specialist's Report.**
Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.
5. **Administrative Assistant's Report**
Amy Williams, Administrative Assistant, Copperas Cove EDC

J. EXECUTIVE SESSIONS- The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. Pursuant to §551.072 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss deliberation regarding the purchase, exchange, lease, or value of real property. **Patriot Circle Office Building**
2. Pursuant to §551.072 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss deliberation regarding the purchase, exchange, lease, or value of real property. **Narrows Industrial Park (Mashburn Drive expansion)- Project Chopper**
3. Pursuant to §551.072 of the Texas Government Code, the Economic Development Corporation Board will meet in Executive Session to discuss deliberation regarding the purchase, exchange, lease, or value of real property. **Land Repurchase in Narrows Business & Technology Park Phase**

K. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

L. ITEMS FOR FUTURE AGENDAS

M. ADJOURN

The Board of Directors reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **5 p.m., Friday, August 21, 2026.**

Brittany Sanders
Workforce Development Specialist
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: August 26, 2026

Contact: Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Special Meeting held on July 22, 2026.
Brittany Sanders Workforce Development Specialist.

Attachments:

Regular Meeting Minutes – July 22, 2026



Meeting Minutes for July 22, 2026

A. CALL TO ORDER

Chairman Bradi Diaz called the Regular Meeting of the Copperas Cove Economic Development Corporation to order at 12:00 pm.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

JC Stubbs, Vice Chairman, lead the Invocation and Pledge of Allegiance.

C. ROLL CALL

Roll call led by Amy Williams, Administrative Assistant

<i>Present:</i>	<i>Bradi Diaz, Chairman</i>	<i>Fred Welch, Executive Director</i>
	<i>JC Stubbs, Vice Chairman</i>	<i>Sean Stevens, Assistant Executive Director</i>
	<i>David McPhail, Treasurer</i>	<i>Sheena Tanner, Marketing Director</i>
	<i>Fred Chavez, Secretary</i>	<i>Brittany Sanders, Workforce Development Specialist</i>
	<i>Anthony Martinez, Director</i>	<i>Amy Williams, Administrative Assistant</i>
	<i>Dale Treadway, City Council Liaison</i>	<i>Barbara Boulware-Wells, Legal Counsel</i>

D. ANNOUNCEMENTS

Executive Director Fred Welch announced the appointment of Chairman Bradi Diaz as the City's representative for the Tax Increment Reinvestment Zone Number Two.

Executive Director Fred Welch also announced the upcoming Small Business Submit on July 23rd and the 3RD Annual Regional Hiring Event on July 29th.

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on matters other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

- *No citizens wished to speak during the allotted time.*

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be a separate discussion of this item. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. **Consideration and action on approval of minutes for the Regular Meeting held on July 1, 2026.** Amy Williams, Administrative Assistant.

***Motion:** Fred Chavez, Secretary, made a motion to approve Agenda Item F1, with the exception of the changes that needed to be made to the attendance.*

***Second:** Anthony Martinez, Director*

***Vote:** Motion carried unanimously.*

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. **Consideration and action on approving the Profit and Loss report for the month of May 2026.** Fred Welch, Executive Director, Copperas Cove EDC.

Agenda Item H1 was postponed to August Regular Meeting due to discrepancies found in the Profit and Loss Report

No action was taken.

2. **Consideration and action on Resolution #EDC 2026-10 accepting the Quarterly Investment report presented for the quarter ending March 31, 2026, per the Investment Policy.** Fred Welch, Executive Director, Copperas Cove EDC.

***Motion:** JC Stubbs, Vice Chairman*

***Second:** David McPhail, Treasurer*

***Vote:** Motion carried unanimously*

3. **Consideration and action on the revised guidelines for use in the Business Improvement Reimbursement Grant Program.** Fred Welch, Executive Director, Copperas Cove EDC

***Motion:** David McPhail, Treasurer made a motion to approve Agenda Item H3, with the exception of the changes that needed to be made.*

***Second:** Fred Chavez, Secretary*

***Vote:** Motion carried unanimously.*

4. **Consideration and action on approving Resolution EDC 2026-11 awarding the contract to Bell Contractors Inc. for the Mashburn Drive Extension infrastructure and authorize the EDC Executive Director and Board Chair to seek city council approval, further authorize the EDC Executive Director and Board Chair to execute all documents required to initiate this project.** Fred Welch, Executive Director, Copperas Cove EDC.

***Motion:** JC Stubbs, Vice Chairman*

***Second:** Fred Chavez, Secretary*

***Vote:** Motion carried unanimously*

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES, AND BOARDS

1. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC.**
 - *Fort Hood Land Exchange update*
 - *Patriot Circle Office Building update*
 - *Constitution Dr. drainage design and work*

- *Mashburn Drive Infrastructure*
- *Update on Community events*
- *Update on Open Projects*
- *Update on Upcoming events and travel*

2. Assistant Executive Director's Report. Sean Stevens, Assistant Executive Director, Copperas Cove EDC.

- *Business Improvement Grant update*
- *Governor's Small Business Summit- July 23*
- *Marketing Communication Strategy with Tip Strategies*
- *Team Texas Update*
- *Upcoming Events*

3. Marketing Director's Report. Sheena Tanner, Marketing Director, Copperas Cove EDC.

- *Social Media Growth*
- *Update on current projects and marketing campaigns*

4. Workforce Specialist Report. Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.

- *Update on job seeker assistance*
- *Update on hiring event employers and participants*
- *CCISD Internship Program*

J. EXECUTIVE SESSION

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

K. RECONVENE INTO OPEN SESSION AT FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

L. ITEMS FOR FUTURE AGENDAS

May Financials

M. ADJOURN

Bradi Diaz Chairman adjourned the meeting at 1:02pm.

ATTEST:

Brittany Sanders, Workforce Development Specialist

Fred Chavez, Secretary of the Board

Economic Development Corporation

F.2.

Meeting Date: August 26, 2026

Contact: Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Special Meeting held on August 4, 2026. Brittany Sanders Workforce Development Specialist.

Attachments:

Regular Meeting Minutes – August 4, 2026



Meeting Minutes for August 4, 2026

A. CALL TO ORDER

Chairman Bradi Diaz called the Special Meeting of the Copperas Cove Economic Development Corporation to order at 12:00 pm.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Fred Chavez, Secretary, lead the Invocation and Pledge of Allegiance.

C. ROLL CALL

Roll call led by Amy Williams, Administrative Assistant

Present: *Bradi Diaz, Chairman*

Fred Welch, Executive Director

JC Stubbs, Vice Chairman

Sean Stevens, Assistant Executive Director

Fred Chavez, Secretary

Brittany Sanders, Workforce Development Specialist

David McPhail, Treasurer

Amy Williams, Administrative Assistant

Anthony Martinez, Director

Barbara Boulware-Wells, Legal Counsel

Dale Treadway, City Council Liaison

Absent:

Sheena Tanner, Marketing Director

D. ACTION ITEMS

- 1. Consider and approve EDC Resolution 2026-12 authorizing the issuance of Copperas Cove Economic Development Corporation Sales Tax Revenue Bonds Series 2026; approving a paying agent/registrar agreement and a purchase agreement; and containing other provisions relating thereto.** Fred Welch, Executive Director, Copperas Cove EDC.

Motion: *JC Stubbs, Vice Chairman*

Second: *Fred Chavez, Secretary*

Vote: *Motion carried unanimously.*

E. EXECUTIVE SESSION AT 12:14PM

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551 Texas Government Code.

- 1. Pursuant to section 551.072, Texas Government Code – The Copperas Cove Economic Development Corporation Board will go into executive session to deliberate the purchase, exchange, lease, or value of real property.**

F. RECONVENE INTO OPEN SESSION AT 12:32 PM FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

- *The Board reconvened into Open Session at 12:32 pm, No action was taken.*

H. ADJOURN

Bradi Diaz Chairman adjourned the meeting at 12:32 pm.

ATTEST:

Brittany Sanders Workforce Development Specialist

Fred Chavez, Secretary of the Board

Economic Development Corporation

H.1.

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Profit and Loss report for the month of May 2026. Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The Profit and Loss reports for May 2026 have been prepared by Donkbuilt Service Exchange “Donkbuilt” as per the agreement between the CCEDC and Donkbuilt. The reports are attached for review by the Board.

On July 22nd at the CCEDC Regular Meeting, the Profit and Loss report for the May was tabled for the next meeting due to discrepancies reported on certain line items listed in the report.

Financial Impact:

See attached.

Action/Recommendation:

EDC staff recommends the Board of Directors approve the Profit and Loss reports for May 2026 as presented by Fred Welch.

Attachments:

May Financials:

Balance Sheet

Profit and Loss

Profit and Loss Budget vs Actual

Cadence Bank Reconciliation Detail

Tex Pool Reconciliation Detail

Copperas Cove Economic Development Corporation

Balance Sheet

As of May 31, 2026

May 31, 26

ASSETS

Current Assets

Checking/Savings

Cash- Huntington Bank 553,705.11

TEXPOOL ACCOUNT 6,761,405.94

Total Checking/Savings 7,315,111.05

Other Current Assets

Employee Receivables 162.56

70-0501 · Deferred Outflows - Pension 95,275.00

80-0501 · Deferred Outflows - OPEB SDBF 2,712.00

81-0501 · Deferred Outflows - OPEB RHP 2,010.00

Sales Tax Receivable 211,448.00

Total Other Current Assets 311,607.56

Total Current Assets 7,626,718.61

Fixed Assets

Land

63.95 Acres 349,902.10

Total Land 349,902.10

Equipment 92,942.38

17000 · Accumulated Depreciation (74,842.00)

Total Fixed Assets 368,002.48

TOTAL ASSETS 7,994,721.09

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Accrued Wages 20,770.08

05-0805 · Vacation Payable (Comp Abs) 12,828.66

Accrued Interest 7,387.46

A/P

TIB Card 0653 5,864.83

Other Accrued Expenses 1,697.50

Total A/P 7,562.33

United Way Payable 125.00

Benefits Payable

Pension 8,535.40

Insurance 7,127.26

Total Benefits Payable 15,662.66

Total Other Current Liabilities 64,336.19

Total Current Liabilities 64,336.19

Long Term Liabilities

70-0502 · Deferred Inflows - Pension 8,110.00

80-0502 · Deferred Inflows - OPEB SDBF 6,205.00

81-0502 · Deferred Inflows - OPEB RHP 7,161.00

05-0802 · Net OPEB Obligation - RHP 10,126.00

Copperas Cove Economic Development Corporation

Balance Sheet

As of May 31, 2026

	May 31, 26
05-0803 · Net OPEB Liability - SDBF	23,544.00
05-0804 · Net Pension Liability	227,932.00
Bonds Payable	805,000.00
Total Long Term Liabilities	1,088,078.00
Total Liabilities	1,152,414.19
Equity	
FUND BALANCE - Net Cap Aassets	2,507,629.12
FUND BALANCE - Unrestricted	6,721,318.62
Retained Earnings	(2,466,271.31)
Net Income	79,630.47
Total Equity	6,842,306.90
TOTAL LIABILITIES & EQUITY	7,994,721.09

Copperas Cove Economic Development Corporation
Profit & Loss
May 2026

	<u>May 26</u>
Ordinary Income/Expense	
Income	
Revenues	
Sales Tax Income	131,878.02
Interest Income	22,094.67
Total Revenues	<u>153,972.69</u>
Total Income	153,972.69
Expense	
EXPENDITURES	
EDC ADMINISTRATION	
PERSONNEL	
00-1150 · Phone Reimbursement	480.00
00-1100 · Car Allowance	500.00
00-1000 · Staff Salary	39,857.94
00-1200 · Longevity	66.44
00-1500 · FICA Tax	2,578.61
00-1600 · Employee Insurance	3,461.70
00-1800 · Retirement	6,308.76
00-1901 · Other Personnel Expenses	555.21
Total PERSONNEL	<u>53,808.66</u>
SUPPLIES AND MATERIALS	
00-2030 · Office Supplies	530.04
00-2040 Printing Costs	105.00
Total SUPPLIES AND MATERIALS	<u>635.04</u>
REPAIRS AND MAINTENANCE	
00-4100 · Repairs & Maint. - Bldg	349.99
00-4200 · Repairs & Maint. - Facility	400.00
Total REPAIRS AND MAINTENANCE	<u>749.99</u>
CONTRACTUAL SERVICES	
00-6200 · Communication - Internet (Spec)	136.88
00-6201 · Phone Services - Brightspeed	320.84
00-6350 · Rental of Property	2,702.49
00-6400 · Dues and Subscriptions	963.50
00-6401 · Subscriptions	48.38
00-6402 · Software Licenses	616.84
00-6550 · Contract Labor	1,281.80
00-6551 · IT Services (Cybersecurity/HD)	40.00
00-6600 · Professional Development	2,034.23
00-6800 · Professional Services	700.00
00-6900 · Utilities	815.66
Total CONTRACTUAL SERVICES	<u>9,660.62</u>
DESIGNATED EXPENSES	
00-1999 · Public Relations	253.23
Total DESIGNATED EXPENSES	<u>253.23</u>
Total EDC ADMINISTRATION	<u>65,107.54</u>

Copperas Cove Economic Development Corporation

Profit & Loss

May 2026

	<u>May 26</u>
DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	2,090.79
Total DEBT SERVICES	<u>2,090.79</u>
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6610 · Business Attraction	6,154.08
90-6800 · Professional Services	10,000.00
Total CONTRACTUAL SERVICES	<u>16,154.08</u>
90-9000 · ENTREPRENEUR CENTER	
90-9004 · Meals	(500.00)
Total 90-9000 · ENTREPRENEUR CENTER	<u>(500.00)</u>
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	96.88
Total 90-9100 · BUSINESS RETENTION	<u>96.88</u>
Total EDC NON-DEPARTMENTAL	<u>15,750.96</u>
OTHER EXPENDITURES	
90-8600 · CAPITAL OUTLAY	
90-8602 · Land Exchange	0.00
90-9605 · Infrastructure	4,170.00
90-9606 · Patriot Circle Office Building	32,700.00
Total 90-8600 · CAPITAL OUTLAY	<u>36,870.00</u>
Total OTHER EXPENDITURES	<u>36,870.00</u>
Total EXPENDITURES	<u>119,819.29</u>
Total Expense	<u>119,819.29</u>
Net Ordinary Income	<u>34,153.40</u>
Net Income	<u><u>34,153.40</u></u>

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
May 2026

	May 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Sales Tax Income	131,878.02	97,249.16	34,628.86	135.61%
Interest Income	22,094.67	18,333.33	3,761.34	120.52%
Total Revenues	153,972.69	115,582.49	38,390.20	133.22%
Other Income	0.00	0.00	0.00	0.0%
Total Income	153,972.69	115,582.49	38,390.20	133.22%
Expense				
EXPENDITURES				
EDC ADMINISTRATION				
PERSONNEL				
00-1150 · Phone Reimbursement	480.00	400.00	80.00	120.0%
00-1100 · Car Allowance	500.00	500.00	0.00	100.0%
00-1000 · Staff Salary	39,857.94	33,517.92	6,340.02	118.92%
00-1200 · Longevity	66.44	91.88	(25.44)	72.31%
00-1500 · FICA Tax	2,578.61	2,736.39	(157.78)	94.23%
00-1600 · Employee Insurance	3,461.70	2,514.31	947.39	137.68%
00-1700 · Worker's Comp Insurance	0.00	87.50	(87.50)	0.0%
00-1800 · Retirement	6,308.76	4,837.88	1,470.88	130.4%
00-1901 · Other Personnel Expenses	555.21	122.50	432.71	453.23%
Total PERSONNEL	53,808.66	44,808.38	9,000.28	120.09%
SUPPLIES AND MATERIALS				
00-2030 · Office Supplies	530.04	333.33	196.71	159.01%
00-2040 Printing Costs	105.00	25.00	80.00	420.0%
00-2200 · Postage/Shipping	0.00	25.00	(25.00)	0.0%
00-2300 · Minor Tools	0.00	0.00	0.00	0.0%
00-2820 · Furniture and Fixtures	0.00	0.00	0.00	0.0%
00-2842 · Minor Equipment/Electronics	0.00	416.67	(416.67)	0.0%
00-2844 · Minor Equipment - Software	0.00	0.00	0.00	0.0%
Total SUPPLIES AND MATERIALS	635.04	800.00	(164.96)	79.38%
REPAIRS AND MAINTENANCE				
00-4100 · Repairs & Maint. - Bldg	349.99	208.33	141.66	168.0%
00-4200 · Repairs & Maint. - Facility	400.00	1,083.33	(683.33)	36.92%
00-4400 · Repairs & Maint. - Equipment	0.00	166.67	(166.67)	0.0%
Total REPAIRS AND MAINTENANCE	749.99	1,458.33	(708.34)	51.43%
CONTRACTUAL SERVICES				
00-6012 · Consulting Fees (Legal)	0.00	416.67	(416.67)	0.0%
00-6000 · Bank Analysis Fees	0.00	41.67	(41.67)	0.0%
00-6100 · Advertising	0.00	0.00	0.00	0.0%
00-6200 · Communication - Internet (Spec)	136.88	250.00	(113.12)	54.75%
00-6201 · Phone Services - Brightspeed	320.84	250.00	70.84	128.34%
00-6202 · Network Upgrade	0.00	0.00	0.00	0.0%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
May 2026

	May 26	Budget	\$ Over Budget	% of Budget
00-6300 · Rental of Equip / Copier Lease	0.00	291.67	(291.67)	0.0%
00-6350 · Rental of Property	2,702.49	2,750.00	(47.51)	98.27%
00-6400 · Dues and Subscriptions	963.50	1,429.17	(465.67)	67.42%
00-6401 · Subscriptions	48.38	50.00	(1.62)	96.76%
00-6402 · Software Licenses	616.84	3,041.89	(2,425.05)	20.28%
00-6550 · Contract Labor	1,281.80	658.33	623.47	194.71%
00-6551 · IT Services (Cybersecurity/HD)	40.00	250.00	(210.00)	16.0%
00-6600 · Professional Development	2,034.23	3,596.45	(1,562.22)	56.56%
00-6800 · Professional Services	700.00	750.00	(50.00)	93.33%
00-6810 · Provided City Services	0.00	0.00	0.00	0.0%
00-6900 · Utilities	815.66	833.33	(17.67)	97.88%
Total CONTRACTUAL SERVICES	9,660.62	14,609.18	(4,948.56)	66.13%
DESIGNATED EXPENSES				
00-7000 · Insurance Expense	0.00	483.33	(483.33)	0.0%
00-1997 · Public Hearing/Legal Ads	0.00	41.67	(41.67)	0.0%
00-1998 · Board Related Expenses	0.00	500.00	(500.00)	0.0%
00-1999 · Public Relations	253.23	500.00	(246.77)	50.65%
Total DESIGNATED EXPENSES	253.23	1,525.00	(1,271.77)	16.61%
Total EDC ADMINISTRATION	65,107.54	63,200.89	1,906.65	103.02%
DEBT SERVICES				
10-9226 · 2012 Sales Tax Bond Principal	0.00	9,583.33	(9,583.33)	0.0%
10-9326 · 2012 Sales Tax Bond Note Int	2,090.79	2,701.17	(610.38)	77.4%
Reliever Route Commit Principal	0.00	0.00	0.00	0.0%
10-8506 · Reliever Route Commit Interest	0.00	0.00	0.00	0.0%
Total DEBT SERVICES	2,090.79	12,284.50	(10,193.71)	17.02%
EDC NON-DEPARTMENTAL				
CONTRACTUAL SERVICES				
90-6400 · Dues and Subscriptions	0.00	0.00	0.00	0.0%
90-6100 · Advertising	0.00	583.33	(583.33)	0.0%
90-6550 · Contract Labor	0.00	0.00	0.00	0.0%
90-6610 · Business Attraction	6,154.08	2,083.33	4,070.75	295.4%
90-6800 · Professional Services	10,000.00	8,333.33	1,666.67	120.0%
Total CONTRACTUAL SERVICES	16,154.08	10,999.99	5,154.09	146.86%
90-9000 · ENTREPRENEUR CENTER				
90-9001 · Start Up	0.00	0.00	0.00	0.0%
90-9002 · Operations	0.00	41.67	(41.67)	0.0%
90-9003 · Employee Appreciation	0.00	41.67	(41.67)	0.0%
90-9004 · Meals	(500.00)	125.00	(625.00)	(400.0%)
90-9005 · SOS Reporting	0.00	16.67	(16.67)	0.0%
90-9000 · ENTREPRENEUR CENTER - Other	0.00	1,000.00	(1,000.00)	0.0%
Total 90-9000 · ENTREPRENEUR CENTER	(500.00)	1,225.01	(1,725.01)	(40.82%)
90-9100 · BUSINESS RETENTION				
90-9101 · Flyers / Design	0.00	0.00	0.00	0.0%

Copperas Cove Economic Development Corporation
Profit & Loss Budget vs. Actual
May 2026

	May 26	Budget	\$ Over Budget	% of Budget
90-9102 · Workshops	0.00	0.00	0.00	0.0%
90-9103 · Retention	96.88	708.33	(611.45)	13.68%
90-9104 · Travel	0.00	0.00	0.00	0.0%
90-9105 · Visits	0.00	0.00	0.00	0.0%
90-9106 · Workforce Development Training	0.00	0.00	0.00	0.0%
90-9107 · Workforce Development Events	0.00	250.00	(250.00)	0.0%
90-9108 · Workforce Achievement Grant	0.00	4,166.67	(4,166.67)	0.0%
90-9109 · Other Incentives	0.00	2,083.33	(2,083.33)	0.0%
90-6611 · Facade Grant	0.00	2,083.33	(2,083.33)	0.0%
90-9100 · BUSINESS RETENTION - Other	0.00	0.00	0.00	0.0%
Total 90-9100 · BUSINESS RETENTION	96.88	9,291.66	(9,194.78)	1.04%
Total EDC NON-DEPARTMENTAL	15,750.96	21,516.66	(5,765.70)	73.2%
OTHER EXPENDITURES				
90-8600 · CAPITAL OUTLAY				
90-8601 · Constitution	0.00	0.00	0.00	0.0%
90-8602 · Land Exchange	0.00	0.00	0.00	0.0%
90-8603 · Gas Lines to Narrows	0.00	0.00	0.00	0.0%
90-8604 · Sidewalk	0.00	0.00	0.00	0.0%
90-9605 · Infrastructure	4,170.00	41,666.67	(37,496.67)	10.01%
90-8606 · Downtown Redevelopment	0.00	0.00	0.00	0.0%
90-8607 · Narrows Phase II Expansion	0.00	166,666.67	(166,666.67)	0.0%
90-9606 · Patriot Circle Office Building	32,700.00	83,333.33	(50,633.33)	39.24%
90-8600 · CAPITAL OUTLAY - Other	0.00	0.00	0.00	0.0%
Total 90-8600 · CAPITAL OUTLAY	36,870.00	291,666.67	(254,796.67)	12.64%
Total OTHER EXPENDITURES	36,870.00	291,666.67	(254,796.67)	12.64%
Total EXPENDITURES	119,819.29	388,668.72	(268,849.43)	30.83%
Total Expense	119,819.29	388,668.72	(268,849.43)	30.83%
Net Ordinary Income	34,153.40	(273,086.23)	307,239.63	(12.51%)
Net Income	34,153.40	(273,086.23)	307,239.63	(12.51%)

Copperas Cove Economic Development Corporation

Reconciliation Detail

Cash- Cadence Bank, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						534,655.12
Cleared Transactions						
Checks and Payments - 54 items						
General Journal	04/09/2026	990112	Angela Harn	X	-150.00	-150.00
Check	04/13/2026	990115	Knight Law Firm	X	-875.00	-1,025.00
General Journal	05/01/2026	990117	Jani-King of Austin	X	-397.00	-1,422.00
General Journal	05/01/2026	100	Folkerson Communi...	X	-320.84	-1,742.84
General Journal	05/01/2026	990118	Killeen Pest Control	X	-225.00	-1,967.84
General Journal	05/01/2026	99	Amazon	X	-43.97	-2,011.81
Check	05/04/2026	3899	Gessner Engineering	X	-10,200.00	-12,211.81
Check	05/04/2026	3902	Calderon Economic ...	X	-10,000.00	-22,211.81
General Journal	05/04/2026	ACH2...	McMullin Properties	X	-2,702.49	-24,914.30
Check	05/04/2026	3900	Conway Data, Inc	X	-2,500.00	-27,414.30
General Journal	05/04/2026	ACH2...	Metronet	X	-154.23	-27,568.53
Check	05/04/2026	3898	Divine Signs & Printi...	X	-105.00	-27,673.53
Check	05/04/2026	3897	Christopher Williams	X	-100.00	-27,773.53
Liability Check	05/05/2026	ACH	City of Copperas Co...	X	-8,535.40	-36,308.93
General Journal	05/05/2026	ACH2...		X	-76.88	-36,385.81
General Journal	05/05/2026	101	Inhouse Systems	X	-39.99	-36,425.80
General Journal	05/07/2026	102		X	-40.00	-36,465.80
Paycheck	05/08/2026	10009	Frederick H Welch	X	-4,364.49	-40,830.29
Paycheck	05/08/2026	10010	Sean Renzo Stevens	X	-2,575.66	-43,405.95
Paycheck	05/08/2026	10011	Sheena M Tanner	X	-1,557.11	-44,963.06
Paycheck	05/08/2026	10008	Brittany P Sanders	X	-1,554.19	-46,517.25
Paycheck	05/08/2026	10007	Anne R Seneca	X	-1,310.57	-47,827.82
Paycheck	05/08/2026	10006	Amy L Williams	X	-1,259.80	-49,087.62
Check	05/08/2026	990121	Knight Law Firm	X	-630.00	-49,717.62
General Journal	05/08/2026	990119	Jani-King of Austin	X	-397.00	-50,114.62
Paycheck	05/08/2026	10012	Sean Renzo Stevens	X	-247.95	-50,362.57
General Journal	05/08/2026	103		X	-85.32	-50,447.89
General Journal	05/08/2026	990120	Jeremy Gonzales	X	-80.00	-50,527.89
Liability Check	05/11/2026	EFTPS	US Treasury	X	-4,276.60	-54,804.49
General Journal	05/11/2026	105	Wal-Mart	X	-93.43	-54,897.92
General Journal	05/11/2026	104	Amazon	X	-33.24	-54,931.16
General Journal	05/13/2026	94	NRG Energy	X	-540.82	-55,471.98
General Journal	05/13/2026	106		X	-131.90	-55,603.88
General Journal	05/14/2026	100	Adobe	X	-202.26	-55,806.14
General Journal	05/14/2026	95	Gunner Lawncare	X	-130.00	-55,936.14
Liability Check	05/18/2026	3906	City of Copperas Co...	X	-7,127.26	-63,063.40
General Journal	05/18/2026	101		X	-48.38	-63,111.78
General Journal	05/21/2026	98	Texas Downtown	X	-565.47	-63,677.25
General Journal	05/21/2026	ACH	Iron Mountain	X	-359.40	-64,036.65
General Journal	05/21/2026	96	City of Copperas Co...	X	-273.59	-64,310.24
General Journal	05/21/2026	97		X	-130.90	-64,441.14
General Journal	05/21/2026	96	City of Copperas Co...	X	-1.25	-64,442.39
Paycheck	05/22/2026	ACH	Frederick H Welch	X	-4,364.48	-68,806.87
Paycheck	05/22/2026	ACH	Sean Renzo Stevens	X	-2,841.03	-71,647.90
Paycheck	05/22/2026	ACH	Sheena M Tanner	X	-1,557.12	-73,205.02
Paycheck	05/22/2026	ACH	Brittany P Sanders	X	-1,554.18	-74,759.20
Paycheck	05/22/2026	ACH	Anne R Seneca	X	-1,310.56	-76,069.76
Paycheck	05/22/2026	ACH	Amy L Williams	X	-1,301.70	-77,371.46
General Journal	05/22/2026	990124	Top Notch Lawn Care	X	-400.00	-77,771.46
General Journal	05/22/2026	990122		X	-125.00	-77,896.46
General Journal	05/22/2026	990123	Texas Economic De...	X	-100.00	-77,996.46
Liability Check	05/26/2026	EFTPS	US Treasury	X	-4,276.62	-82,273.08
General Journal	05/26/2026	ACH		X	-99.00	-82,372.08
General Journal	05/29/2026	95	TIB The Independen...	X	-5,150.38	-87,522.46
Total Checks and Payments					-87,522.46	-87,522.46
Deposits and Credits - 5 items						
General Journal	05/01/2026	103		X	500.00	500.00
General Journal	05/15/2026	104		X	17.35	517.35
Check	05/18/2026	3903	Matrix Design Group	X	0.00	517.35
General Journal	05/22/2026	102		X	131,878.02	132,395.37
General Journal	05/29/2026	101		X	1,347.08	133,742.45
Total Deposits and Credits					133,742.45	133,742.45

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Copperas Cove Economic Development Corporation

Reconciliation Detail

Cash- Cadence Bank, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Total Cleared Transactions					46,219.99	46,219.99
Cleared Balance					46,219.99	580,875.11
Uncleared Transactions						
Checks and Payments - 6 items						
Check	02/27/2026	3856	Coryell County Clerk		-96.00	-96.00
Check	03/03/2026	3861	Coryell County Clerk		-96.00	-192.00
Check	03/26/2026	3870	Killeen Daily Herald		-514.00	-706.00
Check	05/04/2026	3901	Oncor		-500.00	-1,206.00
Check	05/18/2026	3905	MRB Group		-22,500.00	-23,706.00
Check	05/18/2026	3904	Clark Associates, P...		-4,170.00	-27,876.00
Total Checks and Payments					-27,876.00	-27,876.00
Total Uncleared Transactions					-27,876.00	-27,876.00
Register Balance as of 05/31/2026					18,343.99	552,999.11
New Transactions						
Checks and Payments - 33 items						
Check	06/01/2026	3910	Calderon Economic ...		-10,000.00	-10,000.00
Check	06/01/2026	3908	DonkBuilt Service E...		-700.00	-10,700.00
Check	06/01/2026	3909	Knight Law Firm		-297.50	-10,997.50
Check	06/01/2026	3907	Christopher Williams		-200.00	-11,197.50
Check	06/02/2026	3911	Ashley Lyons		-5,000.00	-16,197.50
Liability Check	06/05/2026	TMRS	City of Copperas Co...		-8,535.40	-24,732.90
Paycheck	06/05/2026	ACH	Frederick H Welch		-4,364.47	-29,097.37
Paycheck	06/05/2026	ACH	Sean Renzo Stevens		-2,575.66	-31,673.03
Paycheck	06/05/2026	ACH	Sheena M Tanner		-1,557.11	-33,230.14
Paycheck	06/05/2026	ACH	Brittany P Sanders		-1,554.20	-34,784.34
Paycheck	06/05/2026	ACH	Anne R Seneca		-1,310.57	-36,094.91
Paycheck	06/05/2026	ACH	Amy L Williams		-1,259.80	-37,354.71
Liability Check	06/09/2026	EFTPS	US Treasury		-4,276.62	-41,631.33
Paycheck	06/18/2026	ACH	Frederick H Welch		-4,364.48	-45,995.81
Paycheck	06/18/2026	ACH	Sean Renzo Stevens		-2,575.67	-48,571.48
Paycheck	06/18/2026	ACH	Sheena M Tanner		-1,557.11	-50,128.59
Paycheck	06/18/2026	ACH	Brittany P Sanders		-1,554.18	-51,682.77
Paycheck	06/18/2026	ACH	Amy L Williams		-1,259.79	-52,942.56
Paycheck	06/18/2026	ACH	Anne R Seneca		-702.29	-53,644.85
Liability Check	07/01/2026	3915	City of Copperas Co...		-7,551.85	-61,196.70
Check	07/01/2026	3913	Granny's Attic, LLC		-2,196.92	-63,393.62
Check	07/01/2026	3912	Divine Signs & Printi...		-50.00	-63,443.62
Paycheck	07/03/2026	ACH	Frederick H Welch		-4,364.47	-67,808.09
Paycheck	07/03/2026	ACH	Sean Renzo Stevens		-2,845.38	-70,653.47
Paycheck	07/03/2026	ACH	Brittany P Sanders		-1,822.44	-72,475.91
Paycheck	07/03/2026	ACH	Sheena M Tanner		-1,557.11	-74,033.02
Paycheck	07/03/2026	ACH	Amy L Williams		-1,259.79	-75,292.81
Liability Check	07/07/2026	EFTPS	US Treasury		-3,791.34	-79,084.15
Check	07/10/2026	3916	Calderon Economic ...		-10,000.00	-89,084.15
Check	07/10/2026	3919	Five Loves Two Fish...		-350.00	-89,434.15
Check	07/10/2026	3918	Mae's Plant Boutique		-250.00	-89,684.15
Check	07/10/2026	3917	Cody Bailey		-150.00	-89,834.15
Check	07/10/2026	3920	Rotary Club of Copp...		-100.00	-89,934.15
Total Checks and Payments					-89,934.15	-89,934.15
Total New Transactions					-89,934.15	-89,934.15
Ending Balance					-71,590.16	463,064.96

Copperas Cove Economic Development Corporation
Reconciliation Detail
TEXPOOL ACCOUNT, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,740,658.35
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	05/29/2026			X	20,747.59	20,747.59
Total Deposits and Credits					20,747.59	20,747.59
Total Cleared Transactions					20,747.59	20,747.59
Cleared Balance					20,747.59	6,761,405.94
Register Balance as of 05/31/2026					20,747.59	6,761,405.94
Ending Balance					20,747.59	6,761,405.94

Economic Development Corporation

H.2.

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Profit and Loss report for the month of June 2026. Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The Profit and Loss reports for June 2026 have been prepared by Donkbuilt Service Exchange “Donkbuilt” as per the agreement between the CCEDC and Donkbuilt. The reports are attached for review by the Board.

Financial Impact:

See attached.

Action/Recommendation:

EDC staff recommends the Board of Directors approve the Profit and Loss reports for June 2026 as presented by Fred Welch.

Attachments:

June Financials:

Balance Sheet

Profit and Loss

Profit and Loss Budget vs Actual

Cadence Bank Reconciliation Detail

Tex Pool Reconciliation Detail

Copperas Cove Economic Development Corporation

Balance Sheet

As of June 30, 2026

Jun 30, 26

ASSETS

Current Assets

Checking/Savings

Cash- Huntington Bank 591,492.20

TEXPOOL ACCOUNT 6,781,673.18

Total Checking/Savings 7,373,165.38

Other Current Assets

Employee Receivables 162.56

70-0501 · Deferred Outflows - Pension 95,275.00

80-0501 · Deferred Outflows - OPEB SDBF 2,712.00

81-0501 · Deferred Outflows - OPEB RHP 2,010.00

Sales Tax Receivable 211,448.00

Total Other Current Assets 311,607.56

Total Current Assets 7,684,772.94

Fixed Assets

Land

63.95 Acres 349,902.10

Total Land 349,902.10

Equipment 92,942.38

17000 · Accumulated Depreciation (74,842.00)

Total Fixed Assets 368,002.48

TOTAL ASSETS 8,052,775.42

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Accrued Wages 20,602.80

05-0805 · Vacation Payable (Comp Abs) 12,828.66

Accrued Interest 9,478.25

A/P

TIB Card 0653 3,645.88

Other Accrued Expenses 1,400.00

Total A/P 5,045.88

Benefits Payable

Pension 8,336.35

Insurance 14,254.52

Total Benefits Payable 22,590.87

Total Other Current Liabilities 70,546.46

Total Current Liabilities 70,546.46

Long Term Liabilities

70-0502 · Deferred Inflows - Pension 8,110.00

80-0502 · Deferred Inflows - OPEB SDBF 6,205.00

81-0502 · Deferred Inflows - OPEB RHP 7,161.00

05-0802 · Net OPEB Obligation - RHP 10,126.00

05-0803 · Net OPEB Liability - SDBF 23,544.00

Copperas Cove Economic Development Corporation

Balance Sheet

As of June 30, 2026

Jun 30, 26

05-0804 · Net Pension Liability	227,932.00
Bonds Payable	805,000.00
Total Long Term Liabilities	1,088,078.00
Total Liabilities	1,158,624.46
Equity	
FUND BALANCE - Net Cap Aassets	2,507,629.12
FUND BALANCE - Unrestricted	6,721,443.62
Retained Earnings	(2,466,271.31)
Net Income	131,349.53
Total Equity	6,894,150.96
TOTAL LIABILITIES & EQUITY	8,052,775.42

Copperas Cove Economic Development Corporation

Profit & Loss

June 2026

Jun 26

Ordinary Income/Expense

Income

Revenues

Sales Tax Income 108,732.89

Interest Income 21,541.83

Total Revenues 130,274.72

Total Income 130,274.72

Expense

EXPENDITURES

EDC ADMINISTRATION

PERSONNEL

00-1150 · Phone Reimbursement 480.00

00-1100 · Car Allowance 500.00

00-1000 · Staff Salary 35,031.31

00-1200 · Longevity 66.44

00-1500 · FICA Tax 2,512.43

00-1600 · Employee Insurance 3,461.70

00-1800 · Retirement 6,161.64

Total PERSONNEL 48,213.52

SUPPLIES AND MATERIALS

00-2030 · Office Supplies 272.31

Total SUPPLIES AND MATERIALS 272.31

REPAIRS AND MAINTENANCE

00-4100 · Repairs & Maint. - Bldg 239.99

Total REPAIRS AND MAINTENANCE 239.99

CONTRACTUAL SERVICES

00-6200 · Communication - Internet (Spec) 144.90

00-6201 · Phone Services - Brightspeed 320.84

00-6350 · Rental of Property 2,702.49

00-6400 · Dues and Subscriptions 475.00

00-6402 · Software Licenses 647.64

00-6550 · Contract Labor 982.95

00-6551 · IT Services (Cybersecurity/HD) 320.00

00-6600 · Professional Development 1,933.63

00-6800 · Professional Services 1,700.00

00-6900 · Utilities 589.69

Total CONTRACTUAL SERVICES 9,817.14

DESIGNATED EXPENSES

00-1998 · Board Related Expenses 208.94

Total DESIGNATED EXPENSES 208.94

Total EDC ADMINISTRATION 58,751.90

DEBT SERVICES

10-9326 · 2012 Sales Tax Bond Note Int 2,090.79

Total DEBT SERVICES 2,090.79

EDC NON-DEPARTMENTAL

Copperas Cove Economic Development Corporation

Profit & Loss

June 2026

	<u>Jun 26</u>
CONTRACTUAL SERVICES	
90-6800 · Professional Services	10,000.00
Total CONTRACTUAL SERVICES	<u>10,000.00</u>
90-9000 · ENTREPRENEUR CENTER	
90-9003 · Employee Appreciation	120.91
90-9004 · Meals	308.27
90-9000 · ENTREPRENEUR CENTER - Other	569.99
Total 90-9000 · ENTREPRENEUR CENTER	<u>999.17</u>
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	908.30
90-9106 · Workforce Development Training	805.50
90-6611 · Facade Grant	5,000.00
Total 90-9100 · BUSINESS RETENTION	<u>6,713.80</u>
Total EDC NON-DEPARTMENTAL	<u>17,712.97</u>
Total EXPENDITURES	<u>78,555.66</u>
Total Expense	<u>78,555.66</u>
Net Ordinary Income	<u>51,719.06</u>
Net Income	<u><u>51,719.06</u></u>

Copperas Cove Economic Development Corporation

Profit & Loss Budget vs. Actual

October 2025 through June 2026 TOTAL

	Oct '25 - Jun 26	Budget	\$ Over Budget	% of Budget
Ordinary Income/Expense				
Income				
Revenues				
Sales Tax Income	1,129,123.87	875,242.52	253,881.35	129.01%
Interest Income	203,304.50	165,000.01	38,304.49	123.22%
Total Revenues	1,332,428.37	1,040,242.53	292,185.84	128.09%
Other Income	0.00	0.00	0.00	0.0%
Total Income	1,332,428.37	1,040,242.53	292,185.84	128.09%
Expense				
EXPENDITURES				
EDC ADMINISTRATION				
00-1150 · Phone Reimbursement	4,000.00	3,600.00	400.00	111.11%
00-1100 · Car Allowance	4,500.00	4,500.00	0.00	100.0%
00-1000 · Staff Salary	342,130.83	301,661.24	40,469.59	113.42%
00-1200 · Longevity	572.24	826.86	(254.62)	69.21%
00-1500 · FICA Tax	24,428.20	24,627.48	(199.28)	99.19%
00-1600 · Employee Insurance	26,434.14	22,628.82	3,805.32	116.82%
00-1700 · Worker's Comp Insurance	0.00	787.50	(787.50)	0.0%
00-1800 · Retirement	55,288.40	43,540.86	11,747.54	126.98%
00-1901 · Other Personnel Expenses	3,328.75	1,102.50	2,226.25	301.93%
	460,682.56	403,275.26	57,407.30	114.24%
00-2030 · Office Supplies	5,184.85	3,000.01	2,184.84	172.83%
00-2040 Printing Costs	203.44	225.00	(21.56)	90.42%
00-2200 · Postage/Shipping	356.11	225.00	131.11	158.27%
00-2300 · Minor Tools	0.00	0.00	0.00	0.0%
00-2820 · Furniture and Fixtures	0.00	0.00	0.00	0.0%
00-2842 · Minor Equipment/Electronics	2,956.17	3,749.99	(793.82)	78.83%
00-2844 · Minor Equipment - Software	0.00	0.00	0.00	0.0%
	8,700.57	7,200.00	1,500.57	120.84%
00-4100 · Repairs & Maint. - Bldg	3,464.04	1,875.01	1,589.03	184.75%
00-4200 · Repairs & Maint. - Facility	11,788.35	9,750.01	2,038.34	120.91%
00-4400 · Repairs & Maint. - Equipment	2,610.22	1,499.99	1,110.23	174.02%
	17,862.61	13,125.01	4,737.60	136.1%
00-6012 · Consulting Fees (Legal)	4,427.50	3,749.99	677.51	118.07%
00-6000 · Bank Analysis Fees	225.00	374.99	(149.99)	60.0%
00-6100 · Advertising	0.00	0.00	0.00	0.0%

Copperas Cove Economic Development Corporation

Profit & Loss Budget vs. Actual

October 2025 through June 2026 TOTAL

	Oct '25 - Jun 26	Budget	\$ Over Budget	% of Budget
00-6200 · Communication - Internet (Spec)	4,295.00	2,250.00	2,045.00	190.89%
00-6201 · Phone Services - Brightspeed	962.52	2,250.00	(1,287.48)	42.78%
00-6202 · Network Upgrade	0.00	0.00	0.00	0.0%
00-6300 · Rental of Equip / Copier Lease	346.81	2,624.99	(2,278.18)	13.21%
00-6350 · Rental of Property	24,322.41	24,750.00	(427.59)	98.27%
00-6400 · Dues and Subscriptions	7,303.50	12,862.49	(5,558.99)	56.78%
00-6401 · Subscriptions	11,868.31	450.00	11,418.31	2,637.4%
00-6402 · Software Licenses	23,284.92	27,377.02	(4,092.10)	85.05%
00-6550 · Contract Labor	6,082.35	5,925.01	157.34	102.66%
00-6551 · IT Services (Cybersecurity/HD)	1,320.00	2,250.00	(930.00)	58.67%
00-6600 · Professional Development	25,346.52	32,368.05	(7,021.53)	78.31%
00-6800 · Professional Services	7,601.92	6,750.00	851.92	112.62%
00-6810 · Provided City Services	0.00	0.00	0.00	0.0%
00-6900 · Utilities	5,875.08	7,500.01	(1,624.93)	78.33%
	123,261.84	131,482.55	(8,220.71)	93.75%
00-7000 · Insurance Expense	5,066.00	4,350.01	715.99	116.46%
00-1997 · Public Hearing/Legal Ads	0.00	374.99	(374.99)	0.0%
00-1998 · Board Related Expenses	3,779.76	4,500.00	(720.24)	84.0%
00-1999 · Public Relations	7,273.83	4,500.00	2,773.83	161.64%
	16,119.59	13,725.00	2,394.59	117.45%
Total EDC ADMINISTRATION	626,627.17	568,807.82	57,819.35	110.17%
DEBT SERVICES				
	0.00	86,250.01	(86,250.01)	0.0%
	18,961.75	24,310.49	(5,348.74)	78.0%
	0.00	0.00	0.00	0.0%
	0.00	0.00	0.00	0.0%
Total DEBT SERVICES	18,961.75	110,560.50	(91,598.75)	17.15%
EDC NON-DEPARTMENTAL				
90-6400 · Dues and Subscriptions	0.00	0.00	0.00	0.0%
90-6100 · Advertising	3,994.00	5,250.01	(1,256.01)	76.08%
90-6550 · Contract Labor	3,050.00	0.00	3,050.00	100.0%
90-6610 · Business Attraction	39,410.26	18,750.01	20,660.25	210.19%
90-6800 · Professional Services	180,374.25	75,000.01	105,374.24	240.5%
	226,828.51	99,000.03	127,828.48	229.12%
90-9001 · Start Up	0.00	0.00	0.00	0.0%
90-9002 · Operations	54.95	374.99	(320.04)	14.65%
90-9003 · Employee Appreciation	647.44	374.99	272.45	172.66%

Copperas Cove Economic Development Corporation

Profit & Loss Budget vs. Actual

October 2025 through June 2026 TOTAL

	Oct '25 - Jun 26	Budget	\$ Over Budget	% of Budget
90-9004 · Meals	237.21	1,125.00	(887.79)	21.09%
90-9005 · SOS Reporting	0.00	149.99	(149.99)	0.0%
90-9000 · ENTREPRENEUR CENTER - Other	1,342.80	9,000.00	(7,657.20)	14.92%
	2,282.40	11,024.97	(8,742.57)	20.7%
90-9101 · Flyers / Design	0.00	0.00	0.00	0.0%
90-9102 · Workshops	0.00	0.00	0.00	0.0%
90-9103 · Retention	9,687.68	6,375.01	3,312.67	151.96%
90-9104 · Travel	0.00	0.00	0.00	0.0%
90-9105 · Visits	0.00	0.00	0.00	0.0%
90-9106 · Workforce Development Training	1,208.25	0.00	1,208.25	100.0%
90-9107 · Workforce Development Events	0.00	2,250.00	(2,250.00)	0.0%
90-9108 · Workforce Achievement Grant	0.00	37,499.99	(37,499.99)	0.0%
90-9109 · Other Incentives	35,125.00	18,750.01	16,374.99	187.33%
90-6611 · Facade Grant	16,009.42	18,750.01	(2,740.59)	85.38%
90-9100 · BUSINESS RETENTION - Other	0.00	0.00	0.00	0.0%
	62,030.35	83,625.02	(21,594.67)	74.18%
Total EDC NON-DEPARTMENTAL	291,141.26	193,650.02	97,491.24	150.34%
OTHER EXPENDITURES				
90-8601 · Constitution	2,085.00	0.00	2,085.00	100.0%
90-8602 · Land Exchange	22,000.00	0.00	22,000.00	100.0%
90-8603 · Gas Lines to Narrows	0.00	0.00	0.00	0.0%
90-8604 · Sidewalk	0.00	0.00	0.00	0.0%
90-9605 · Infrastructure	24,132.50	374,999.99	(350,867.49)	6.44%
90-8606 · Downtown Redevelopment	0.00	0.00	0.00	0.0%
90-8607 · Narrows Phase II Expansion	14,687.15	1,499,999.99	(1,485,312.84)	0.98%
90-9606 · Patriot Circle Office Building	201,444.01	750,000.01	(548,556.00)	26.86%
90-8600 · CAPITAL OUTLAY - Other	0.00	0.00	0.00	0.0%
	264,348.66	2,624,999.99	(2,360,651.33)	10.07%
Total OTHER EXPENDITURES	264,348.66	2,624,999.99	(2,360,651.33)	10.07%
Total EXPENDITURES	1,201,078.84	3,498,018.33	(2,296,939.49)	34.34%
Total Expense	1,201,078.84	3,498,018.33	(2,296,939.49)	34.34%
Net Ordinary Income	131,349.53	(2,457,775.80)	2,589,125.33	(5.34%)
Net Income	131,349.53	(2,457,775.80)	2,589,125.33	(5.34%)

Economic Development Corporation

H.3.

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving Resolution #EDC 2026-13 accepting the Quarterly Investment report presented for the quarter ending June 30, 2026, per the Investment Policy.
Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The Public Funds Investment Act of Chapter 2256, Texas Government Code, requires investment management reports to be accepted by the Board. The Copperas Cove Economic Development Corporation's Investment Policy requires that the Investment Officer report a detailed listing of all purchases, sales, and payments, and a description of each security held as well as management summary information.

Financial Impact:

See the attached Quarterly Investment Report for the month ending June30, 2026.

Action/Recommendation:

EDC staff recommends the Board approve Resolution #EDC 2026-13, accepting the Quarterly Investment Report as presented for the quarter ending June 30, 2026, per the Investment Policy.

Attachments:

Resolution EDC 2026-13
Quarterly Investment Report

RESOLUTION NO. EDC 2026-13
A RESOLUTION OF THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION,
APPROVING THE INVESTMENT REPORT FOR THE QUARTER ENDING JUNE 30, 2026.

WHEREAS, Chapter 2256 of the Texas Government Code, commonly known as the “Public Funds Investment Act,” requires the Investment Officer of the City to present s written report of investment transactions for all Economic Development Corporation’s accounts covered for the preceding reporting period to the Board of Directors; and

WHEREAS, this reporting is authorized by the Public Funds Investment Act; and

WHEREAS, the Public Funds Investment Act requires the Quarterly Investment Report be presented to the Board of Directors; and

WHEREAS, the attached Quarterly Investment Report complies with the Public Funds Investment Act.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED BY THE BOARD OF DIRECTORS OF THE COPPERAS COVE ECONOMIC CORPORATION:

Section I

That the Copperas Cove Economic Development Corporation has complied with the requirements of the Public Funds Investment Act, attached hereto as “Exhibit A,” is hereby approved as the quarterly investment report for the quarter ending June 30, 2026, of the Corporation effective August 26, 2026.

PASSED, APPROVED, AND ADOPTED on this 26th day of August 2026 at a Regular Meeting of the Economic Development Corporation which meeting was held in compliance with the Open Meetings Act, *Tex. Gov’t Code*, §551.001, et. seq. at which meeting a quorum was present and voting.

ATTEST:

Bradi Diaz, Chairman

David McPhail, Treasurer

APPROVED AS TO FORM:

Knight Law Firm
Copperas Cove Economic Development Corporation Attorney



Quarterly Investment Report

March 31, 2026 – June 30, 2026

3rd Quarter 2025-2026

The following report is submitted in accordance with the Public Funds Investment Act (Chapter 2256). The report also offers a supplement not required by the Act to fully inform the Board of Directors of the position and activity within the Copperas Cove Economic Development's portfolio of investments. The report includes a management summary overview, detailed holdings report for the end of the period and a transaction report as well as graphic representations of the portfolio to provide full disclosure to the Board.

The Copperas Cove EDC's portfolio is managed in full compliance with the Public Funds Investment Act, the Corporations' Investment Policy and Strategy and under the strictest safety parameters as set by the Board.

Copperas Cove Economic Development Corporation

Operating Fund Quarterly Investment Report

March 31, 2025 – June 30, 2026

Compared to previous Quarter

Portfolio Summary Management Report

This Quarterly Report is in compliance with the investment policy and strategy as established by the Board and the Public Funds Investment Act (Chapter 2256, Texas Govt. Code)

	As of March 31, 2026	As of June 30, 2026
Operating Account	\$ 674,047	\$ 591,492
Tex Pool	\$ 6,720,450	\$ 6,781,673
	\$ 7,394,497	\$ 7,373,165



Fred Welch, Executive Director

Allen Donker, DonkBuilt Service Exchange

Economic Development Corporation

H.4

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving Resolution EDC 2026-14 amending Fiscal Year Budget 2025/2026. Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The 2025/2026 Budget was adopted by City Council on August 19, 2025.

January 2026, at the EDC Regular Meeting EDC Board of Directors approved the amended Fiscal Year 25-26 Operating Budget to allow for funding of a full-time position.

The approved and adopted budget for FY 25-26 called for staff salaries and benefits of \$537,700.40. Additional funding for a full time employee was estimated to be \$17,850 between now and the end of the fiscal year (Sept 30, 2026). This would include salary and benefits.

Staff moved \$17,850 from Workforce Achievement Grant 90-9108 to the funds in Personnel 00-1150 – 001800. The approval of the Amended Budget did not exceed \$50,000 and did not need Councils Approval.

The administrative portion of our fiscal budget needs to be adjusted to reflect this amendment by the board and now the decrease in salary and benefits from the recent departure of Anne Seneca. At the present time we do not anticipate filling her position. Budget decrease within EDC Administration from \$858,818 to \$833,885.66. This is a decrease of \$35,927.34. These changes will be reflected in allocating to marketing, Business Retention and Expansion EDC NON-DEPARTMENTAL adding an additional \$70,299.67 in contracted services and marketing. The addition and subtraction will add \$34,372.33 in additional budgeted items to our 2025-2026 budget.

Our sales tax income is 29% above what we had projected. Originals Budget projected \$1,166,990 for the fiscal year ending September 30. It now appears we will end the fiscal year at \$1,398,669.52. Also our interest income even with the redemption of our 2012 bonds in August will be higher than projected.

Financial Impact: To our operating budget

Increasing budget expenditures in our marketing and communications, workforce development accounts by \$70,299.67

Decreasing our EDC Administration expenditure by \$35,927.34

Net increase in expenditures \$34,372.33.

Projected increase in Revenue \$ 256,677.53.

There is a reimbursement from the city for approximately \$60,240 for ½ of the expense of the TIRZ creation.

There is a reimbursement to the city for approximately \$70,000 for ½ of the expense for the Marketing and Communications program -both of these will be reflected in the final budget amendment coming to the board in either September or October for FY 2025-2026.

Action/Recommendation:

EDC staff requests BOD approve Resolution EDC 2026-14 amending Fiscal Year Budget 2025/2026.

Please note: With the bond redemption and bond sale in August and September of this fiscal year the capital budget will be amended to reflect new costs. This will require a second amendment at the end of the fiscal year.

Attachments:

Resolution # EDC 2026-14
Amended FY 2025/2026 Budget Summary

Copperas Cove Economic Development Corporation

Profit & Loss Proposed Budget Overview

October 2025 through September 2026

	TOTAL	TOTAL REVISED
	Oct '25 - Sep 26	Oct '25 - Sep 26
Ordinary Income/Expense		
Income		
Revenues		
Sales Tax Income	1,166,990.00	1,398,669.52
Interest Income	220,000.00	244,998.01
Total Revenues	1,386,990.00	1,643,667.53
Other Income	0.00	0.00
Total Income	1,386,990.00	1,643,667.53
Expense		
EXPENDITURES		
EDC ADMINISTRATION		
PERSONNEL		
00-1150 · Phone Reimbursement	4,800.00	5,199.00
00-1100 · Car Allowance	6,000.00	6,000.00
00-1000 · Staff Salary	442,845.00	471,550.50
00-1200 · Longevity	1,242.00	1,242.00
00-1500 · FICA Tax	33,878.00	33,878.00
00-1600 · Employee Insurance	30,172.00	30,172.00
00-1700 · Worker's Comp Insurance	1,316.00	1,316.00
00-1800 · Retirement	67,755.00	67,755.00
00-1901 · Other Personnel Expenses	1,470.00	1,470.00
Total PERSONNEL	589,478.00	618,582.50
SUPPLIES AND MATERIALS		
00-2030 · Office Supplies	4,000.00	4,000.00
00-2040 Printing Costs	300.00	300.00
00-2200 · Postage/Shipping	300.00	300.00
00-2820 · Furniture and Fixtures	0.00	0.00
00-2842 · Minor Equipment/Electronics	5,000.00	5,100.00
Total SUPPLIES AND MATERIALS	9,600.00	9,700.00
REPAIRS AND MAINTENANCE		
00-4100 · Repairs & Maint. - Bldg	2,500.00	3,500.00
00-4200 · Repairs & Maint. - Facility	13,000.00	13,000.00
00-4400 · Repairs & Maint. - Equipment	2,000.00	4,000.00
Total REPAIRS AND MAINTENANCE	17,500.00	20,500.00
CONTRACTUAL SERVICES		
00-6012 · Consulting Fees (Legal)	5,000.00	6,000.00
00-6000 · Bank Analysis Fees	500.00	500.00
00-6100 · Advertising	4,000.00	7,333.67
00-6200 · Communication - Internet (Spec)	3,000.00	3,000.00
00-6201 · Phone Services - Brightspeed	3,000.00	4,000.00
00-6202 · Network Upgrade	4,124.00	2,280.33
00-6300 · Rental of Equip / Copier Lease	3,500.00	1,708.33
00-6350 · Rental of Property	33,000.00	33,000.00
00-6400 · Dues and Subscriptions	17,150.00	7,720.83

Copperas Cove Economic Development Corporation

Profit & Loss Proposed Budget Overview

October 2025 through September 2026

	TOTAL	TOTAL REVISED
	Oct '25 - Sep 26	Oct '25 - Sep 26
00-6401 · Subscriptions	600.00	700.00
00-6402 · Software Licenses	36,503.00	34,500.00
00-6550 · Contract Labor	7,900.00	5,201.80
00-6551 · IT Services (Cybersecurity/HD)	3,000.00	3,000.00
00-6600 · Professional Development	43,158.00	31,152.00
00-6800 · Professional Services	50,000.00	15,000.00
00-6810 · Provided City Services	0.00	0.00
00-6900 · Utilities	10,000.00	10,000.00
Total CONTRACTUAL SERVICES	224,435.00	165,096.96
DESIGNATED EXPENSES		
00-7000 · Insurance Expense	5,800.00	5,800.00
00-1998 · Board Related Expenses	6,000.00	6,000.00
00-1999 · Public Relations	6,000.00	4,800.00
Total DESIGNATED EXPENSES	17,800.00	16,600.00
Total EDC ADMINISTRATION	858,813.00	822,885.66
DEBT SERVICES		
10-9226 · 2012 Sales Tax Bond Principal	115,000.00	115,000.00
10-9326 · 2012 Sales Tax Bond Note Int	32,414.00	32,414.00
Total DEBT SERVICES	147,414.00	147,414.00
EDC NON-DEPARTMENTAL		
CONTRACTUAL SERVICES		
90-6400 · Dues and Subscriptions	6,000.00	6,000.00
90-6100 · Advertising	7,000.00	7,000.00
90-6550 · Contract Labor	0.00	0.00
90-6610 · Business Attraction	55,000.00	62,999.67
90-6800 · Professional Services	100,000.00	100,000.00
Total CONTRACTUAL SERVICES	168,000.00	175,999.67
90-9000 · ENTREPRENEUR CENTER		
90-9001 · Start Up	0.00	0.00
90-9002 · Operations	500.00	500.00
90-9003 · Employee Appreciation	500.00	500.00
90-9004 · Meals	1,500.00	1,500.00
Total 90-9000 · ENTREPRENEUR CENTER	2,500.00	2,500.00
90-9100 · BUSINESS RETENTION		
90-9101 · Flyers / Design	0.00	300.00
90-9102 · Workshops	0.00	0.00
90-9103 · Retention	8,500.00	8,500.00
90-9104 · Travel	0.00	0.00
90-9105 · Visits	0.00	0.00
90-9106 · Workforce Development Training	0.00	1,980.00
90-9107 · Workforce Development Events	3,000.00	3,000.00
90-9100 · BUSINESS RETENTION - Other	0.00	0.00
Total 90-9100 · BUSINESS RETENTION	11,500.00	13,780.00
90-6611 -Façade Grant		25,000.00

Copperas Cove Economic Development Corporation

Profit & Loss Proposed Budget Overview

October 2025 through September 2026

	TOTAL	TOTAL REVISED
	Oct '25 - Sep 26	Oct '25 - Sep 26
90-6612- Workforce		
90-6613 Other TSC	0.00	35,020.00
Total EDC NON-DEPARTMENTAL	182,000.00	252,299.67
Bond, ops. Department	1,188,227.00	1,222,599.33
OTHER EXPENDITURES		
90-8600 · CAPITAL OUTLAY		
90-8601 · Constitution	22,000.00	0.00
90-8602 · Land Exchange	0.00	0.00
90-8605 · Infrastructure	0.00	11,000.00
90-8607 · Narrows Phase II Expansion	25,000.00	25,000.00
90-8608 · Patriot Circle Office Building	138,000.00	204,000.00
90-8600 · CAPITAL OUTLAY - Other	0.00	0.00
Total 90-8600 · CAPITAL OUTLAY	185,000.00	240,000.00
Total OTHER EXPENDITURES	3,500,000.00	240,000.00
Total EXPENDITURES	4,688,227.00	240,000.00
Total Expense	4,688,227.00	1,462,599.33
Net Ordinary Income	-3,301,237.00	1,462,599.33
Net Income	-3,301,237.00	181,068.20

RESOLUTION NO. EDC 2026-14

**A RESOLUTION OF THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
APPROVING THE AMENDED BUDGET FOR THE COPPERAS COVE ECONOMIC
DEVELOPMENT CORPORATON FOR FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND
ENDING ON SEPTEMBER 30, 2026; AND ESTABLISHING A SAVINGS CLAUSE AND AN
EFFECTIVE DATE.**

WHEREAS, the Copperas Cove Economic Development Corporation desires to amend the operating budget of the Economic Development Corporation for the fiscal year October 1, 2025 to September 30, 2026; and

WHEREAS, said budget amendments have been submitted to the Economic Development Corporation Board by the Economic Development Director in accordance with the bylaws.

WHEREAS, if such amendments are approved by the Board of Directors, said budget amendments will be submitted for ratification to the City Council of the City of Copperas Cove, Texas.

NOW, THEREFORE, BE IT RESOLVED BY THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION:

SECTION I.

That the Copperas Cove Economic Development Corporation approve and adopt the amendments to the budget considered for the fiscal year of October 1, 2025, to September 30, 2026, as identified in "Exhibit A" of this resolution.

SECTION II.

That the amendments to the budget approved and adopted hereby will be forwarded for consideration and approval by the City Council of the City at their next available meeting.

SECTION III.

That all resolutions for which provision has heretofore been made are hereby expressly repealed if in conflict with the provisions of this resolution.

SECTION IV.

That should any part, portion, or section of this resolution be declared invalid or inoperative or void for any reason by a court of competent jurisdiction, such decision, opinion or judgment shall in no way affect the remaining portions, parts, or sections or parts of section of this resolution, which provisions shall be, remain and continue to be in full force and effect.

SECTION V.

That this resolution shall take effect and be in full force and effect from and after its passage and approval of the City Council.

PASSED, APPROVED, AND ADOPTED this day of _____, 2026, at a meeting of the Copperas Cove Economic Development Corporation, which meeting was held in compliance with the Open Meetings Act, *Tex. Gov't Code* 551.001, et.seq., at which meeting a quorum was present and voting.

ATTEST:

Bradi Diaz, Chairman

David McPhail, Treasurer

APPROVED AS TO FORM:

Barbara Boulware Wells
Knight- Law Firm
Copperas Cove Economic Development Corporation Attorney

Economic Development Corporation

H.5

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC.

Subject:

Consideration and action on approving the bid from S3 Sitework to build drainage improvements for stormwater management across the EDC property behind Constitution Court Apartments. Fred Welch, Executive Director, Copperas Cove EDC.

Description/Information:

The stormwater outfall coming from Mueller Drive runs across a narrow strip of land owned by the EDC before it falls into the drainage and retention system maintained by either the City or Constitution Court Apartments. The land is uneven, and water backs up into residential properties abutting the opposite side between Mueller and the outfall to the drainage at Constitution Court Apartments.

The intent is to study the drainage outfall, develop plans for an appropriate drainage channel, which can then be conveyed to the City for maintenance, and ease the ponding that is now taking place on the EDC property by recommending certain cuts to the slope that will allow water to flow towards the current drainage.

This has been an ongoing concern for several years and just cutting the grass has not solved the water ponding onto residential properties. This would be the first step in development of a master plan to coordinate the stormwater runoff from above the property.

In August 2025, the EDC Board of Directors approved a Professional Services Agreement with Clark Engineering to design drainage improvements supporting the stormwater outfall behind Constitution Court Apartments.

Financial Impact:

\$41,875.00 The approved and adopted budget for FY 25-26 does not show this project as it came into being after the budget was approved. There are funds in account 90-9605 (infrastructure) that can be moved into the project account 90-8601.

Action/Recommendation:

EDC staff requests the CCEDC Board of Directors to approve the bid from S3 Sitework to build drainage improvements for stormwater management across the EDC property behind Constitution Court Apartments.

Attachments:

Bid is attached



EXCAVATION • UTILITIES • DEMOLITION

P.O. Box 399
Kempner, TX 76539
254-547-3236

Site Work Proposal

Project:	Constitution Drive Drainage Improvements	Date of Plans:	4/16/2026
Location:	Copperas Cove, TX	Addenda:	
		Bid Date:	8/9/2026
		Quantity	

1 Site Prep

1.1 Mobilization

1.2 Strip Site

****NO Silt Fence****

****NO Rock Berms****

2 Site

2.1 Site Excavation

2.2 Site Embankment

2.3 Furnish and Install Topsoil 4in Thick

2.4 Curlex and Seed

****NO Hydromulch****

****NO Watering of Curlex and Seed****

3 Concrete

3.1 Flume A 383 sf

3.2 Flume B 329 sf

TOTAL BASE BID \$41,875.00

S3 Sitework utilizes the latest in GPS Machine Control Technology, doing so allows us to spend Minimal time staking and laying out our projects. We will need the following in order to get started:

*****General Contractor is to provide a minimum of 4 Control POINTS*****

*****General Contractor is to provide a minimum of 1 FINISHED FLOOR BENCHMARK*****

Notes:	The above pricing is for the site work elements of these bid items. The work is turn-key with the few exclusions listed below. The work is to be completed in a substantial workmanlike manner.
Exclusions:	Testing/ Surveying/ Permits/ Barricades/ Traffic Control/ SWPPP/ Seeding
	No Striping/ Landscape Mat/ Erosion Control Blanket
	Irrigation Sleeves/ Haul off other sub spoils/ Water Meters/ Cast in Place Concrete Structures/

Benchmarks/ Control Points/ Construction Fencing/ Saw Cutting/ Asphalt Patch Work
Maintenance of Erosion Control (*Any Maintenance will result In an hourly charge*)

By: **David Smith II**
President
(254) 394-1640 cell
david@s3sitework.com

Accepted By: _____
(Signature and Print)
Company: _____

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC.

Subject:

Consideration and action on approving an Emergency Business Relief Program for local businesses. Sean Stevens, Assistant Executive Director, Copperas Cove EDC.

Description/Information:

On August 16, 2026, the City of Copperas Cove experienced a significant water main break that resulted in low or no water pressure throughout the community. The emergency required the City to implement Stage 4C water restrictions, requiring closure and operational restrictions for restaurants and other local businesses.

The proposed Emergency Business Relief Program is intended to provide limited financial assistance to eligible local businesses that experienced a loss of revenue or other financial impact as a result of the Stage 4C water restrictions between August 16 and August 22, 2026.

The program would provide a total of \$10,000 in emergency assistance, with individual awards ranging from \$250 to \$1,000. Eligible businesses would be required to demonstrate a loss of revenue or other financial impact resulting from the water restrictions. Grant funds would be available for working capital only.

The program would be open to eligible businesses through September 30, 2026, or until program funds are depleted. Each eligible business would be limited to one award. CCEDC staff would review applications and determine final award amounts.

If approved by CCEDC Board of Directors, the proposed program will be presented to the Copperas Cove City Council for consideration and approval by resolution prior to implementation. The program would not become effective or begin accepting applications until the required City Council action have been completed.

Financial Impact:

\$10,000 The proposed Emergency Business Relief Program would allocate \$10,000 from available CCEDC funds to provide emergency assistance to eligible local businesses impacted by the Stage 4C water restrictions.

Action/Recommendation:

EDC staff requests the CCEDC Board of Directors to approve the Emergency Business Relief Program for local businesses.

Attachments:

Emergency Business Relief Program



Emergency Business Relief Grant Program

Program Purpose

The Copperas Cove Economic Development Corporation (CCEDC) has established the Emergency Business Relief Grant Program to provide limited financial assistance to local businesses impacted by the City's Stage 4C water restrictions.

The program is intended to provide working capital to eligible businesses that experienced a loss of revenue or other financial impact between **August 16 and August 22, 2026** as a result of the water restrictions.

Program Funding

- **Total Program Funding:** \$10,000
- **Individual Awards:** \$250 to \$1,000
- **One award per business**
- Applications will be accepted through **September 30, 2026**, or until program funds are exhausted.

Eligible Businesses

To qualify, a business must:

- Be a for-profit business located within the Copperas Cove city limits.
- Have been operating on or before August 16, 2026.
- Have 25 or fewer employees.
- Demonstrate a loss of revenue or other financial impact resulting from the Stage 4C water restrictions between August 16 and August 22, 2026.
- Submit a completed application and required supporting documentation.

Use of Funds

Grant funds must be used for **working capital**.

Application and Review

- One grant per applicant.
- Applications will be reviewed in the order they are received.
- A signed W-9 form must be included with the application
- Incomplete applications will be rejected.
- CCEDC is the final authority to approve or deny applications and determine award amounts.

Program Terms

All awards are subject to applicable laws, CCEDC policies, and final approval by the CCEDC Board of Directors.



Emergency Business Relief Forgivable Loan Program

Program Purpose

The Copperas Cove Economic Development Corporation (CCEDC) has established the Emergency Business Relief Grant Program to provide limited financial assistance to local businesses impacted by the City's Stage 4C water restrictions.

The program is intended to provide working capital to eligible businesses that experienced a loss of revenue or other financial impact between **August 16 and August 22, 2026** as a result of the water restrictions.

Program Funding

- **Total Program Funding:** \$10,000
- **Individual Awards:** \$250 to \$1,000
- **One award per business**
- Applications will be accepted through **September 30, 2026**, or until program funds are exhausted.

Eligible Businesses

To qualify, a business must:

- Be a for-profit business located within the Copperas Cove city limits.
- Have been operating on or before August 16, 2026.
- Have 25 or fewer employees.
- Demonstrate a loss of revenue or other financial impact resulting from the Stage 4C water restrictions between August 16 and August 22, 2026.
- Submit a completed application and required supporting documentation.

Use of Funds

Grant funds must be used for **working capital**.

Loan Terms

- **Interest Rate:** 0%
- **Loan Amount:** \$250 to \$1,000
- **Collateral:** None
- **Forgiveness:** The loan will be forgiven in full if the borrower remains in business through September 30, 2027, and complied with all terms of the loan agreement. CCEDC may require repayment of all or a portion of the outstanding loan balance.

Application and Review

- One forgivable loan per applicant.
- Applications will be reviewed in the order they are received.
- A signed W-9 form must be included with the application
- Incomplete applications will be rejected.

- CCEDC is the final authority to approve or deny applications and determine award amounts.

Program Terms

All awards are subject to applicable laws, CCEDC policies, and final approval by the CCEDC Board of Directors.



Emergency Business Relief Grant Program Application

Section 1 – Applicant Contact Information

Date:	
Name of Applicant:	
Primary Phone Number:	Alternative Phone Number:
Email:	

Section 2 – Business Information

Business Name:		
Business Legal Name as Identified on W-9 (Please attach copy of W-9)		
Business Mailing Address:		
City:	State:	Zip Code:
Business Phone:		Website:

Number of years in business in Copperas Cove, TX:	Number of Employees:	Tax ID #:
Are you currently in compliance with the City of Copperas Cove and Coryell County or Lampasas County? ☐ Yes ☐ No		

Section 3 – Grant Request Information

How did the water restrictions implemented on Monday, August 17, 2026, affect your business:

Total Grant Amount Requested: \$

Please provide a detailed breakdown of the revenue losses and/or financial impacts your business experience as a result of the Stage 4C water restrictions between August 16 and August 22, 2026.

Loss/Impact Item	Estimated Amount
	\$
	\$
	\$
	\$
	\$
Totals	\$

Section 4 – Attachments

Please attach the following documents with the completed application (failure to include all applicable attachments with result in the application being deemed incomplete):

- Signed Copy of W-9
- Documentation to support loss/impact from Section 3

Section 5 – Certification and Signature

Please review and check each box to certify your understanding and agreement:

- ☐ I understand that submitting this application does not guarantee grant approval, and that CCEDC reserves full discretion in approving or denying funding.
- ☐ I certify that the information submitted in this application, including all attachments, is true, correct, and complete. I understand that any omission or false information may result in the application being considered invalid.

Applicant Information and Signature

Signature:_____ Date:_____



Emergency Business Relief Grant Agreement

This Grant Agreement ("Agreement") is entered into on this _____ day of _____, 2026, by and between the **Copperas Cove Economic Development Corporation (CCEDC)** and:

Grant Recipient: _____

Business Name: _____

Business Address: _____

City/State/Zip: Copperas Cove, TX 76522

Grant Award

CCEDC agrees to provide the Recipient with a grant of \$_____ through the **Emergency Business Relief Grant Program** to assist the Recipient with the financial impact of the City's Stage 4C water restrictions. Grant funds shall be used for **working capital**.

Payment will be made to the entity listed on the W-9 provided with the application within thirty (30) days of execution of this Agreement.

Recipient Certification

By signing this Agreement, the Recipient accepts the grant and agrees to comply with the Emergency Business Relief Grant Program Guidelines. The Recipient certifies that the information provided in the application and supporting documentation is true and accurate and that the individual signing this Agreement is authorized to bind the Recipient.

If the Recipient is found to have willfully provided false or misleading information or used grant funds for purposes other than working capital, CCEDC may require repayment of all or a portion of the grant.

The Recipient acknowledges that CCEDC, its staff, and agents, make no guarantees regarding the financial performance or operation of the Recipient's business.

This Agreement shall be governed by the laws of the State of Texas.

Signatures

Grant Recipient

Signature: _____ Date: _____

Copperas Cove Economic Development Corporation

Signature: _____ Date: _____

Economic Development Corporation

I.1.

Meeting Date: August 26, 2026

Contact: Fred Welch, Executive Director, Copperas Cove EDC

UPDATE

1. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC**
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Economic Development Corporation

I.2.

Meeting Date: August 26, 2026

Contact: Sean Stevens, Assistant Executive Director, Copperas Cove EDC

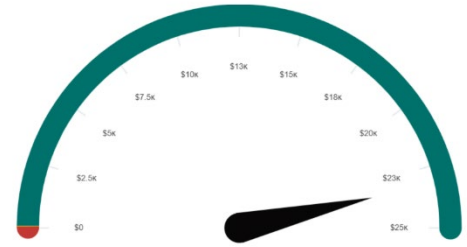
UPDATE

2. Assistant Executive Director's Report. **Sean Stevens, Copperas Cove EDC**

Business Improvement Grant Program - \$23,211

Completed

- Main Street Mercantile - \$1,603.18
- Sneed-Carnley Funeral Chapel - \$4,949
- World of Wonder Academy - \$4,457.67
- Kiln & Cone (105 E Ave E) - \$5,000.00
- Granny's Attic - \$2,196.92



In-progress

- Downtown Exterior Remodel - \$5,000 (Extended until September 30, 2026)

FY26/27 Proposed Budget - \$30,000

Governor's Small Business Summit

- Was held on July 23.
- 173 participants (236 registered, 63 no-shows)

Grand Central Texas Economic Development Summit

- Wednesday, August 5
- Texas A&M-Central Texas
- About 90 registrants
- Speaker – Tom Spellman, TIP Strategies



CTC State of the College Luncheon

Staff attended the State of the College Luncheon at CTC on August 13.



Upcoming Events:

- August 25-26: Team Texas Consultants Summit
- September 1-2: Transatlantic Business Investment Conference
- September 30: Grand Central Texas Road Show, Copperas Cove
- October 7-8: TEDC Annual Conference

Economic Development Corporation

I.3.

Meeting Date: August 26, 2026

Contact: Sheena Tanner, Marketing Director, Copperas Cove EDC

UPDATE

3. Marketing Director's Report. **Sheena Tanner, Copperas Cove EDC**
-

Economic Development Corporation

I.4.

Meeting Date: August 26, 2026

Contact: Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC

UPDATE

4. Workforce Development Specialist Report. **Brittany Sanders, Copperas Cove EDC**

Economic Development Corporation

I.5

Meeting Date: August 26, 2026

Contact: Amy Williams, Administrative Assistant, Copperas Cove EDC

UPDATE

5. Administrative Assistant Report. **Amy Williams, Copperas Cove EDC**
