



4A Economic Development Corporation FY 2026-2027 Proposed Budget

PRESENTED TO THE 4A BOARD, AUGUST 17, 2026

4A Fund Highlights

- 4A Fund supports economic development operations, incentives and capital improvement plan
 - FY 2027 4A Incentives: \$4,946,667
 - Craftmasters: \$3,500,000
 - Bonus (Gardens): \$96,667
 - Grand (West Building): \$300,000
 - Street (141 W. Renfro): \$1,000,000
 - American Completion Tools: \$50,000
- 4A Fund Highlights
 - FY 2027 Beginning Balance \$8,709,103
 - Revenues \$10,865,978
 - Expenses \$11,673,527
 - Ending Balance \$7,901,554

4A Fund

Recommended Supplemental Requests

4A FUND

DISCRETIONARY

DEPARTMENT	FUNCTION	REQUEST SUMMARY	FTE	DISCRETIONARY ONE-TIME	DISCRETIONARY ONGOING	REVENUE/OFFSET	FY26-27 BUDGET
Economic Development	Community Services	Restore Merit to October 1	-	-	4,879	-	4,879
Economic Development	Community Services	Economic Development Website	-	15,000	-	-	15,000
TOTAL			-	15,000	4,879	-	19,879

4A Fund Three-Year Summary

MAJOR GOVERNMENTAL FUND					
BCDC 4A SALES TAX SRF					
	2024-25 ACTUAL	2025-26 ORIGINAL BUDGET	2025-26 REVISED BUDGET	2025-26 ESTIMATE	2026-27 PROPOSED BUDGET
Beginning fund balance/ working capital	\$ 8,036,156	\$ 9,443,321	\$ 9,443,321	\$ 8,601,507	\$ 8,709,103
Revenues					
Sales & Use Taxes	7,731,931	7,993,732	7,993,732	7,993,732	8,233,546
Ofs-Sale Of Capital	2,410,475	-	-	1,096,349	2,000,000
Investment Earnings	309,800	220,500	220,500	306,165	290,857
Miscellaneous	374,308	310,622	310,622	385,000	341,575
Total Revenues	10,826,514	8,524,854	8,524,854	9,781,246	10,865,978
Expenditures					
Salaries	504,120	531,118	531,118	540,615	551,275
Benefits	199,537	207,282	207,282	210,960	213,122
Personnel Developmnt	74,140	119,500	119,500	119,550	115,550
Supplies	6,415	6,500	6,500	6,500	6,500
Outside Services	145,555	155,000	155,000	155,000	161,500
Infr Maint & Repair	17,297	27,500	27,500	27,500	27,500
Utilities	9,370	20,915	20,915	16,958	8,150
Contribution To Isf	463,220	124,972	124,972	124,972	157,490
Misc	236,635	332,500	332,500	332,500	330,000
Cost Allocation Exp	161,260	161,260	161,260	161,260	253,255
Incentives (ED)	1,345,657	7,445,000	7,460,632	3,986,930	4,946,667
Capital Expenditures	2,806,220	-	-	-	-
Transfers Out	4,291,739	3,997,929	3,997,929	3,990,905	4,882,639
Total Base Budget	10,261,163	13,129,475	13,145,107	9,673,650	11,653,648
FY27 Supplementals					
One-time	-	-	-	-	15,000
Recurring	-	-	-	-	4,879
FY27 Supplementals Total	-	-	-	-	19,879
Total Expenditures	10,261,163	13,129,475	13,145,107	9,673,650	11,673,527
 Change in fund balance	 565,351	 (4,604,621)	 (4,620,253)	 107,596	 (807,549)
 Ending fund balance/ working capital	 \$ 8,601,507	 \$ 4,838,700	 \$ 4,823,068	 \$ 8,709,103	 \$ 7,901,554

4A Financial Overview

	FY 2025 Actual	FY 2026 Adopted	FY 2026 Revised	FY 2026 Year-End Estimate	FY 2027 Projected	FY 2028 Projected	FY 2029 Projected	FY 2030 Projected	FY 2031 Projected
Beginning Fund Balance	8,036,156	9,443,321	9,443,321	8,601,507	8,709,103	7,901,554	6,588,216	7,091,279	6,477,958
Revenue									
Sales & Use Taxes	7,731,931	7,993,732	7,993,732	7,993,732	8,233,546	8,480,552	8,734,969	8,997,018	9,266,929
Other Revenue	3,094,584	531,122	531,122	1,787,514	2,632,432	614,981	617,715	620,476	620,476
Total Revenue	10,826,514	8,524,854	8,524,854	9,781,246	10,865,978	9,095,533	9,352,684	9,617,494	9,887,405
Expenditures									
Personnel	703,656	738,399	738,399	751,575	764,397	791,591	819,814	849,108	879,516
Base Expenses	4,056,220	1,084,256	1,084,256	1,080,349	1,209,070	1,239,095	1,269,900	1,301,507	1,333,938
Incentives (Ed)	1,345,657	7,445,000	7,460,632	3,986,930	4,946,667	2,451,666	500,000	620,000	0
Current Debt Service Charges	4,155,630	3,861,820	3,861,820	3,854,796	3,851,392	3,852,340	3,465,576	3,465,715	3,459,991
New Debt Service Charges	0	0	0	0	882,122	2,069,154	2,789,154	3,989,154	3,989,154
Recurring Supplementals					4,879	5,025	5,176	5,331	5,491
One-Time Supplementals					15,000	0	0	0	0
Total Expenditures	10,261,163	13,129,475	13,145,107	9,673,650	11,673,527	10,408,871	8,849,620	10,230,815	9,668,090
Change in Fund Balance	565,351	(4,604,621)	(4,620,253)	107,596	(807,549)	(1,313,338)	503,063	(613,321)	219,315
Ending Fund Balance	8,601,507	4,838,700	4,823,068	8,709,103	7,901,554	6,588,216	7,091,279	6,477,958	6,697,272
FB% of Expenditure	83.83%	36.85%	36.69%	90.03%	67.69%	63.29%	80.13%	63.32%	69.27%

4A CIP FY 2027-2031

4A CO BOND PROJECTS												
				5-Year Capital Improvement Plan								
Project #	Project Information	Project Phase	Prior Allocations	Budgeted FY 27	Planned FY 28	Planned FY 29	Planned FY 30	Planned FY 31	5-yr Total Project Cost	Total Programmed Project Cost	Unprogrammed Project Cost	Total Project Cost
ST2301	Alsbury Ph. 3 - Widening to CR 914 Project Limits: Alsbury Blvd from Prairie Grove Lane to CR 914 Project Description: Construction of four lanes of Alsbury Blvd (CR1020) from Prairie Grove Lane to CR914; Construction of 10' shared use paths	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	2,524,856	-	-	-	-	-	-	2,524,856	-	2,524,856
		Construction	-	-	-	-	-	-	-	-	42,502,220	42,502,220
		Owner ED&P	435,144	-	250,000	250,000	-	-	500,000	935,144	2,125,111	3,060,255
		Right of Way / Land	3,541,277	-	4,750,000	4,750,000	-	-	9,500,000	13,041,277	-	13,041,277
		Total Cost	6,501,277	-	5,000,000	5,000,000	-	-	10,000,000	16,501,277	44,627,331	61,128,608
DV2302	Lakewood Drive Extension Project Limits: Lakewood between CR 1902 and Chisholm Trail Parkway Project Description: Design of Lakewood Dr. Extension to Chisholm Trail Parkway and CR 1902 realignment	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	1,385,865	-	-	-	-	-	-	1,385,865	-	1,385,865
		Construction	-	-	3,820,000	-	-	-	3,820,000	3,820,000	28,000,000	31,820,000
		Owner ED&P	-	-	180,000	-	-	-	180,000	180,000	-	180,000
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	1,385,865	-	4,000,000	-	-	-	4,000,000	5,385,865	28,000,000	33,385,865
ST2605	Hulen Street Extension from SH 174 to John Jones Drive Project Limits: State Highway 174 (Wilshire Blvd) to FM 731 (John Jones Dr) Project Description: The Hulen Street Extension project includes the full design and construction of a new roadway corridor extending from the intersection of SH 174 to John Jones Dr.	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	1,510,000	-	-	-	-	-	-	1,510,000	-	1,510,000
		Construction	-	12,621,300	-	-	-	-	12,621,300	12,621,300	-	12,621,300
		Owner ED&P	75,500	631,100	-	-	-	-	631,100	706,600	-	706,600
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	1,585,500	13,252,400	-	-	-	-	13,252,400	14,837,900	-	14,837,900
DV2901	Future Project Project Limits: TBD Project Description: TBD	Study / Planning	-	-	-	-	-	-	-	-	-	-
		Design	-	-	-	-	-	-	-	-	-	-
		Construction	-	-	-	10,000,000	-	-	10,000,000	10,000,000	-	10,000,000
		Owner ED&P	-	-	-	-	-	-	-	-	-	-
		Right of Way / Land	-	-	-	-	-	-	-	-	-	-
		Total Cost	-	-	-	10,000,000	-	-	10,000,000	10,000,000	-	10,000,000
4A CO BOND TOTALS:			9,472,642	13,252,400	9,000,000	15,000,000	-	-	37,252,400	46,725,042	72,627,331	119,352,373

Options

- Recommend approval of 4A Fund FY 2027 proposed budget
- Not recommend approval of 4A Fund FY 2027 proposed budget
- Staff recommends approval

QUESTIONS/COMMENTS