



AGENDA ITEM COMMENTARY

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| MEETING NAME: | City Council |
| MEETING DATE: | March 16, 2026 |
| ITEM TITLE: | Consider and take appropriate action on recommendation from WEDC Board for approval of a sales tax reimbursement program. |
| STAFF INITIATOR: | Danielle Sweat-EDC Director |

BACKGROUND:

The Wolfforth Economic Development Corporation Board of Directors has approved the establishment of a Sales Tax Reimbursement Program designed to support additional commercial development surrounding the future United Supermarkets location. The intent of this program is to help attract retail tenants to the area and encourage early occupancy as the development begins to take shape.

As Council is aware, the United Supermarkets project represents a significant milestone for Wolfforth and will serve as a commercial anchor for future growth. The surrounding retail spaces create an opportunity for new businesses to locate in Wolfforth and help establish a strong commercial corridor that will serve both residents and the growing trade area. This program provides a tool to help accelerate that growth and create momentum in the early stages of the development.

Under the program guidelines, eligible businesses located within the designated program area may receive a temporary reimbursement of a portion of the sales tax generated by their business. To participate, businesses must execute a minimum five-year lease within the program area and remain in compliance with all City ordinances and requirements.

Approved businesses may receive semi-annual reimbursement payments based on the sales tax revenues generated and received by the WEDC. During the first year of participation, businesses may be eligible for reimbursement of up to 75 percent of the sales tax generated, with the reimbursement decreasing to 50 percent in the second year. Each agreement is limited to a two-year reimbursement term.

The program will begin five days after the official opening of United Supermarkets and will remain active for five years. No new applications will be accepted after the program sunset date, although previously approved agreements may continue through their full two-year reimbursement term.

The WEDC Board has reviewed and approved this program as part of the broader effort to encourage quality commercial development and build momentum around the United Supermarkets project.

EXHIBITS:

Reimbursement Program

COUNCIL ACTION/STAFF RECOMMENDATION:

Staff recommends that City Council approve the Sales Tax Reimbursement Program approved by the WEDC Board of Directors to help attract retail tenants and build early commercial momentum around the United Supermarkets development.