Municipal Development District Board Meeting

Aubrey City Council Chambers
226 Countryside Dr.
Aubrey, TX 76227
March 10, 2026
6:00 PM

***(Notice of Potential Quorum for City Council, Planning and Zoning Commission, Board of Adjustment, Library Board, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)**

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - "Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible."

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker's podium, state your name and address and speak directly into the microphone so that people in the room can hear comments and see presentations. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen's inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the February 10, 2026, MDD and City Council Joint Work Session.

2. Approve January 2026 Financial Report.

New Business: New items requested for consideration.

3. Consider and take action on Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed $80,800.

4. Consider and take action authorizing the Aubrey MDD Director to enter into a special services agreement with the Aubrey Area 380 Chamber of Commerce for part-time administrative assistance.

5. Consider and take action on MDD 2025-26 FY Budget Amendment

6. Consider and take action on By-Laws Revision for approval of MDD Grant Projects

Staff Report

7. Receive overview of January and February 2026 Staff Activity Report; Discussion of same.

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the Board will recess into Executive Session (closed meeting) to discuss the following:

8. a.) Section 551.072 - Real Property. 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 government body in negotiations with a third person:

   - Downtown Development
   - Downtown Development Project
   - Property for Economic Development - Project B

   b.) Section 551.087 Economic Development Negotiations. To discuss or deliberate regarding commercial or financial information that the City has received from a business. The Aubrey Municipal Development District may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the City and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

- Downtown Development Project

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City's website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the ____day of _________, 2026.

(The Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. 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, need to contact the ADA Coordinator at least 48-hours prior to the meeting. Please e-mail your request to: swilliams@aubreytx.gov.gov or call (940) 440-9343 ext 106. BRAILLE IS NOT AVAILABLE.

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Approve minutes of the February 10, 2026, MDD and City Council Joint Work Session.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The minutes of the February 10, 2026, MDD and City Council Joint Work Session are attached for review and consideration on the Consent Agenda.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

City Council Meeting and Joint MDD Workshop

Aubrey Area Library Community Center
226 Countryside Dr.
Aubrey, TX 76227
February 10, 2026
6:00 PM

Call to Order – Determine if Quorum is Present:

Mayor Rich called the meeting to order at 6:01 PM

City Council Present:

Chris Rich, Mayor
Jeff Perry (Mayor Pro Tem)
Mike Browning
Randy Jones
Chuck Fikes (Deputy Mayor Pro Tem)

Absent: Matt Jones

MDD Present:

Holly Drew, President
Erin Bogar
Tammy De Wet
Tim Heitman
Jamie Osmanovic arrived at 6:15 p.m.

Absent: Todd Davis

Staff Present: Christine Gossett, Executive Director – Aubrey MDD; Charles Kreidler, City Manager – City of Aubrey; Bailey Thompson, Marketing and Communications – City of Aubrey; Jenny Hicks, City Secretary – City of Aubrey

Invocation & Pledge of Allegiance: City Council Member Mike Browning offered the invocation and led the Pledges of Allegiance.

Community Announcements:

- Bailey Thompson announced the grand opening of the Winn Ridge First Responders Park on February 18th at 1:30 PM at 3604 Winn Ridge Boulevard.

- MDD Board Member Holly Drew announced the upcoming Chamber of Commerce luncheon; and the Aubrey Education Foundation Gala on March 21st.

Citizen Input: N/A

MDD Item:

1. Approve minutes of the January 29, 2026, meeting.

   President Drew asked for a motion to approve the minutes of the January 29, 2026, meeting.

   Director De Wet motioned to approve the January 29, 2026, minutes.

   Secretary Bogar seconded the motion. All in Favor. No Opposed. Motioned carried 5 to 0.

2. Consider and take action on a resolution to authorize the purchase of real property at 500 S. Main Street for $205,000 plus fees and closing costs.

   Executive Director presented the Resolution for the purchase.

   President Drew asked for a motion on the resolution to authorize the purchase of real property at 500 S. Main Street for $205,000 plus fees and closing costs.

   Secretary Bogar motioned to approve the Resolution for the purchase of real property at 500 S. Main Street for $205,000 plus fees and closing costs.

   Director Heitman seconded the motion. All in Favor. No Opposed. Motioned carried 5 to 0.

   Prior to the Work Session the City Council received a presentation on a Resolution item.

Mayor Rich Convened into Joint Workshop at 6:07 PM

Joint Workshop Items:

1. Discuss future growth, funding, budget, initiatives, operations, projects, and strategic plans not limited to, but including:

   - Permissible MDD Expenditures, activities, and approval process for grants and other major budgeted projects
   - Discuss any recommended By-Laws Revisions
   - Updates on MDD projects for 2026, including Downtown Development, Feasibility Study, MDD properties, and other programs.
   - Priorities and Future goals for MDD

   Topics discussed:
   - Discussed feasibility study for hotel and indoor sports facility
   - Discussed grant limits, and the need to change bylaws to allow MDD approval without City Council approval.
   - Plans for currently owned property:
     - 204-208 S Main: tenant RFP is out to the public
     - 916 S Highway 377: will be demolished; discussed matching the facade with the proposed municipal complex.
     - Discussed plans for property owned in downtown area
     - Discussed requesting a concept plan for current MDD office and museum

locations

- Discussed business interruptions and/or displacement of businesses from expansion of highway 377 and new commercial property availability coming up on FM 2931 and McNatt and Frontier Parkway.
- Discussion of cost impacts on small businesses and how MDD or City can help.

Mayor Rich adjourned the meeting at 7:12 PM.

PASSED and APPROVED by the Aubrey Municipal Development District of the City of Aubrey,
Texas this __ day of _____, 2026.

____
Holly Drew, President

ATTEST:

____
Erin Bogar, Secretary

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Approve January 2026 Financial Report.

Staff Contact
Mike English, Finance Director
menglish@aubreytx.gov
940-440-9343

Summary
The financials for January 2026 are attached for review and consideration on the Consent Agenda.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

Balance Sheet
Account Summary
Aubrey, TX

As Of 01/31/2026

Account	Name	Balance	
Fund: 701 - MDD			
Assets			
701-1-1-000-00	MDD Cash	2,395,932.93	
701-1-1-000-84	Claim on Cash MDD	-69,613.92	
701-1-1-000-90	Investment Account	1,724,850.42	
701-1-1-013-37	Sales Tax Receivable	203,710.56	
701-1-1-088-41	EDC cash	0.00	
701-1-2-015-00	Land	1,046,886.75	
701-1-2-015-10	Buildings and improvements	1,516,887.80	
701-1-2-017-00	Accumulated Depreciation	-94,025.00	
	Total Assets:	**6,724,629.54**	**6,724,629.54**
Liability			
701-2-1-010-00	Accounts Payable Pooled	18,185.66	
701-2-1-010-12	Accounts Payable -MDD	0.00	
701-2-1-021-01	Payroll tax liabilities	0.00	
701-2-1-021-02	Payroll Benefits Liability	0.00	
701-2-1-021-08	MDD HSA Bank	0.00	
701-2-1-021-09	Deferred Comp - 457	0.00	
701-2-1-021-10	Accrued Vacation	944.23	
701-2-1-022-10	Wages Payable	0.00	
701-2-1-023-00	MDD Fund TMRS due to state	0.00	
701-2-1-029-10	Bank Note Payable 2025	1,292,607.73	
701-2-3-000-00	Due to other funds	0.00	
	Total Liability:	**1,311,737.62**	
Equity			
701-3-1-040-10	Fund Balance - MDD	5,119,492.62	
	Total Beginning Equity:	**5,119,492.62**	
Total Revenue		488,353.34	
Total Expense		194,954.04	
Revenues Over/Under Expenses		**293,399.30**	
	Total Equity and Current Surplus (Deficit):	**5,412,891.92**	
	Total Liabilities, Equity and Current Surplus (Deficit):		**6,724,629.54**

Account	Name	Beginning Balance	Total Activity	Ending Balance

Fund: 701 - MDD

701-1-1-000-00	MDD Cash	2,290,199.53	105,733.40	2,395,932.93

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/06/2026	ZDET2026-GL-3722	0		Transfer cash from funds to PY			-542.92	2,289,656.61
01/09/2026	GLPKT00015	JN00015		MDD Sales Tax - January 2026			113,606.70	2,403,263.31
01/15/2026	ZDET2026-GL-3720	0		2601 MDD BANK LOAN 2025			-15,060.46	2,388,202.85
01/31/2026	GLPKT00294	JN00275		INTEREST INCOME			7,730.08	2,395,932.93

701-1-1-000-84	Claim on Cash MDD	-59,840.06	-9,773.86	-69,613.92

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/05/2026	ZDET2026-AP-8480			701-901 A/P REIMBURSEMENT FUND			-449.00	-60,289.06
01/06/2026	ZDET2026-AP-8482			701-901 A/P REIMBURSEMENT FUND			-379.67	-60,668.73
01/06/2026	ZDET2026-GL-3722	JE 7221 : Ref Deposit ...		Transfer cash from funds to PY			542.92	-60,125.81
01/07/2026	GLPKT00034	JN00033		Misc Deposit			3,037.45	-57,088.36
01/09/2026	ZDET2026-AP-8482			701-901 A/P REIMBURSEMENT FUND			-475.00	-57,563.36
01/09/2026	ZDET2026-GL-3721	JE 7220 : Ref Misc 0...		Self Insurance			-542.92	-58,106.28
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-3,433.59	-61,539.87
01/14/2026	APPKT00002	20027		VERIZON WIRELESS SEC REI PMT	0277 - VERIZON WIRELESS		-41.18	-61,581.05
01/20/2026	APPKT00014	DFT0000065		HSA BANK SEC REI PMT	0117 - HSA BANK		-150.00	-61,731.05
01/20/2026	APPKT00014	DFT0000065		HSA BANK SEC REI PMT	0117 - HSA BANK		-138.47	-61,869.52
01/20/2026	APPKT00014	DFT0000066		TMRS SEC REI PMT	0273 - TMRS		-381.46	-62,250.98
01/20/2026	APPKT00014	DFT0000066		TMRS SEC REI PMT	0273 - TMRS		-619.88	-62,870.86
01/20/2026	APPKT00007	DFT0000067		UBEO BUSINESS SERVICES SEC REI PMT	0594 - UBEO BUSINESS SERVICES		-65.00	-62,935.86
01/22/2026	APPKT00007	DFT0000016		ATMOS ENERGY SEC REI PMT	0126 - ATMOS ENERGY		-108.41	-63,044.27
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0...		Packet PYPKT00023: PR 01/03/2026-01/...			-3,298.31	-66,342.58
01/23/2026	APPKT00018	DFT0000076		HSA BANK SEC REI PMT	0117 - HSA BANK		-288.47	-66,631.05
01/23/2026	APPKT00017	DFT0000077		VANTAGEPOINT TRANSFER AGENTS-307...	0554 - VANTAGEPOINT TRANSFER AGENTS-...		-475.00	-67,106.05
01/23/2026	APPKT00017	DFT0000079		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-249.39	-67,355.44
01/23/2026	APPKT00017	DFT0000080		INTERNAL REVENUE SERVICE SEC REI P...	0116 - INTERNAL REVENUE SERVICE		-130.28	-67,485.72
01/26/2026	GLPKT00132	JN00124		Pooled Cash OOB Correction			678.20	-66,807.52
01/26/2026	GLPKT00133	JN00125		Pooled Cash OOB Correction			-678.20	-67,485.72
01/26/2026	GLPKT00134	JN00126		Pooled Cash OOB Correction			-678.20	-68,163.92
01/31/2026	GLPKT00248	JN00233		MDD Admin Fee			-1,450.00	-69,613.92

701-1-1-000-90	Investment Account	1,719,210.88	5,639.54	1,724,850.42

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	GLPKT00294	JN00275		INTEREST INCOME			5,639.54	1,724,850.42

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-010-00	Accounts Payable Pooled	-2,550.01	-15,635.65	-18,185.66

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/01/2026	APPKT00039	Q1 2026	20166	TML Q1 2026 SEC PBL	0272 - TML-IRP		-2,102.42	-4,652.43
01/01/2026	APPKT00039	Q1 2026	20166	TML Q1 2026 SEC PBL	0272 - TML-IRP		-101.58	-4,754.01
01/01/2026	ZDET2026-AP-8477			INTEGRITY FACILITY SOLUTIONS			-349.00	-5,103.01
01/05/2026	ZDET2026-AP-8480			701-901 A/P REIMBURSEMENT FUND			449.00	-4,654.01
01/06/2026	ZDET2026-AP-8482			Medicare Payable			-130.28	-4,784.29
01/06/2026	ZDET2026-AP-8482			701-901 A/P REIMBURSEMENT FUND			379.67	-4,404.62
01/06/2026	ZDET2026-AP-8482			Federal W/H Payable			-249.39	-4,654.01
01/09/2026	ZDET2026-AP-8482			457 Withholding			-475.00	-5,129.01
01/09/2026	ZDET2026-AP-8482			701-901 A/P REIMBURSEMENT FUND			475.00	-4,654.01
01/09/2026	ZDET2026-AP-8484			HSA Contributions			-288.47	-4,942.48
01/09/2026	ZDET2026-AP-8484			TMRS Payable			-1,001.34	-5,943.82
01/14/2026	APPKT00002	20027		VERIZON WIRELESS SEC PMT	0277 - VERIZON WIRELESS		41.18	-5,902.64
01/20/2026	APPKT00014	DFT0000065		HSA BANK SEC PMT	0117 - HSA BANK		150.00	-5,752.64
01/20/2026	APPKT00014	DFT0000065		HSA BANK SEC PMT	0117 - HSA BANK		138.47	-5,614.17
01/20/2026	APPKT00014	DFT0000066		TMRS SEC PMT	0273 - TMRS		381.46	-5,232.71
01/20/2026	APPKT00014	DFT0000066		TMRS SEC PMT	0273 - TMRS		619.88	-4,612.83
01/20/2026	APPKT00007	40885903	DFT0000067	UBEO BUSINESS SERVICES SEC PBL	0594 - UBEO BUSINESS SERVICES		-65.00	-4,677.83
01/20/2026	APPKT00007	DFT0000067		UBEO BUSINESS SERVICES SEC PMT	0594 - UBEO BUSINESS SERVICES		65.00	-4,612.83
01/22/2026	APPKT00007	DFT0000016		ATMOS ENERGY SEC PMT	0126 - ATMOS ENERGY		108.41	-4,504.42
01/23/2026	APPKT00018	DFT0000076		HSA BANK SEC PMT	0117 - HSA BANK		288.47	-4,215.95
01/23/2026	APPKT00018	INV0000009	DFT0000076	HSA Contributions SEC PBL	0117 - HSA BANK		-288.47	-4,504.42
01/23/2026	APPKT00018	INV0000011	DFT0000078	TMRS Payable SEC PBL	0273 - TMRS		-1,001.34	-5,505.76
01/23/2026	APPKT00017	DFT0000077		VANTAGEPOINT TRANSFER AGENTS-307…	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00	-5,030.76
01/23/2026	APPKT00017	DFT0000079		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		249.39	-4,781.37
01/23/2026	APPKT00017	DFT0000080		INTERNAL REVENUE SERVICE SEC PMT	0116 - INTERNAL REVENUE SERVICE		130.28	-4,651.09
01/23/2026	APPKT00017	INV0000010	DFT0000077	457 Withholding SEC PBL	0554 - VANTAGEPOINT TRANSFER AGENTS-…		-475.00	-5,126.09
01/23/2026	APPKT00017	INV0000012	DFT0000079	Federal W/H Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-249.39	-5,375.48
01/23/2026	APPKT00017	INV0000013	DFT0000080	Medicare Payable SEC PBL	0116 - INTERNAL REVENUE SERVICE		-130.28	-5,505.76
01/31/2026	APPKT00039	2102026	20132	Luminary Sponsorship 25 Years of Shini…	0661 - AUBREY EDUCATION FOUNDATION		-1,250.00	-6,755.76
01/31/2026	APPKT00039	6134930740	20169	January 2026 SEC PBL	0277 - VERIZON WIRELESS		-41.18	-6,796.94
01/31/2026	APPKT00039	72	20164	ALBA Program Facilitation SEC PBL	1422 - THE MARKETING LADY		-3,333.34	-10,130.28
01/31/2026	APPKT00039	January 2026	20129	January 2026 SEC PBL	0101 - ACE HARDWARE & LUMBER		-63.96	-10,194.24
01/31/2026	APPKT00039	January 2026	20130	January 2026 SEC PBL	1368 - ARROW EXTERMINATORS, INC		-100.00	-10,294.24
01/31/2026	APPKT00039	Statement No. 41	20163	General SEC PBL	0775 - TAYLOR, OLSON, ADKINS, SRALLA & …		-3,381.20	-13,675.44
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank SEC PBL	1285 - CITI BANK		-73.88	-13,749.32
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank SEC PBL	1285 - CITI BANK		-944.48	-14,693.80
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank SEC PBL	1285 - CITI BANK		-1,026.97	-15,720.77
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-19.47	-15,740.24
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-1,967.26	-17,707.50
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-262.73	-17,970.23
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-66.25	-18,036.48
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-23.99	-18,060.47

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-010-00	Accounts Payable Pooled - Continued	-2,550.01	-15,635.65	-18,185.66

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026 SEC PBL	1713 - US Bank		-17.99	-18,078.46
01/31/2026	APPKT00053	3064561863-2601	DFT0000154	209 S Main St SEC PBL	0126 - ATMOS ENERGY		-107.20	-18,185.66

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-021-01	Payroll tax liabilities	0.00	0.00	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/06/2026	ZDET2026-AP-8482			Medicare Payable			65.14	65.14
01/06/2026	ZDET2026-AP-8482			Federal W/H Payable			249.39	314.53
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-65.14	249.39
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-249.39	0.00
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0…		PYPKT00023 - PR 01/03/2026-01/16/20…			-379.67	-379.67
01/23/2026	APPKT00017	INV0000012	DFT0000079	Federal W/H Payable	0116 - INTERNAL REVENUE SERVICE		249.39	-130.28
01/23/2026	APPKT00017	INV0000013	DFT0000080	Medicare Payable	0116 - INTERNAL REVENUE SERVICE		130.28	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-021-08	MDD HSA Bank	0.00	0.00	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/09/2026	ZDET2026-AP-8484	HSA202601062057	DFT0000065	HSA Contributions	0117 - HSA BANK		150.00	150.00
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-150.00	0.00
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0…		PYPKT00023 - PR 01/03/2026-01/16/20…			-288.47	-288.47
01/23/2026	APPKT00018	INV0000009	DFT0000076	HSA Contributions	0117 - HSA BANK		288.47	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-021-09	Deferred Comp - 457	0.00	0.00	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/09/2026	ZDET2026-AP-8482			457 Withholding			475.00	475.00
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-475.00	0.00
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0…		PYPKT00023 - PR 01/03/2026-01/16/20…			-475.00	-475.00
01/23/2026	APPKT00017	INV0000010	DFT0000077	457 Withholding	0554 - VANTAGEPOINT TRANSFER AGENTS-…		475.00	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-1-023-00	MDD Fund TMRS due to state	0.00	0.00	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/09/2026	ZDET2026-AP-8484	TMR202601062057	DFT0000066	TMRS Payable	0273 - TMRS		381.46	381.46
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			-381.46	0.00
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0…		PYPKT00023 - PR 01/03/2026-01/16/20…			-1,001.34	-1,001.34
01/23/2026	APPKT00018	INV0000011	DFT0000078	TMRS Payable	0273 - TMRS		1,001.34	0.00

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-2-3-000-00	Due to other funds	0.00	0.00	0.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0…		PYPKT00023 - PR 01/03/2026-01/16/20…			-678.20	-678.20
01/26/2026	GLPKT00132	JN00124		Pooled Cash OOB Correction			-678.20	-1,356.40
01/26/2026	GLPKT00133	JN00125		Pooled Cash OOB Correction			678.20	-678.20
01/26/2026	GLPKT00134	JN00126		Pooled Cash OOB Correction			678.20	0.00

Detail Report | **Date Range: 01/01/2026 - 01/31/2026**

Account	Name					Beginning Balance	Total Activity	Ending Balance
701-4-000-02-4130	Sales Taxes					-320,958.79	-113,606.70	-434,565.49
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/09/2026	GLPKT00015	JN00015		MDD Sales Tax - January 2026			-113,606.70	-434,565.49
701-4-000-09-4500	Interest Income					-40,418.23	-13,369.62	-53,787.85
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/31/2026	GLPKT00294	JN00275		INTEREST INCOME			-7,730.08	-48,148.31
01/31/2026	GLPKT00294	JN00275		INTEREST INCOME			-5,639.54	-53,787.85
701-5-176-01-5101	Salaries					27,338.83	9,509.16	36,847.99
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/09/2026	ZDET2026-PY-324			PR 12/20/2025-01/02/2026			4,754.58	32,093.41
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0...		PYPKT00023 - PR 01/03/2026-01/16/20...			4,754.58	36,847.99
701-5-176-01-5107	TMRS Contribution					4,214.58	1,239.76	5,454.34
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/09/2026	ZDET2026-AP-8484	TMR202601062057	DFT0000066	TMRS Payable	0273 - TMRS		619.88	4,834.46
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0...		PYPKT00023 - PR 01/03/2026-01/16/20...			619.88	5,454.34
701-5-176-01-5108	Payroll Tax Expense (medicare)					454.49	130.28	584.77
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/06/2026	ZDET2026-AP-8482			Medicare Payable			65.14	519.63
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0...		PYPKT00023 - PR 01/03/2026-01/16/20...			65.14	584.77
701-5-176-01-5109	Group Health Insurance					4,624.79	1,362.78	5,987.57
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/09/2026	ZDET2026-AP-8484	HSA202601062057	DFT0000065	HSA Contributions	0117 - HSA BANK		138.47	4,763.26
01/09/2026	ZDET2026-GL-3721	JE 7220 : Ref Self Ins		Self Insurance			542.92	5,306.18
01/23/2026	PYPKT00023	PYPKT00023 - PR 01/0...		PYPKT00023 - PR 01/03/2026-01/16/20...			681.39	5,987.57
701-5-176-01-5110	Workmens Comp TML					38.58	101.58	140.16
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/01/2026	APPKT00039	Q1 2026	20166	TML Q1 2026	0272 - TML-IRP		101.58	140.16
701-5-176-03-5060	Promotional Materials					309.66	1,967.26	2,276.92
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		1,967.26	2,276.92
701-5-176-04-5120	Building Maintenance					4,513.17	530.95	5,044.12
Post Date	**Packet Number**	**Source Transaction**	**Pmt Number**	**Description**	**Vendor**	**Project Account**	**Amount**	**Running Balance**
01/01/2026	ZDET2026-AP-8477	630924	16741	MDD	0187 - INTEGRITY FACILITY SOLUTIONS		349.00	4,862.17
01/31/2026	APPKT00039	January 2026	20129	January 2026	0101 - ACE HARDWARE & LUMBER		63.96	4,926.13
01/31/2026	APPKT00039	January 2026	20130	January 2026	1368 - ARROW EXTERMINATORS, INC		100.00	5,026.13
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		17.99	5,044.12

Detail Report **Date Range: 01/01/2026 - 01/31/2026**

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-05-5616	Utilities - Electricity	432.50	107.20	539.70

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00053	3064561863-2601	DFT0000154	209 S Main St	0126 - ATMOS ENERGY		107.20	539.70

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-05-5618	Telephone	126.14	41.18	167.32

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00039	6134930740	20169	January 2026	0277 - VERIZON WIRELESS		41.18	167.32

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-06-5620	Legal & Professional	18,047.76	3,677.09	21,724.85

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/07/2026	GLPKT00034	JN00033		Taylor, Olson, Adkins Invoice Overpaym…			-3,037.45	15,010.31
01/31/2026	APPKT00039	72	20164	ALBA Program Facilitation	1422 - THE MARKETING LADY		3,333.34	18,343.65
01/31/2026	APPKT00039	Statement No. 41	20163	General	0775 - TAYLOR, OLSON, ADKINS, SRALLA & …		3,381.20	21,724.85

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5190	Insurance - TML	366.98	2,102.42	2,469.40

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/01/2026	APPKT00039	Q1 2026	20166	TML Q1 2026	0272 - TML-IRP		2,102.42	2,469.40

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5260	Dues & Memberships	12,772.50	19.47	12,791.97

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		19.47	12,791.97

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5280	Copier Maintenance Contract	220.15	65.00	285.15

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/20/2026	APPKT00007	40885903	DFT0000067	UBEO BUSINESS SERVICES	0594 - UBEO BUSINESS SERVICES		65.00	285.15

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5665	Technology/Promotional Video	7,445.26	1,050.96	8,496.22

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank	1285 - CITI BANK		1,026.97	8,472.23
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		23.99	8,496.22

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-07-5667	Marketing and Advertising	7,246.34	2,260.73	9,507.07

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00039	2102026	20132	Luminary Sponsorship 25 Years of Shini…	0661 - AUBREY EDUCATION FOUNDATION		1,250.00	8,496.34
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank	1285 - CITI BANK		944.48	9,440.82
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		66.25	9,507.07

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-09-5131	Meetings	467.19	336.61	803.80

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	APPKT00044	3654385019	DFT0000126	Citi Bank	1285 - CITI BANK		73.88	541.07
01/31/2026	APPKT00052	January 2026	DFT0000145	January 2026	1713 - US Bank		262.73	803.80

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-98-5801	Principal Bank Note 2025	22,931.39	7,571.13	30,502.52

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/15/2026	ZDET2026-GL-3720	JE 7219 : Ref Bnk Dft 0…		2601 MDD BANK LOAN 2025			7,571.13	30,502.52

Detail Report

Date Range: 01/01/2026 - 01/31/2026

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-98-5802	Interest Bank Note 2025	22,249.99	7,489.33	29,739.32

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/15/2026	ZDET2026-GL-3720	JE 7219 : Ref Bnk Dft 0...		2601 MDD BANK LOAN 2025			7,489.33	29,739.32

Account	Name	Beginning Balance	Total Activity	Ending Balance
701-5-176-99-4091	Administrative fee	4,350.00	1,450.00	5,800.00

Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/31/2026	GLPKT00248	JN00233		MDD Admin Fee			1,450.00	5,800.00

Total Fund: 701 - MDD:	**Beginning Balance: 3,723,793.62**	**Total Activity: 0.00**	**Ending Balance: 3,723,793.62**
Grand Totals:	**Beginning Balance: 3,723,793.62**	**Total Activity: 0.00**	**Ending Balance: 3,723,793.62**

Fund Summary

Fund		Beginning Balance	Total Activity	Ending Balance
701 - MDD		3,723,793.62	0.00	3,723,793.62
	Grand Total:	**3,723,793.62**	**0.00**	**3,723,793.62**

Income Statement

Account Summary

For Fiscal: 10/2025-09/2026 Period Ending: 01/31/2026

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 701 - MDD						
Revenue						
701-4-000-02-4130	Sales Taxes	1,116,000.00	1,116,000.00	113,606.70	434,565.49	681,434.51
701-4-000-09-4500	Interest Income	150,000.00	150,000.00	13,369.62	53,787.85	96,212.15
701-4-000-09-4730	Property Rental Income	18,020.00	18,020.00	0.00	0.00	18,020.00
	Revenue Total:	**1,284,020.00**	**1,284,020.00**	**126,976.32**	**488,353.34**	**795,666.66**
Expense						
701-5-176-01-5101	Salaries	121,000.00	121,000.00	9,509.16	36,847.99	84,152.01
701-5-176-01-5106	Longevity	100.00	100.00	0.00	100.00	0.00
701-5-176-01-5107	TMRS Contribution	18,129.00	18,129.00	1,239.76	5,454.34	12,674.66
701-5-176-01-5108	Payroll Tax Expense (medicare)	1,756.00	1,756.00	130.28	584.77	1,171.23
701-5-176-01-5109	Group Health Insurance	11,878.00	11,878.00	1,362.78	5,987.57	5,890.43
701-5-176-01-5110	Workmens Comp TML	300.00	300.00	101.58	140.16	159.84
701-5-176-01-5621	Travel/training	15,500.00	15,500.00	0.00	4,198.05	11,301.95
701-5-176-03-5050	Office Supplies	2,000.00	2,000.00	0.00	50.92	1,949.08
701-5-176-03-5060	Promotional Materials	5,000.00	5,000.00	1,967.26	2,276.92	2,723.08
701-5-176-04-5120	Building Maintenance	41,000.00	41,000.00	530.95	5,044.12	35,955.88
701-5-176-05-5616	Utilities - Electricity	4,500.00	4,500.00	107.20	539.70	3,960.30
701-5-176-05-5618	Telephone	820.00	820.00	41.18	167.32	652.68
701-5-176-06-5620	Legal & Professional	65,500.00	65,500.00	3,677.09	21,724.85	43,775.15
701-5-176-06-5764	Special Services	1,500.00	1,500.00	0.00	0.00	1,500.00
701-5-176-06-7862	Maps	5,000.00	5,000.00	0.00	4,000.00	1,000.00
701-5-176-07-5150	Printing	4,000.00	4,000.00	0.00	326.03	3,673.97
701-5-176-07-5190	Insurance - TML	1,570.00	1,570.00	2,102.42	2,469.40	-899.40
701-5-176-07-5260	Dues & Memberships	15,100.00	15,100.00	19.47	12,791.97	2,308.03
701-5-176-07-5280	Copier Maintenance Contract	1,400.00	1,400.00	65.00	285.15	1,114.85
701-5-176-07-5665	Technology/Promotional Video	25,000.00	25,000.00	1,050.96	8,496.22	16,503.78
701-5-176-07-5667	Marketing and Advertising	25,000.00	25,000.00	2,260.73	9,507.07	15,492.93
701-5-176-09-5131	Meetings	1,500.00	1,500.00	336.61	803.80	696.20
701-5-176-09-5134	Feasibility Studies	150,000.00	150,000.00	0.00	0.00	150,000.00
701-5-176-09-5630	Property Purchase	150,000.00	150,000.00	0.00	7,115.85	142,884.15
701-5-176-98-5801	Principal Bank Note 2025	93,784.00	93,784.00	7,571.13	30,502.52	63,281.48
701-5-176-98-5802	Interest Bank Note 2025	86,142.00	86,142.00	7,489.33	29,739.32	56,402.68
701-5-176-99-4091	Administrative fee	17,400.00	17,400.00	1,450.00	5,800.00	11,600.00
701-5-176-99-5700	Grant Match	200,000.00	200,000.00	0.00	0.00	200,000.00
701-5-176-99-5750	Economic Incentives	100,000.00	100,000.00	0.00	0.00	100,000.00
701-5-176-99-5800	Municipal Projects	50,000.00	50,000.00	0.00	0.00	50,000.00
	Expense Total:	**1,214,879.00**	**1,214,879.00**	**41,012.89**	**194,954.04**	**1,019,924.96**
	Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**85,963.43**	**293,399.30**	
	Total Surplus (Deficit):	**69,141.00**	**69,141.00**	**85,963.43**	**293,399.30**	

Group Summary

Account Type		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 701 - MDD						
Revenue		1,284,020.00	1,284,020.00	126,976.32	488,353.34	795,666.66
Expense		1,214,879.00	1,214,879.00	41,012.89	194,954.04	1,019,924.96
	Fund: 701 - MDD Surplus (Deficit):	**69,141.00**	**69,141.00**	**85,963.43**	**293,399.30**	**-224,258.30**
	Total Surplus (Deficit):	**69,141.00**	**69,141.00**	**85,963.43**	**293,399.30**	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
701 - MDD	69,141.00	69,141.00	85,963.43	293,399.30	-224,258.30
Total Surplus (Deficit):	**69,141.00**	**69,141.00**	**85,963.43**	**293,399.30**	

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Consider and take action on Professional Services Agreement with Parkhill for Architecture and Engineering Services for MDD building project not to exceed $80,800.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The MDD will consider entering into a Professional Services Agreement with Parkhill for Architectural and Engineering Services for the MDD Building Project. The project consists of services for programming, conceptual design, and site survey for the existing Aubrey MDD lot at 205-209 S. Main in downtown Aubrey.

The Aubrey MDD Strategic Plan goals include the development of downtown Aubrey's commercial district by developing more business spaces and enhancing tourism in order to attract consumers and visitors to the downtown district. The Aubrey MDD project would enhance business and tourism development in downtown Aubrey by providing a larger property with multiple tenant spaces. The multiple spaces and various uses would provide for growth and development of business in downtown Aubrey. The intention of the project would be to design a building that consists of retail/restaurant, office, and/or meeting space for current non-profit and municipal tenants, as well as new businesses/entrepreneurs.

Financial Summary
The cost for the professional architecture and engineering services is estimated at $80,800 for concept design, site survey, and reimbursable expenses that may be incurred.

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Consider and take action authorizing the Aubrey MDD Director to enter into a special services agreement with the Aubrey Area 380 Chamber of Commerce for part-time administrative assistance.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The proposed agreement is between the Aubrey MDD and the Aubrey 380 Area Chamber of Commerce for the Administrative Assistant to provide part-time administrative assistance through September 30, 2026. The agreement would provide clerical and administrative assistance for an average of 12–15 hours per week for the MDD staff. The agreement will outline the expectations, billing, and notice of termination.

Financial Summary
The agreement will be in the Special Services line item and is estimated not to exceed $8,500 by September 30, 2026.

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Consider and take action on MDD 2025-26 FY Budget Amendment

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The Aubrey MDD's recent real estate purchases and proposed projects are both increasing and decreasing line item in the 2025-26 annual budget. The amendment considers line item decrease and increase recommendations based on actual costs for projects, including Amateur Sports and Hotel Feasibility Study fee ($50,000 decrease), Professional Services Agreements for new projects ($83,500 increase), Insurance for Real Estate ($4,600 increase) and Special Services ($5,500 increase). The income amendment recommendation is to decrease the rental income ($18,000 decrease) due to a tenant closing in October 2026.

These amendments reflect only the increases/decreases to line items for current projects and new projects approved recently that impact the budget before the end of FY 2025-26. If approved, the proposed budget amendments will go to City Council with the budget amendments in April 2026.

Financial Summary
This new Income estimate is $1,266,020.00 ($18,000 decrease). The new Expenses estimate is $1,258,479.00 ($43,600 increase) after amendment. The new estimated budget surplus for the 2025-2026 FY is $7,451.00 after recommended amendments.

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Consider and take action on By-Laws Revision for approval of MDD Grant Projects

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
The Aubrey MDD provides grant programs for local businesses within the city and the ETJ for building improvements and signs. The current Targeted Improvement Grant allows a match up to $30,000 max for eligible building improvements. The process has been for the MDD Board to review and approve the grants and then the request is taken to the City Council for final approval. This dual approval process increases the waiting period for a business ranging from 15 to 30 days, depending on the amount of time between the MDD meeting and the City Council meeting.

An MDD By-Laws change would allow this process to change and give the MDD Board the authority to approve the qualified grants up to the maximum $30,000 match without having to get a final approval by City Council. The MDD budget is already approved annually by the City Council with an annual total in the Grants Line Item. However, some special requests for a grant would still require the MDD to get City Council approval if the grant request is over the $30,000 limit, or if the total number of grants approved by the MDD in the Fiscal Year is above the total budgeted Grants Line Item.

The MDD staff recommends making this By-Laws change and taking it for approval to the City Council at the March City Council meeting.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

Municipal Development District Board Meeting
Staff Report
March 10, 2026

Agenda Item
Receive overview of January and February 2026 Staff Activity Report; Discussion of same.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

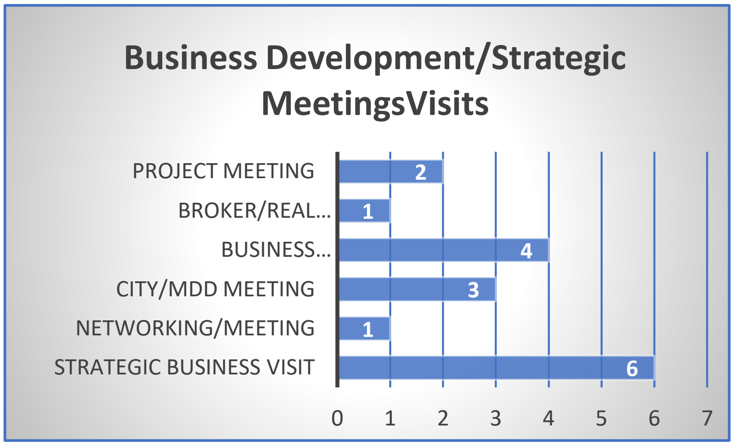
Summary
The Executive Director will provide a brief overview of the January and February staff reports highlighting major project updates and upcoming events and activities.

Financial Summary
N/A

Staff Recommended Action

Staff Recommended Motion
N/A

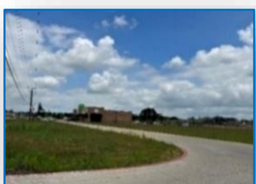
JANUARY 2026 STAFF REPORT
Aubrey Municipal Development District
Christine Gossett – Executive Director

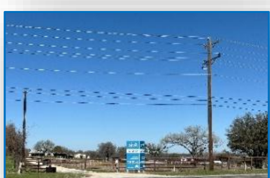
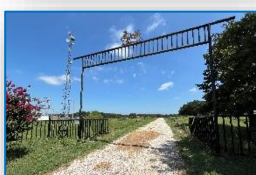
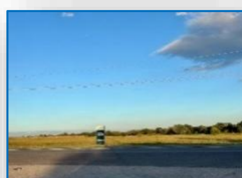


Commercial Property for Sale/Lease/Build-to-Suit:

Combined commercial land for sale/lease 150 + acres in City and ETJ, with combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

Real Estate & Maps – Aubrey Municipal Development District



Updated deadline: Tenant RFPs for 204-208 S. Main Street in Aubrey are now due March 2, 2026.

Highest performing FB post was the small business feature on Pit Crew Cycle Center on 1/20/2026 with 5,426 Views and 425 Engagements.

Business Activity and Updates

- No new business Openings or Closings in January.

Project Updates:

- Kicked-Off Aubrey Local Business Accelerator.
- ICSC – prepared new materials and updates for the retail showcase event.
- Approved CSL for a combined Hotel and Indoor Sports Facility Feasibility Study to start in Spring 2026.
- Approved Econ Dev Incentive Policy
- On-Going:
    - Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ. Commercial property listings in business corridors and adjacent areas continue to increase.
    - Strategic Plan: Continue progress on goals, projects, and updates to the workplan and timeline for 2025-26 Fiscal Year.

Marketing:

- Social Media/Facebook: On-going content management and posts on Aubrey MDD FB page. January's post on the Pit Crew Cycle Center on 1/20/2026 with 5,426 Views and 425 Engagements. MDD social media posts feature businesses, activites, events, and business education.
- Website Statistics: January '26 - 2,128 Visitors; December '25 – 1,186 Visitors; *467 Views; November '25 - 1,310 Visitors and 794 Views;
  **Due to site migration mid-December Views stat was incomplete.*
- Commercial Development: On-going calls and meetings with prospective businesses and developers.

Sales & Use-Tax Allocation:

- Payment received in January 2026: $113,606.70; ($2,449.38 gross collections derived from audit payments.)

FEBRUARY 2026 STAFF REPORT
Aubrey Municipal Development District
Christine Gossett – Executive Director

Business Activity and Updates

- Coming Spring 2026 – Bahama Bucks
- No new openings in February.
- Giulia's Café closed.

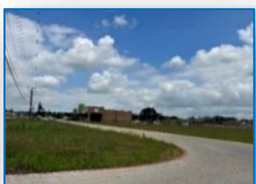
Project Updates:

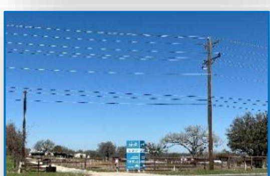
- Completed Aubrey Local Business Accelerator Program and 10 participants graduated on Feb. 25th.
- ICSC – Aubrey booth at retail development showcase and trade show in San Antonio.
- Prepared for CSL visit in March to begin the Hotel and Amateur Sports Facility Feasibility Study.
- Held a Joint MDD and City Council Work Session.
- On-Going:
  - Site Selection GIS Map Page: continuous monitoring and updating of properties and photos for commercial sites available in Aubrey City Limits and ETJ. Commercial property listings in business corridors and adjacent areas continue to increase.
  - Strategic Plan: Continue progress on goals, projects, and updates to the workplan and timeline for 2025-26 Fiscal Year.

Commercial Property for Sale/Lease/Build-to-Suit:

Combined commercial land for sale/lease 150 + acres in City and ETJ, with combined 15,000 +/- sq ft commercial space available for sale/lease. See Aubrey MDD Real Estate/Sites web page for details:

[Real Estate & Maps – Aubrey Municipal Development District]



Marketing:

- Social Media/Facebook: On-going posts about businesses, activites, events, and business education. February's post on Foodies in Texas on 2/2/2026 with 6,180 Views and 404 Engagements.
- Website Statistics: February '26 – 1,968 Visitors; January '26 - 2,128 Visitors; December '25 – 1,186 Visitors.
- Commercial Development: Calls and meetings with prospective businesses, developers, local entrepreneurs seeking space.

General Contractor Bid for 204-208 S. Main Street posted on City website as of February 20, 2026. Deadlines for submission is March 20, 2026.

Highest performing FB post featured Foodies in Texas 2/6/2026 with 6,180 Views and 404 Engagements.

Sales & Use-Tax Allocation:

- Payment received in February 2026: $127,514.95; ($2,424.38 gross collections derived from audit payments.)