



Weatherford City Council

AGENDA REPORT

Meeting Date: August 25, 2026

Staff Contact: Ashley Seiler, Director of Economic Development

Item Number: 2026-1000-AR

Phone: 817-598-4279

SUBJECT: Consider revisions to the Downtown Restaurant Incentive Policy.

BACKGROUND/DISCUSSION

During the April 3, 2026, City Council Retreat, Council directed staff to discontinue the Downtown Façade Improvement Grant Program and reallocate the remaining \$200,000 in funding to the Downtown Restaurant Incentive Policy. This action increases the total funding available for the Restaurant Incentive Policy from \$200,000 to \$400,000.

Council also directed staff to revise the existing policy to better align incentive awards with the level of private investment being made by restaurant operators. Specifically, Council requested the incorporation of a structured sliding-scale reimbursement model and a requirement for applicants to demonstrate financial capacity through proof of funds or similar documentation prior to approval.

In response to Council's direction, staff completed a comprehensive update of the Restaurant Incentive Policy. The revised policy establishes a tiered incentive structure that scales potential reimbursement with a minimum investment of \$400,000. The policy also expands and clarifies eligibility requirements, eligible project costs, application requirements, reimbursement procedures, and selection criteria to provide greater transparency, accountability, and consistency in administration. Additionally, applicants are now required to submit documentation demonstrating financial capacity, a proposed menu, projected economic impacts, and other supporting materials to better evaluate the public benefit of each project.

The proposed revisions are intended to encourage greater private investment, attract destination-quality restaurant concepts, maximize the City's return on investment, and ensure the incentive program supports the continued revitalization of Downtown Weatherford.

FINANCIAL IMPACT

Approval of the revised Downtown Restaurant Incentive Policy does not require an additional budget appropriation. During the April 3, 2026, City Council Retreat, Council directed staff to discontinue the Downtown Façade Improvement Grant Program and reallocate the \$200,000 in funding to the Downtown Restaurant Incentive Policy, bringing the annual Downtown Restaurant Incentive allocation to \$400,000 per fiscal year.

The revised policy transitions from a single reimbursement structure to a tiered incentive model that encourages larger private investments while allowing the City to strategically allocate available funds. Projects must make a minimum eligible private investment of \$400,000 to qualify for consideration. Applicants must also demonstrate financial capacity through a letter from a financial institution or other documentation acceptable to the City prior to

approval.

Under the proposed policy, incentive consideration is based on the following investment tiers:

Eligible Private Investment	Maximum Incentive Consideration
\$400,000 – \$799,999	Up to \$50,000
\$800,000 – \$1,599,999	Up to \$100,000
\$1,600,000 – \$3,199,999	Up to \$200,000
\$3,200,000 and above	Up to \$400,000

A project with \$1,000,000 in total eligible private investment exceeds the required \$400,000 minimum investment and falls within the \$800,000–\$1,599,999 investment tier. The project may therefore be considered for an incentive of up to \$100,000, subject to available program funding and approval by the Weatherford Economic Development Board and Weatherford City Council.

SUGGESTED ACTION

The Economic Development Board and staff recommend approval.

ATTACHMENTS

- [Restaurant Incentive Policy 2026](#)