

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MAY 20, 2020  
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM  
302 EAST THIRD STREET  
12:00 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with President Charlie Pratus, III presiding.

**LEDC Members Present:**

Steve Hudson  
Misti Talbert  
TJ Monroe  
Ronnie Vineyard

**LEDC Members Absent:**

Neal Leavell  
Roland Schaub  
David Millican – Ex-Officio  
Bobby Carroll – Ex-Officio

**City Staff Present:**

Finley deGraffenried, City Manager/Executive Director  
Mandy Walsh, Economic Development Director  
Vicki Tower, Assistant City Secretary  
Chasity Shifflett, Administrative Secretary

**REGULAR SESSION  
12:00 p.m.**

I. Call to Order

President Pratus called the meeting to order at 12:03 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Discussion and possible action concerning approval of the minutes dated February 19, 2020

Board member Hudson moved to approve the minutes as presented. The motion was seconded by Board member Monroe with a vote of 4 in favor and one abstention (Talbert), the motion carried. (Leavell, Schaub, Millican and Carroll absent)

IV. Discussion and possible action concerning approval of the minutes dated April 15, 2020

Board member Talbert noted one change to be made on the minutes under Item III to include that the COVID-19 Emergency Grant Program will not exceed \$100,000.00 in funding. With the correction to be made, Board member Talbert moved to approve the minutes. The motion was seconded by Board member Hudson and with a unanimous vote, the motion carried. (Leavell, Schaub, Millican and Carroll absent)

V. Presentation by Mike Cour, President/CEO of Eco-Strong LLC

Presentation by Mike Cour, President/CEO of Eco-Strong LLC

Topics included:

- Eco-Strong LLC is a new division of the company Eco-Flex
- Eco-Flex has been in business since 1992 and has recycled over 60 million passenger car tires in Canada
- Eco-Flex products are made from 100% recycled tires
  - Sound barrier walls
    - Absorbs sound
    - Graffiti can be power washed off
    - About half the price of concrete walls
    - Does not crack or fade
  - Sidewalk blocks
  - Composite mats
  - Rumble strips and parking stops
  - Container ramps
  - Rubber planks
- Eco-Strong LLC wants to build the first Eco-Flex manufacturing plant in the United States in Lampasas, Texas
- Texas Department of Transportation (TxDOT) has evaluated the Eco-Flex sound barrier panel and approves of its use
- Would have approximately 36-160 employees for manufacturing in Lampasas
  - Approximately 200 total – to run all shifts
- Interested in building the 10,000 square foot manufacturing plant and 3,500 square foot office in the Business Park
- Would like to begin manufacturing in August 2020

VI. Review and discussion regarding COVID-19 Emergency Grant

Mandy Walsh, Economic Development Director, reviewed the COVID-19 Emergency Grant with the Board. Walsh told the Board that there was a total of 58 applications submitted and 47 of them received grants.

Finley deGraffenried, City Manager/Executive Director, told the Board that Fire Chief Smith and he are looking into the Cares Act to see if the EDC could possibly be reimbursed for COVID-19 Emergency Grant funding.

VII. Discussion and possible action regarding development of Business Park

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed development of Business Park with the Board.

Topics of discussion included:

- Funding
- Probable cost
- About 17 acres in the front section of the Business Park is the most valuable

It was the consensus of the Board to have a joint meeting with City Council to discuss development of the Business Park.

No action was taken.

VIII. Review and discussion regarding data provided by The Retail Coach

Mandy Walsh, Economic Development Director, reviewed with the Board, data provided by The Retail Coach.

Topics of discussion included:

- Leakage
- Surplus
- Downtown information
- Market / time of day
- Retail market profile

It was the consensus of the Board to review the data provided by The Retail Coach and discuss it at the next meeting.

No action was taken.

IX. Update and possible action regarding Financials for February, March and April 2020

Finley deGraffenried, City Manager/Executive Director, reviewed with the February, March and April Financials with the Board.

No action was taken.

X. Update on the following:

- 1.) County and LISD Updates

There were no updates on the County due to the absence of Ex-officio member Carroll.

There were no updates on LISD due to the absence of Ex-officio member Millican.

## 2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Internet
  - Nextlink agreement to attach to the Nix Tank
  - Roll Call has submitted application to provide internet in the city limits and attach to poles
  - Nextlink closed on property on FM 580 East – the old Tumbleweeds Gymnastics building
- Budget – will discuss at June meeting

## XI. Adjourn into Executive Session

Board member Talbert moved to adjourn into executive session at 1:31 p.m. The motion was seconded by Board member Vineyard, and with a unanimous vote, the motion carried. (Leavell, Schaub, Millican and Carroll absent)

### EXECUTIVE SESSION

The Board of the Lampasas Economic Development Corporation will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

1. Section 551.087 (economic development) - (1) to receive and evaluate financial information received from a business prospect, to discuss same, and /or to deliberate regarding commercial or financial information that the LEDC has received from a business prospect that the LEDC seeks to have locate, stay, or expand in or near the city, with which the LEDC is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above.
2. Adjourn Executive Session and Reconvene Regular Session.

Executive session was adjourned at 1:47 p.m.

### REGULAR SESSION

## XII. Discussion and possible action regarding Executive Session items

Board member Talbert moved to authorize City Staff to make negotiations with proposed business prospect under terms discussed in Executive Session. The motion was seconded by Board member Vineyard, and with a unanimous vote, the motion carried. (Leavell, Schaub, Millican and Carroll absent)

XIII. Items that the Board Members may request to be placed on the next agenda

- The Retail Coach
- Budget

XIV. Adjourn

Board member Talbert moved to adjourn the meeting at 1:48 p.m. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Leavell, Schaub, Millican and Carroll absent)

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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Charlie Pratus III, President

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Vicki Tower, Assistant City Secretary