

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, AUGUST 21, 2019
CITY ADMINISTRATION BUILDING - CONFERENCE ROOM
312 EAST THIRD STREET
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with Vice President Steve Hudson presiding.

LEDC Members Present:

Misti Talbert
Neal Leavell
Steve Hudson
Ronnie Vineyard
TJ Monroe
Roland Schaub
Jamie Smart - Ex-Officio
David Millican - Ex-Officio

LEDC Members Absent:

Charlie Pratus, III

City Staff Present:

Gary Cox, Assistant City Manager
Mandy Walsh, Economic Development Director
Vicki Tower, Administrative Secretary

**REGULAR SESSION
5:30 p.m.**

I. Call to Order

Vice President Hudson called the meeting to order at 5:30 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 June 19, 2019

Board member Schaub moved to approve the minutes as presented. The motion was seconded by Board member Talbert and with a unanimous vote, the motion carried. (Pratus absent)

IV. Discussion and possible action regarding development of Business Park

Mandy Walsh, Economic Development Director, and Derrek Eckermann with Eckermann Engineering, discussed development of the Business Park with the Board.

Topics of discussion included:

- Grading, fill area, culverts and roadways
- Preliminary utility layouts
- Completed boring for Langerman Foster Engineering Company
- Lot lines
- Detention Ponds
- ROW
- Sidewalks

It was the consensus of the Board to not put in the large detention pond on the West side of the Business Park property.

No action was taken.

V. Discussion and possible action regarding FY 2019-2020 LEDC Budget

Mandy Walsh, Economic Development Director, reviewed the FY 2019-2020 LEDC Budget with the Board.

Topics of discussion included:

- Reviewed overall budget as discussed in the previous LEDC Meeting, without changes
- Reviewed Economic Development Programs line item, which grants funding to various community organizations, and provides incentives for existing businesses and new business recruitment

Board member Schaub moved to accept the FY 2019-2020 LEDC Budget. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Pratus absent)

VI. Update and possible action regarding June and July Financials

Mandy Walsh, Economic Development Director, told the Board that due to the inability to access InCode software, the July Financials will be provided at the next Board meeting. There were no significant expenditures to note and will be reviewed in September's Board meeting.

Board member Talbert moved to table Item VI. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Pratus absent)

VII. Update on the following :

1.) County and LISD Updates

Jamie Smart, County Ex-Officio member, reviewed the following:

- County voted not to assist with development with Tala Resorts
- Jail project is moving along
- Working on Budget

David Millican, LISD Ex-officio member reviewed the following:

- School has started and is running smooth
- Enrollment is up by about 30 students – mainly at Middle School and High School
- Teacher positions have been filled
- IT Department positions have been filled
- Badger Field – had company fertilize it – looks good

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Internship – Cole Wheeler completed his internship on August 13, 2019. Cole worked on several projects, but the most important one was an updated list of vacant buildings along with pertinent details.
- Available properties – There are several vacant buildings being considered by prospects; 1003 S. Key Avenue, 406 E. Third Street, 401 Central Texas Expressway and 206 S. Walnut
- Local Business Spotlight – Rural America Summit – idea presented called the “Local Business Report”
- Flyerview Group – Walsh met a presenter with Flyerview Group, at the Rural America Summit, who creates marketing tools for EDCs. Walsh met with him last week and discussed the following:
 - Maps
 - Demographics
 - Digital and print pieces
 - Digital flip book
- CTE
 - Julie Salvatto will begin her tenure as LHS CTE Director in January 2020
 - CTE Advisory Board meeting on September 10, 2019
 - Workforce Development meeting on September 13, 2019
 - Possibly hosting a luncheon (open to the public) on October 25, 2019 with presentations from Julie Salvatto on CTE courses, LCHEC, CTC and Central Texas Workforce
- LCHEC – The LCHEC Board met recently, and discussed ideas for additional funding and sustainability. Walsh is working with the LCHEC Director on setting up meetings with a few of our larger employers in order to discuss possibly offering training for their employees

- SBDC/Local entrepreneurs – Walsh has been working with our Small Business Development Representative on two local entrepreneurs getting their businesses started here in Lampasas. Both businesses already have locations confirmed and hope to start up this Fall.
- Development Updates
 - Commercial real estate developer that has an interest in the Hill Country and has been looking at commercial development opportunities in this area, has expressed interest in a few vacant buildings
 - Burger King – had some coordination issues on ordering equipment and will be slightly delayed
 - Mojo Coffee – delayed a bit due to delay in their steel shipment and replacing damaged windows
 - Silver Creek Assisted Living – has gone vertical and is moving along
 - Mike Irvin’s property on US Hwy 281 South – slab has been poured and is moving along; planning to open by October 2019; Lampasas Nutrition will be one of the businesses at this location
- Presentations
 - Walsh will have an upcoming City Council presentation on September 23, 2019, on behalf of the LEDC - annual update
 - Walsh will present to the Retired Teachers Association and the Town & Country Study Club this Fall and early 2020
- Stand Up Rural America – Walsh told the Board that this was the best summit that she has attended thus far. This summit was packed full of dynamic, successful rural economic developers that spoke on panel discussions over relatable topics and presented information tailored precisely for rural communities. Walsh plans to attend the summit again next year, if affordable, since it changes locations each year.
- Comprehensive Plan
 - Upcoming meetings for the City’s Comprehensive Plan
 1. August 28, 2019 at 4 p.m. – for local business owners
 2. August 28, 2019 at 5:30 p.m. – for neighborhood/young families group
 3. August 29, 2019 from 6 p.m. to 8 p.m. – open house meeting
 - Comprehensive Plan survey through September 6, 2019
- Broadband Project
 - September 3, 2019 – Joint meeting with City Council to discuss next steps in broadband project.
 - September 6, 2019 – meeting with Congressman Roger Williams and his staff to voice our concern with the structure of the USDA ReConnect Pilot Program.
 - Well into the application process, found out that our dark fiber model was not an eligible model for this funding.
 - \$5 million dollar build-out instead of \$17 million dollar build out – Foresite discovered a glitch in the software program they were using; it was multiplying portions of the pro forma, which caused the inaccuracy.

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

- June, July and August 2019 Financials

IX. Adjourn

Board member Vineyard moved to adjourn the meeting at 6:36 p.m. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Pratus absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Steve Hudson, Vice President

Vicki Tower, Administrative Secretary