

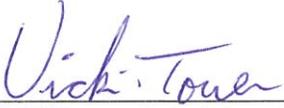
**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, JULY 17, 2019
CITY ADMINISTRATION BUILDING - CONFERENCE ROOM
312 EAST THIRD STREET
5:30 PM**

Notice is hereby given that the regular meeting of the Lampasas Economic Development Corporation Board of the City of Lampasas will be held on Wednesday, July 17, 2019 at 5:30 p.m. in the City Administration Building-Conference Room located at 312 East Third Street, Lampasas, Texas. The Lampasas Economic Development Corporation reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any of the matters listed, as authorized by the Texas Government Code sections 551.071 (consultation with the attorney), 551.072 (deliberations about real property), 551.073 (deliberations about gifts and donations), 551.074 (personnel matters), 551.076 (deliberations about security devices), and 551.087 (economic development).

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

- I. Call to Order
- II. Open forum for citizen comments and questions (limited to five (5) minutes per person)
- III. Discussion and possible action concerning approval of the minutes dated June 19, 2019
- IV. Discussion and possible action regarding development of Business Park
- V. Discussion and possible action regarding FY 2019-2020 LEDC Budget
- VI. Discussion and possible action regarding City of Lampasas Comprehensive Plan
- VII. Update and possible action regarding June Financials
- VIII. Update on the following:
 - 1.) County and LISD Updates
 - 2.) Staff Updates
 - Keystone Star Hotel Event
 - Santa Fe Depot
 - Key Avenue
 - Intern Project
 - Technology Meetings
 - LCHEC
 - Comp Plan
 - SBDC Meetings
- IX. Items that the Board Members may request to be placed on the next agenda
- X. Adjourn

I, Vicki Tower, Administrative Secretary of the City of Lampasas, Texas, do hereby certify that this Notice of Meeting was posted on the bulletin board/front window of City Hall, 312 East Third Street, Lampasas, Texas, at a place readily accessible to the general public at all times, on the 12th day of July, 2019 at 11:35am.

A handwritten signature in blue ink that reads "Vicki Tower". The signature is written in a cursive style with a horizontal line extending from the end of the name.

Vicki Tower, Administrative Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, JUNE 19, 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 President Charlie Pratus, III presiding.

LEDC Members Present:

Misti Talbert
Neal Leavell
Charlie Pratus, III
Ronnie Vineyard
TJ Monroe
Roland Schaub (arrived at 5:31 p.m.)
Jamie Smart-Ex-Officio (arrived at 6:22 p.m.)

LEDC Members Absent:

Steve Hudson
David Millican –Ex-Officio

City Staff Present:

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

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

I. Call to Order

President Pratus 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. Presentations by representatives from Lampasas County Higher Education Center, Vision! Lampasas and Christmas on the Creek

Board member Schaub arrived at 5:31 p.m.

Presentation by Derrick Berrios with Lampasas County Higher Education Center (LCHEC) included:

- Main goal – affordable quality education and job training
- Over 1,000 Central Texas College students have taken courses at the LCHEC facility since 2010
- Since 2011, over 550 students have been certified through Allied healthcare training courses with an average starting wage of \$11.15 per hour
- 545 students have attended adult community education courses
- Since 2012, over 700 children have participated in “College for Kids” program
- Overall, more than 3,000 have participated in programs at LCHEC since 2010
- Reviewed LCHEC budget with the Board
- Berrios told the Board that LCHEC relies on grants and donations
- Continuing partnerships and continue looking for additional partnerships
- Continuing to study trends and statistics
- Only institution offering GED preparation within 33 mile radius
- Berrios thanked LEDC for their support
- Requesting \$10,000.00 from LEDC
- Berrios told the Board that he is working with Lampasas Independent School District (LISD) to hopefully reduce rent to help cut costs

Presentation by Dianna Hodges with Vision! Lampasas included:

- Requesting \$10,000.00 from LEDC to help fund their activities and projects that help revitalize Lampasas
- Major projects for 2019
 - Squared Silly – last Saturday in October
 - Carol of Lights – first Saturday in December
 - Christmas on the Creek – Thanksgiving to New Year’s Day
 - Murals
 - Atlas 4000 – First weekend of June – had over 800 riders and their families this year
 - Indian Artifact Gem and Mineral Show – September 21 – Last year was the first year for the Indian Artifact Gem and Mineral Show and it was very successful. It was held at the Lampasas Youth Livestock Barn with 50 vendors who booked 16 hotel rooms for 2-night stay and approximately 400 visitors attended.
- Fundraiser – Wild West Casino Night – partner with Lampasas County Chamber of Commerce and Lampasas Association for the Arts (LAFTA) – event will be in February
- Total Solar Eclipse April 8, 2024 – Lampasas is prime location to see it clearly – putting together a committee for Total Solar Eclipse

Presentation by Katherine Mezger with Christmas on the Creek included:

- Christmas on the Creek Committee only has approximately 8 members

- Last year it cost approximately \$30,000.00 to hang five miles of lights in the trees at W.M. Brook Park
- New displays last year – the animated train and four animated singing Christmas trees
- Re-painted Santa’s Village
- Re-painted all the trees in the “Forest of Fanciful Furs”
- Used boat trailer for Santa’s Candy Cane Express
- New this year – large Elf and marque sign – saved approximately \$2,300.00 by ordering these two items early
- Would like to do lighted candy cane walkway and lighted arches
- Mezger told the Board that the Christmas on the Creek Committee could always use help with fundraisers and donations.

Dianna Hodges told the Board that Senator Roger Williams offered Vision! Lampasas \$1,000.00 donation to repaint the boot mural.

IV. Discussion and possible action concerning the 2017-2018 Audit Report from Singleton, Clark & Co.

Jack Clark with Singleton, Clark & Company, PC reviewed the LEDC 2017-2018 Audit Report with the Board.

Topics of discussion included:

- No findings and no comments – clean report
- Financial balance sheet looks good
- Revenues went down, but so did expenses
- Good financial position

No action was taken.

V. Discussion and possible action concerning audit services from Singleton, Clark & Co. for the FY 2018-2019

Mandy Walsh, Economic Development Director, reviewed audit services from Singleton, Clark & Co. for the FY 2018-2019 with the Board.

Board member Talbert moved to approve audit services from Singleton, Clark & Co. for the FY 2018-2019. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson, Millican and Smart absent)

VI. Discussion regarding City of Lampasas Comprehensive Plan with Halff & Associates
Mandy Walsh, Economic Development Director, discussed with the Board, the City of Lampasas Comprehensive Plan with Halff & Associates.

Topics of discussion included:

- Importance of Technology – internet service
- Transportation System – asset
- Housing shortage
- Quality of workforce
- Fort Hood – asset to our community
- Lack of available rental homes and apartments
- General consensus – growth is coming and how does the City of Lampasas and the community want to approach it
- Need to support local businesses
- Marketing

Board member Smart arrived at 6:22 p.m.

VII. Discussion and possible action regarding proposal for geotechnical services from Langerman Foster Engineering Company for development of the Business Park

Mandy Walsh, Economic Development Director, reviewed with the Board, the proposal for geotechnical services from Langerman Foster Engineering Company for development of the Business Park.

Topics of discussion included:

- \$7,988 for 10 bore holes to be done at one time (Phase 1 and Phase 2)
- \$6,478 for 7 bore holes (Phase 1)
- \$4,894 for 4 bore holes (Phase 2)
- Wetland
- Phase 1 & Phase 2 to be done at one time will save money

Board member Schaub moved to do Phase 1 and Phase 2 at one time for a total of ten bore holes. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Hudson and Millican absent)

VIII. Discussion and possible action regarding engineering services for the Business Park by Eckermann Engineering

Mandy Walsh, Economic Development Director, discussed with the Board, engineering services for the Business Park by Eckermann Engineering.

Topics of discussion included:

- Other possible options for development at the Business Park

- Could land be used for apartment/housing/residential
- Can portion of property at Business Park purchased with Bond funds be sold for residential use

No action was taken.

IX. Discussion and possible action concerning approval of the minutes dated May 15, 2019

Board member Vineyard moved to approve the minutes as presented. The motion was seconded by Board member Schaub with a vote of 6 in favor and one abstention (Talbert), the motion carried. (Hudson and Millican absent)

X. Update and possible action regarding May Financials

Mandy Walsh, Economic Development Director, reviewed the May Financials with the Board.

No action was taken.

XI. Discussion and update on USDA ReConnect Program Grant/Loan Application

Mandy Walsh, Economic Development Director, told the Board that she has received quite a few support letters and speed tests for the USDA ReConnect Program Grant/Loan Application, which is due on Friday, June 21, 2019.

XII. 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:

- Uniforms – increased to \$100.00
- Supplies – had to order new checks since the bank changed its name
- Professional services – increased in the event we need to run impact studies

No action was taken.

XIII. Update on the following:

1.) County and LISD Updates

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

- Working on Budget
- Tala Resorts – proposed resort in Lampasas County off of FM 580 West
 - Proposed full-service resort on 1,725 acres with a spa, nomadic pavilions,

- restaurants, micro- brewery, hotel, convention center and more.
- Proposed 250 home subdivision on 1,500 acres

- Yellow house near the new County Jail will be moved

Mandy Walsh, Economic Development Director reviewed the following information from David Millican, LISD Ex-officio:

- Several vacancies – need teachers

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Rusty Garrett with KWTX News 10 farewell tour – will be broadcasting live from the Lampasas County Courthouse on Friday, June 21, 2019
- Historic Foundation Board - Walsh has been asked to serve on the Historic Foundation Board which is a non-profit historic conservation foundation.
- Current Developments
 - Santa Fe Depot development – should be receiving bids soon for this development
 - Mojo Coffee – project is still moving along
 - Burger King – project is moving along and plans to be open within the next 120 days
 - Silver Creek Assisted Living – parking lot has been poured and project is moving along quickly; planning a ground breaking ceremony
 - Lampasas Nutrition – new business coming to town – will be serving energy teas and healthy smoothies and are planning to move into a retail space being built by Mike Irvin off of US Hwy 281 South.
- Tala Resorts – Discussed under Item XIII.
- Rural America Conference – Walsh plans to attend the Rural Economic Development Summit in Tulsa, Oklahoma July 23-25, 2019
- Job Fair
 - Nearly 30 businesses participated in the Job Fair
 - Although the physical address for the old Middle School cafeteria makes it confusing to find, it is still a good location/space for the Job Fair
 - Walsh told the Board that businesses and job seekers that she spoke to were pleased with the turnout and the location
 - Horseshoe Bay Resort – hired three people
 - Ace Hardware – hired one person
 - Ajinomoto – interviews
 - Oil States - interviews
- Internship – Cole Wheeler has been hired as the summer intern for the Lampasas County Chamber of Commerce
- USDA Grant – discussed under Item XI
- Comp Plan – beginning stake holder meetings June 19-20, 2019

- Retired Teachers Association – Walsh told the Board that a member of the Retired Teachers Association attended a presentation that Walsh gave to the 36 Club and was very impressed with the EDC promotional video. She asked Walsh to do the presentation for the Retired Teachers Association in November 2019.
- LEDC Promo Video – Great marketing tool and plan to promote it again
- City Logo – City Council recently adopted a new City logo that highlights our natural springs
- P-20 Council – Walsh recently attended meeting for P-20 Council
- Town Hall – Town Hall meeting on Monday, June 17, 2019 at the old Middle School cafeteria. Topics for discussion are comprehensive planning and budgeting for the City of Lampasas.

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

- Budget
- Engineering services for the Business Park by Eckermann Engineering
- Business Park

XV. Adjourn

Board member Talbert moved to adjourn the meeting at 7:43 p.m. The motion was seconded by Board member Schaub and with a unanimous vote, the motion carried. (Hudson and Millican absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary

LEDC OPERATING BUDGET
2019-2020 Fiscal Year

Operating Revenues

Account Number	Revenue Description	Actual 2016-2017	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Budget 2019-2020
400-4017	Sales Tax	295,760	298,357	295,000	295,000	301,000
	Tax Revenue Subtotal	\$295,760	\$298,357	\$295,000	\$295,000	\$301,000
400-4330	Lease Revenue	360	210	-	-	-
400-4330.01	Lease Revenue (Quonset Hut)	-	-	-	-	-
400-4383	Donations	2,000	2,000	-	-	-
	Service Revenue Subtotal	2,360	2,210	-	-	-
400-4820	Interest & Dividends	1,021	1,925	1,200	4,750	4,660
400-4821	Interest Note Bachmayer	-	-	-	-	-
400-4830	Sale of fixed Assets	-	-	-	-	-
400-4898	Undesignated Retained Earnings	-	-	22,542	-	-
400-4999	Miscellaneous Revenues	48,248	-	-	-	-
	Other Revenue Subtotal	49,269	1,925	23,742	4,750	4,660
	Total LEDC Revenues	347,389	302,492	318,742	299,750	305,660

Operating Expenses

Account Number	Account Description	Actual 2016-2017	Actual 2017-2018	Budget 2018-2019	Projected 2018-2019	Budget 2019-2020
500-5230	Uniforms	\$ -	-	-	-	100
500-5250	Hand Tools & Small Equipment	-	195	-	-	-
500-5265	Computer Software & Equipment	4,000	0	-	-	-
500-5270	Supplies	552	174	500	628	500
500-5295	Books & Publications	115	120	-	-	-
	Supplies Subtotal	\$ 4,667	\$ 489	\$ 500	628	600
500-5300	Contract Labor	-	-	-	-	-
500-5320	Telephone Services	936	1176	1,176	1,176	1,176
500-5346	Engineering & Surveying Services	9,800	0	10,000	-	10,000
599-5355	Insurance - Property	-	-	-	-	-
500-5361	Legal Services	3,744	0	2,000	-	2,000
500-5373	Promotion & Advertising	5,120	6701	7,500	7,500	7,500
500-5388	Taxes on Property (Quonset Hut)	-	-	-	-	-
500-5395	Professional Services	37,500	39393	5,500	8,538	7,000
500-5397	Admin & Overhead	12,000	12000	12,000	12,000	12,000
500-5399	Other Services	1,000	0	-	-	-
	Contractual Services	70,100	\$ 59,270	\$ 38,176	29,214	39,676
500-5405	Building & Grounds Maintenance	350	0	5,000	-	5,000
500-5425	Office Equipment Maintenance	1,696	1736	1,900	1,948	2,065
	Maintenance Subtotal	2,046	\$ 1,736	\$ 6,900	1,948	7,065
500-5451	Business Expenses	1,582	1737	5,000	2,200	5,000
500-5452	Travel & Training	8,303	4690	7,500	7,500	7,500
500-5453	Dues & Memberships	565	775	1,000	1,000	1,000
500-5499	Economic Development Programs	45,025	20000	55,000	20,000	40,000
	Services Subtotal	55,475	\$ 27,202	68,500	30,700	53,500
500-5610	Depreciation	29,877	29877	-	-	-
	Contingency & Reserves Subtotal	29,877	\$ 29,877	-	-	-
500-5710	Transfer to General Fund	6,000	0	-	-	-
500-5722	Transfer to Fund 22	38,105	47806	49,857	49,758	50,011
	Transfers Subtotal	44,105	\$ 47,806	49,857	49,758	50,011
500-5800	Principal Payment - 2004 Series/2015 Series	94,914	98509	102,087	98,403	105,879
500-5801	Interest Payment - 2004 Series/2015 Series	59,650	56298	52,722	56,404	48,929
	Debt Service	154,564	\$ 154,807	154,809	154,807	154,808
	Total LEDC Expenses	360,834.00	321,187.00	318,742	267,055	305,660
	Balance	(13,445)	(18,695)	-	32,695	-

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	295,000.00	26,412.57	231,996.55	78.64	0.00	63,003.45
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	205.34	3,640.81	15.33	0.00	20,101.19
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	318,742.00	26,617.91	235,637.36	73.93	0.00	83,104.64
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	538,040.00	654.83	6,678.90	1.24	0.00	531,361.10
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	538,040.00	654.83	6,678.90	1.24	0.00	531,361.10
	FUND TOTAL REVENUE	856,782.00	27,272.74	242,316.26	28.28	0.00	614,465.74
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
	CONTRACTUAL SERVICES	38,176.00	1,257.99	20,011.74	54.02	611.86	17,552.40
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	21.00	23,771.79	34.98	191.92	44,536.29
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TRANSFERS	49,857.00	0.00	0.00	0.00	0.00	49,857.00
	DEBT SERVICE	154,809.00	0.00	77,403.64	50.00	0.00	77,405.36
	TOTAL LEDC OPERATING FUNDS	318,742.00	1,278.99	123,788.28	39.09	803.78	194,149.94
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	0.00	11,800.00	11,800.00	0.00	0.00	(11,800.00)
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
	TOTAL LAMPASAS EDC BOND FUNDS	538,040.00	11,800.00	11,800.00	2.19	0.00	526,240.00
	FUND TOTAL EXPENDITURES	856,782.00	13,078.99	135,588.28	15.92	803.78	720,389.94
	TOTAL PROFIT / (LOSS)	0.00	14,193.75	106,727.98	0.00	(803.78)	(105,924.20)

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
OPERATING REVENUE							
TAX REVENUE							
400-4017	SALES TAX	295,000.00	26,412.57	231,996.55	78.64	0.00	63,003.45
	TOTAL TAX REVENUE	295,000.00	26,412.57	231,996.55	78.64	0.00	63,003.45
SERVICE REVENUE							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.00
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	1,200.00	205.34	3,640.81	303.40	0.00	(2,440.81)
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.00
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.00
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.00
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.00
400-4898	UNDESIGNATED RETAINED EARNIN	22,542.00	0.00	0.00	0.00	0.00	22,542.00
	TOTAL OTHER REVENUE	23,742.00	205.34	3,640.81	15.33	0.00	20,101.19
TRANSFERS							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	318,742.00	26,617.91	235,637.36	73.93	0.00	83,104.64
BOND FUND REVENUE							
OTHER REVENUE							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.00
410-4820	INTEREST EARNED	6,000.00	654.83	6,678.90	111.32	0.00	(678.90)
410-4898	DESIGNATED RE/BOND FUNDS	532,040.00	0.00	0.00	0.00	0.00	532,040.00
	TOTAL OTHER REVENUE	538,040.00	654.83	6,678.90	1.24	0.00	531,361.10
TRANSFERS							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	538,040.00	654.83	6,678.90	1.24	0.00	531,361.10

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
***	FUND TOTAL REVENUE ***	856,782.00	27,272.74	242,316.26	28.28	0.00	614,465.74

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
SUPPLIES							
500-5230	UNIFORMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	0.00	0.00	0.00	0.00	0.00
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	0.00	0.00	0.00	0.00	0.00	0.00
500-5270	SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
500-5295	BOOKS & PUBLICATIONS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL SUPPLIES	500.00	0.00	627.85	125.57	0.00	(127.85)
CONTRACTUAL SERVICES							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.00
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.00
500-5320	TELEPHONE SERVICES	1,176.00	37.99	761.91	64.79	0.00	414.09
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	10,000.00	0.00	0.00	0.00	0.00	10,000.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,000.00	0.00	0.00	0.00	0.00	2,000.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	220.00	2,962.33	47.66	611.86	3,925.81
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	5,500.00	0.00	7,287.50	132.50	0.00	(1,787.50)
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	9,000.00	75.00	0.00	3,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	38,176.00	1,257.99	20,011.74	54.02	611.86	17,552.40
MAINTENANCE							
500-5405	BUILDING & GROUNDS MAINTENAN	5,000.00	0.00	0.00	0.00	0.00	5,000.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	<u>1,900.00</u>	<u>0.00</u>	<u>1,973.26</u>	<u>103.86</u>	<u>0.00</u>	<u>(73.26)</u>
	TOTAL MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
OTHER EXPENSES							
500-5451	BUSINESS EXPENSES	5,000.00	21.00	546.45	14.77	191.92	4,261.63
500-5452	TRAVEL & TRAINING	7,500.00	0.00	2,345.34	31.27	0.00	5,154.66
500-5453	DUES & MEMBERSHIPS	1,000.00	0.00	880.00	88.00	0.00	120.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	55,000.00	0.00	20,000.00	36.36	0.00	35,000.00
500-5499.01	ECON DVLPMNT PROGRAM	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OTHER EXPENSES	68,500.00	21.00	23,771.79	34.98	191.92	44,536.29
CAPITAL EXPENDITURES							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.00
500-5545	STREETS & DRAINAGE	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LEDC OPERATING FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTINGENCY AND RESERVES</u>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	49,857.00	0.00	0.00	0.00	0.00	49,857.00
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.00
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.00
500-5776	TRANSFER TO LEDC DESIGNATED	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL TRANSFERS	49,857.00	0.00	0.00	0.00	0.00	49,857.00
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	102,087.00	0.00	50,727.85	49.69	0.00	51,359.15
500-5801	INTEREST PAYMENT	<u>52,722.00</u>	<u>0.00</u>	<u>26,675.79</u>	<u>50.60</u>	<u>0.00</u>	<u>26,046.21</u>
	TOTAL DEBT SERVICE	154,809.00	0.00	77,403.64	50.00	0.00	77,405.36
<hr/>							
TOTAL LEDC OPERATING FUNDS		318,742.00	1,278.99	123,788.28	39.09	803.78	194,149.94
		=====	=====	=====	=====	=====	=====

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: JUNE 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP
 LAMPASAS EDC BOND FUNDS
 DEPARTMENT EXPENSES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	11,800.00	11,800.00	0.00	0.00	(11,800.00)
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	0.00	11,800.00	11,800.00	0.00	0.00	(11,800.00)
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
	TOTAL CONTINGENCY AND RESERVES	538,040.00	0.00	0.00	0.00	0.00	538,040.00
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	538,040.00	11,800.00	11,800.00	2.19	0.00	526,240.00
<hr/>							
***	TOTAL EXPENSES ***	856,782.00	13,078.99	135,588.28	15.92	803.78	720,389.94
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	14,193.75	106,727.98	0.00	(803.78)	(105,924.20)
<hr/>							

*** END OF REPORT ***

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS		
=====		
1020	FSB CHECKING 7001092 LEDC	275,981.21
1021	FSB CAPITAL FD CHECKING7002363	8,302.52
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	527,175.32
1030	CLAIM ON CASH	224,845.56
1210	ACCOUNTS RECEIVABLE	0.00
1222	ACCOUNTS RECEIVABLE	0.00
1235	NOTE RECEIVABLE BACHMAYER	0.00
1236	NOTE RECEIVABLE-PECAN CRK HVM	0.00
1300	LAND PURCHASE/IMPROVEMENTS	1,725,616.61
1310	FAG-BUILDINGS & IMPROVEMENTS	17,975.00
1396	ACCUMULATED DEPRECIATION	(82,253.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	
		2,697,643.22
		=====

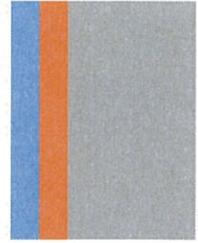
LIABILITIES & FUND BALANCE		
=====		
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	21.00
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,405.40
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,435,861.80
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	970,896.57
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>106,727.98</u>
	TOTAL LIABILITIES & FUND EQUITY	
		2,697,643.22
		=====

Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: July 17, 2019



Keystone Star Hotel Event

The Keystone Hotel event on July 6th brought a great crowd. Andy Fish estimated around 700-800 people. He was very pleased with the response from the community and enjoyed giving an update on the progress of the hotel, as well as the vision he has for the former Swain's Hardware building. State Rep. Brad Buckley gave Fish a proclamation recognizing the event, the Boy Scouts and local veterans from Lampasas presented the colors followed by the national anthem performed by the Lampasas High School Band. It was a wonderful community event that brought many together to recognize the work and passion Mr. Fish, his family and local contractors have put into this project. It has definitely become a tourist attraction.

Santa Fe Depot

Santa Fe Depot development has received (3) bids and discussed revising the scope of work and specifications in order to make the project more feasible. Currently the idea is to develop in phases and delay the water line extension along Live Oak initially until a tenant is secured for Building #2. There is an onsite water well that can be used for irrigation in the interim, but once the scope of the project is revised and a contractor is awarded the developer will be bringing bid information and plans back to the City to review.

Key Avenue

Burger King is still moving forward. They signed and returned the letter of understanding regarding the use of the alley and we have our City attorney reviewing their changes before we accept, but they are still on track with their development. Mojo Coffee is also still moving forward, but nothing new to report. I've had a few discussions regarding another vacant building on Key and hope to have more to report in the next couple of months as their plans solidify.

Intern Project

I've been working on a few ideas for the intern to own as a project this summer. Aside from the office work with updating spreadsheets with vacant building information, major employer data, etc. I'd like to have him work with me on organizing an event in which we invite 10-15 of the top realtors and developers in the Austin MSA and Killeen MSA to spend a day in Lampasas touring vacant/available buildings and properties, transport them to each location and provide lunch for them. Part of this project would be creating an information packet for each developer/realtor with general information regarding Lampasas, demographic info, workforce stats, etc. along with specs on each of the available properties. I will guide him through the process, but I think this is a project he will enjoy and one I've been hoping to do for some time now.

Technology Meetings

We have discussed meetings between Foresite and a technology investor group out of Bryan, TX. Foresite mentioned the group is aware of our lack of technology infrastructure and the overall project and they have expressed interest in assisting us with funding a solution. We have not set the initial meeting yet, but hope to have



more to report regarding this possibility in August or September. We will continue searching for opportunities in order to keep our internet project moving forward.

LCHEC

The Board met on Thursday July 11 and discussed holding a workshop with stakeholders to determine additional funding sources as well as discuss the next FY Budget. LCHEC is a great asset for our community in strengthening the local workforce, however tuition for the courses are typically only able to cover the cost of that course (instructor, equipment, books, etc.). Therefore, the daily operational needs, along with marketing efforts, rely heavily on donors or grants. Donations and grants aren't consistent so we will be brainstorming ideas on ways to become more financially sustainable.

Comp Plan

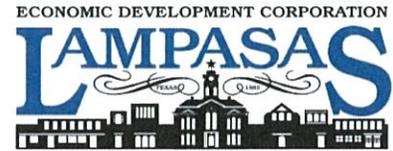
Half Associates is drafting a community survey we will send out via direct mail, social media, newspaper and various other outlets. Once the draft is reviewed we will be setting a meeting with the steering committee, followed by a community open house in which we can go over the tasks of the comprehensive plan and gain feedback from the community. Once those dates are set I'll be sure to make everyone aware.

SBDC Meetings

Our Small Business Development rep came to town to meet with (2) local entrepreneurs looking to get their business started. One will be located in a historic building near downtown, while the other will be in a new building being constructed now on Hwy 281 South. We discussed the business canvas model with them to help get them started, as well as funding opportunities and plan to meet again the first part of August. In addition, our rep provided data I requested regarding retail leakage, overall business and industry summary and demographic comparisons. I'll be working with the intern on compiling this data into a format that is easier to read and can be shared with prospects.

Memo

To: Mandy Walsh, LEDC Director
 From: Monica Wright, Director of Information Systems
 Date: Monday, July 1, 2019
 Re: June Website/Social Media Analytics Report



Information Systems

June 1-30, 2019

Communication

	May 2019	June 2019
'Contact Us" Submissions	1	0
Notify Me Subscribers (Calendar)	43	43
Notify Me Subscribers (News Flash)	44	43
Notify Me Subscribers (News Carousel)	5	5
Notify Me Subscribers (Local Business Profile & Community Spotlight)	38	38
Notify Me Subscribers (Property Listings)	42	41
Notify Me (Jobs)	11	11
Facebook Likes	1,685	1,695
Twitter (Followers)	131	131

LEDC Website

	May 2019	June 2019
Page Views	541	512
Page Visits	319	261
Total Searches	8	25
Total Downloads	145	89

A page view is a visit to a page on your website. If the visitor reloads a page, this counts as an additional page view. If the user navigates to a different page and then returns to the original page, this will count as another page view. A visit is defined as a sequence of consecutive page views without a 30-minute break. A visit always contains one or more page views.

Mobile vs Desktop

Desktop	149
Smart Phone	89
Tablet	15
Unknown	8

Browser Views

Chrome	92
Mobile Safari	59
Chrome Mobile	29
Internet Explorer	19
Firefox	18
Microsoft Edge	11
Safari	11
Unknown	9
Samsung Browser	8
Chrome Mobile iOS	3

Geo Map Overlay- Visits (top 20 Country/Region/City)

Unknown	71
Leander, TX	27
Austin, TX	11
El Paso, TX	10
Vancouver, British Columbia, Canada	10
San Antonio, TX	9
Forney, TX	8
Houston, TX	7
Fort Worth, TX	6
Conroe, TX	5
Killeen, TX	5
Lampasas, TX	5
Cedar Park, TX	3
Dallas, TX	3
Grand Prairie, TX	3
Odessa, TX	3
Temple, TX	3
Wichita, Kansas	3
Anadarko, Oklahoma	2
Bertram, TX	2

Site Search Keywords

Acreage for Sale	1	Licenses & Permits	1
Agenda	1	Openings	1
EDC	1	Sales Tax	1
Job Fair	1		

Top Visits

Lampasas Economic Development Official Website	294
Labor Force	17
Top Employers	17
Demographics	15
Incentives & Financing	11
Local Incentives	11
Public Safety	11
History of Lampasas	10
Lampasas Business Park	10
About Your EDC Director	10
Wineries	9
Living Here	8
Local Clubs & Organizations	7
Location	7
Workforce	7
Quarterly Reports	5
Business Climate	4
Events	4