

**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, MAY 15, 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, May 15, 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).

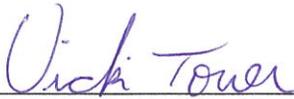
**REGULAR SESSION
5:30 p.m.**

- 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 April 17, 2019
- IV. Update and possible action regarding April Financials
- V. Update and discussion regarding Proposition 1 election results.
- VI. Update and discussion regarding status of internet project and USDA grant/loan application.
- VII. Update and discussion regarding the status with engineering for the Business Park roads and utilities.
- VIII. Update on the following:
 - 1.) County and LISD Updates
 - 2.) Staff Updates
 - Town Hall
 - Board Training
 - Downtown
 - Keystone Hotel
 - Development Participation
 - Internship
 - Job Fair
 - Comprehensive Plan
 - Budget
 - Kline Whitis Career Day
 - USDA ReConnect Application
 - LHS CTE Director

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 10th day of May, 2019 at 4:20 pm.



Vicki Tower
Vicki Tower, Administrative Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, APRIL 17, 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:

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

LEDC Members Absent:

Roland Schaub

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. Discussion and possible action concerning approval of the minutes dated March 20, 2019

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

IV. Discussion and update from Board member Pratus on Local Option Election.

President Pratus gave the Board an update on the Local Option Election.

Topics of discussion included:

- Early voting begins April 22, 2019
- General Election is May 4, 2019
- Lampasas County has new voting machines – all touch screens. Machines also print out cards at the end so there will be both a paper record and electronic record.
- Presentation at Courtyard Square Association mixer regarding Prop 1

V. Discussion and possible action regarding cost-sharing with the City of Lampasas for USDA ReConnect Grant/Loan application.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed with the Board, cost-sharing with the City of Lampasas for USDA ReConnect Grant/Loan application.

Walsh told the Board that cost of the application would not exceed \$10,000, but is a little higher than normal due to the Environmental Review. Walsh proposed that the Economic Development Corporation (EDC) and the City split the cost 50/50.

Board member Hudson moved to fund up to \$5,000.00 for the Application with the contingency that City Council may fund the full amount of \$10,000.00. The motion was seconded by Board member Monroe and with a unanimous vote, the motion carried. (Schaub absent)

VI. Discussion regarding scope of Comprehensive Plan.

Finley deGraffenried, City Manager/Executive Director, and Mandy Walsh, Economic Development Director, discussed the scope of Comprehensive Plan with the Board.

Topics of discussion included:

- Need at least two EDC members to be on committee
- Plan should be developed by stakeholders
- Board member Monroe said she is willing to participate
- Possible rotation of EDC Board members on the committee, based on expertise at the time of subject discussion

VII. Discussion and update on Deb Brown training for May 13-17.

Mandy Walsh, Economic Development Director, told the Board that she and the Chamber Director, due to time constraints, cannot commit 100% to the organization and execution of this event at this time. Walsh suggested maybe purchasing some workshops in the Fall to see the level of participation, and planning for a week-long training next year.

VIII. Update and possible action regarding March Financials.

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

No action was taken.

IX. Update on the following:

1.) County and LISD Updates

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

- New County Jail is coming along smoothly
- In preliminary discussion as to what to do with vacant house off of Highway 183 near the new jail.
- Lometa High School 1 Act Play advanced to state
- Re-signed contract with Acadian Ambulance Service – 3 year 5 month contract

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

- Very busy with spring activities
- UIL – doing very well
- Sports – Baseball/Softball/Track
- STAAR testing
- Attendance is good
- Enrollment is good

2.) Staff Updates

Mandy Walsh, Economic Development Director, reviewed the following:

- Downtown Development
 - Walsh told the Board that the development project for the Santa Fe Depot is still moving forward.
 - Andy Fish will be storing some of his antique cars in the Swain's Hardware building as they transition.
 - The owner of Perks Coffee building has shown the property numerous times in the last few weeks.

- Bar 17 will be converting to a Mercantile.
- Rutland's and Swain's Hardware will still be open for a few more weeks.
- Gillen's Co-Op & Mercantile are doing very well in their new location next door to Eve's Café.
- Key Avenue Development
 - Mojo Coffee is working on their building at 1008 S. Key Avenue.
 - Burger King is continuing with plans for development and plan to be open by the end of the summer (July at the earliest). Burger King plans to hire 40-45 people.
 - Silver Creek Assisted Living is continuing with plans for development and plan to begin construction by May 2019.
- Residential Development
 - Currently looking at around 150 homes being built. These homes will be built in phases though (not all in one year).
 - Lampasas is experiencing steady growth
- Mike Irvin
 - Walsh told the Board that Staff recently met with Mike Irvin regarding retail plans for his property at 301 S. Highway 281.
- USDA Grant/Loan Application
 - Walsh told the Board that Judy Langford, grant writer, has begun working on the USDA ReConnect Grant/Loan Application.
 - 50/50 Grant/Loan option
 - Deadline for USDA ReConnect Grant/Loan Application has been pushed back to the end of June 2019.
 - Need screen shots validating internet service at businesses and/or homes in Lampasas
- Texas 4000 ATLAS
 - Texas 4000 Atlas will begin June 1, 2019 at 8:30 a.m. at Campbell Park
 - Will have 80+ riders this year
- Development Matrix
 - Council asked Staff to create a development matrix that will help determine cost-sharing strategies, incentives, etc.
- LCHEC

- Walsh serves on the Lampasas County Higher Education Center (LCHEC) Board and was recently elected to serve as president.
- LCHEC Board meets quarterly
- Walsh will be attending Career Day at Kline Whitis Elementary on April 29, 2019
- Hwy 281
 - Texas Department of Transportation (TxDOT) have proposed widening Highway 281 to five lanes within the next five years.
- Comprehensive Plan
 - Already discussed under Item VI.
- Job Fair
 - Job Fair will be on Friday, June 7, 2019 from 10:00 a.m. to 1:00 p.m.
 - Moved location to the old Middle School Cafeteria

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

There were no items requested to be placed on the next agenda.

XI. Adjourn

Board member Talbert moved to adjourn the meeting at 6:11 p.m. The motion was seconded by Board member Vineyard and with a unanimous vote, the motion carried. (Schaub absent)

PASSED AND APPROVED this _____ day of _____, 2019.

Charlie Pratus III, President

Vicki Tower, Administrative Secretary

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: APRIL 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	24,078.62	178,690.13	60.57	0.00	116,309.87
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	23,742.00	178.19	2,678.12	11.28	0.00	21,063.88
	TRANSFERS	<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 OPERATING REVENUE	318,742.00	24,256.81	181,368.25	56.90	0.00	137,373.75
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	538,040.00	662.40	5,322.09	0.99	0.00	532,717.91
	TRANSFERS	<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 BOND FUND REVENUE	<u>538,040.00</u>	<u>662.40</u>	<u>5,322.09</u>	<u>0.99</u>	<u>0.00</u>	<u>532,717.91</u>
	FUND TOTAL REVENUE	856,782.00	24,919.21	186,690.34	21.79	0.00	670,091.66
=====							
<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	1,037.99	13,533.96	35.71	100.00	24,542.04
	MAINTENANCE	6,900.00	0.00	1,973.26	28.60	0.00	4,926.74
	OTHER EXPENSES	68,500.00	0.00	23,633.70	34.53	19.34	44,846.96
	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	<u>154,802.00</u>	<u>0.00</u>	<u>77,403.64</u>	<u>50.00</u>	<u>0.00</u>	<u>77,405.36</u>
	TOTAL LEDC OPERATING FUNDS	318,742.00	1,037.99	117,172.41	36.80	119.34	201,450.25
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
	CONTINGENCY AND RESERVES	<u>538,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>538,040.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>538,040.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>538,040.00</u>
	FUND TOTAL EXPENDITURES	856,782.00	1,037.99	117,172.41	13.69	119.34	739,490.25
=====							
	TOTAL PROFIT / (LOSS)	0.00	23,881.22	69,517.93	0.00	(119.34)	(69,398.59)

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: APRIL 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: APRIL 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	24,078.62	178,690.13	60.57	0.00	116,309.87
	TOTAL TAX REVENUE	295,000.00	24,078.62	178,690.13	60.57	0.00	116,309.87
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	178.19	2,678.12	223.18	0.00	(1,478.12)
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	178.19	2,678.12	11.28	0.00	21,063.88
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	24,256.81	181,368.25	56.90	0.00	137,373.75
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	662.40	5,322.09	88.70	0.00	677.91
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	662.40	5,322.09	0.99	0.00	532,717.91
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	662.40	5,322.09	0.99	0.00	532,717.91

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CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: APRIL 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	24,919.21	186,690.34	21.79	0.00	670,091.66

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: APRIL 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	0.00	0.00	0.00	0.00	0.00	0.00
	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	625.93	53.23	0.00	550.07
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	0.00	720.53	10.94	100.00	6,679.47
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	5,187.50	94.32	0.00	312.50
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	7,000.00	58.33	0.00	5,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	38,176.00	1,037.99	13,533.96	35.71	100.00	24,542.04
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	1,900.00	0.00	1,973.26	103.86	0.00	(73.26)
	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	0.00	443.16	9.25	19.34	4,537.50
500-5452	TRAVEL & TRAINING	7,500.00	0.00	2,310.54	30.81	0.00	5,189.46
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 DVLEPMNT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	68,500.00	0.00	23,633.70	34.53	19.34	44,846.96
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	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

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: APRIL 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
CONTINGENCY AND RESERVES							
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
TRANSFERS							
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
DEBT SERVICE							
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
TOTAL LEDC OPERATING FUNDS							
		<u>318,742.00</u>	<u>1,037.99</u>	<u>117,172.41</u>	<u>36.80</u>	<u>119.34</u>	<u>201,450.25</u>

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: APRIL 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	0.00	0.00	0.00	0.00	0.00
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	0.00	0.00	0.00	0.00	0.00
<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	0.00	0.00	0.00	0.00	538,040.00
<hr/>							
***	TOTAL EXPENSES	856,782.00	1,037.99	117,172.41	13.69	119.34	739,490.25
<hr/>							
	TOTAL PROFIT / (LOSS)	0.00	23,881.22	69,517.93	0.00	(119.34)	(69,398.59)
<hr/>							

*** END OF REPORT ***

12

BALANCE SHEET

AS OF: APRIL 30TH, 2019

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

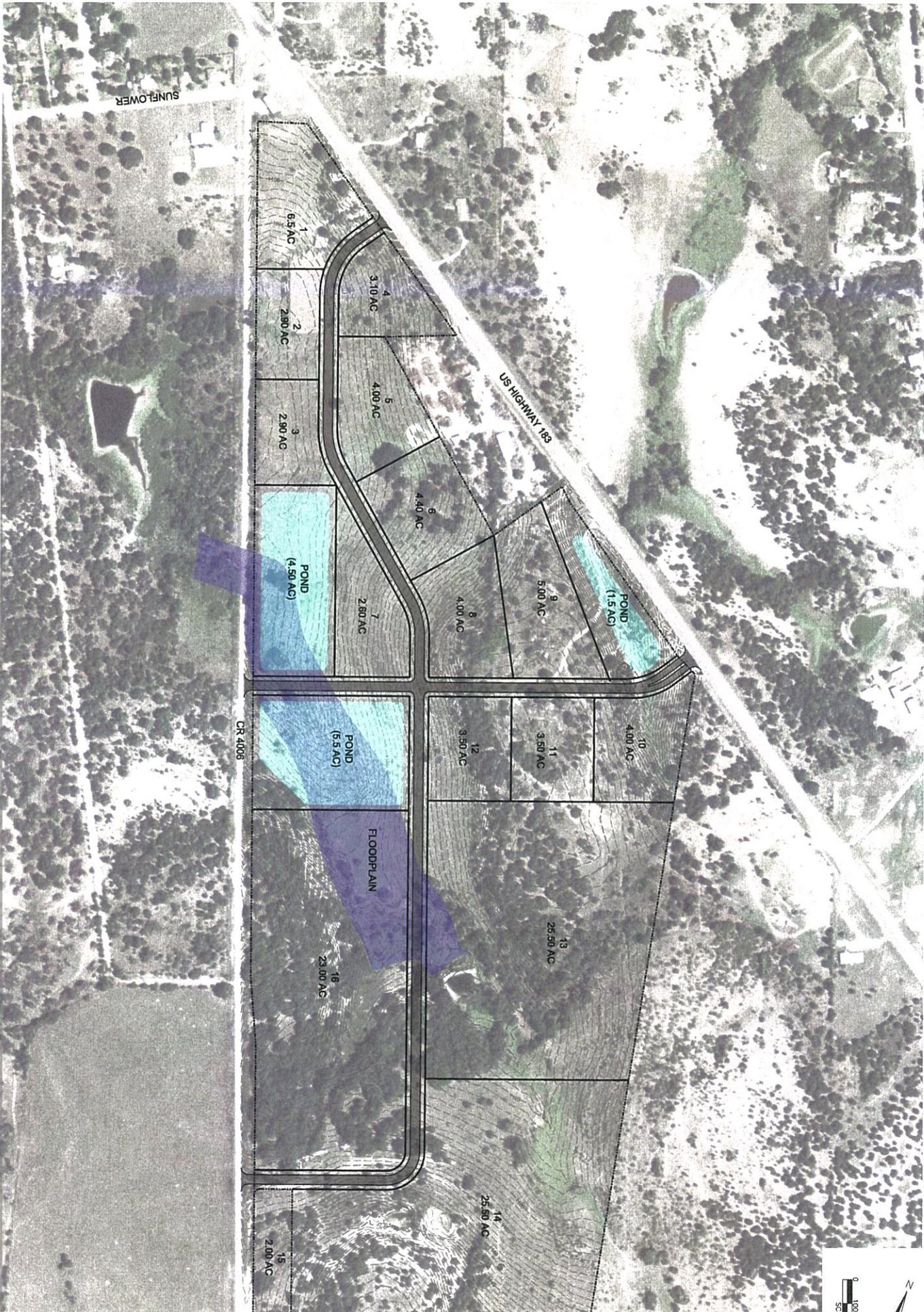
ASSETS

=====		
1020	FSB CHECKING 7001092 LEDC	280,249.64
1021	FSB CAPITAL FD CHECKING7002363	8,285.88
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	537,635.15
1030	CLAIM ON CASH	173,140.88
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	
		2,660,650.16
		=====

LIABILITIES & FUND BALANCE

=====		
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	237.99
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,916.96
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	1,435,861.80
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	970,385.01
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>69,517.93</u>
	TOTAL LIABILITIES & FUND EQUITY	2,660,650.16
		=====

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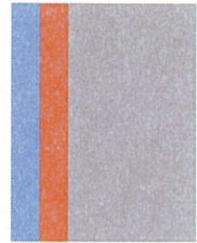
15

Lampasas Economic Development Corporation

From: Mandy Walsh

Re: Staff Report

Date: May 15, 2019



Town Hall

The next Town Hall meeting is slated for May 30th at 6pm at the old Middle School Cafeteria. Topics discussed will include City budget and community planning. Please plan to attend if possible. Your input would be valuable in this process.

Board Training

On May 20th at 5:30p we will host a Board Training for our various City Boards and committees at the Hostess House. City Attorney Jo-Christy Brown will be leading the training, which will consist of the following topics: public information act, open meetings act, traps for the unwary, City of Lampasas rules and conducting public meetings. We encourage your attendance at this important training session.

Downtown

Progress continues on the Santa Fe Depot development. The architect is planning to come in shortly to apply for a building permit. The same developer will be closing on the 511 E Third in August and begin renovation of those two buildings. There is already interest from prospective tenants. Staff has facilitated several recent walk-throughs of 406 E Third. The interest level for this particular property is very high and numerous concepts are being proposed currently. The building official and fire marshal have done a walk through as well so we know what steps need to be taken to bring the building up to code, but it is very structurally sound and in good shape.

Keystone Hotel

Andy Fish, owner of the Keystone Hotel, is organizing an event at the hotel for Saturday, July 6th to celebrate one year since the July 4th celebration and open house last year. The hotel is looking quite different in this past year and he's ready to show the community. The event will be from 11 a.m. – 4 p.m. Festivities will start with a flag raising ceremony at the flag pole. He would then like to present the people who have made the restoration of the hotel possible and the contractors who have worked tirelessly to return the Keystone Hotel to the beautiful and historic building that graces Lampasas. At the conclusion of the presentation the hotel will be open for tours. There will be hot dogs and refreshments for everyone to enjoy. Hope you all can come and enjoy. He will also have updates to share on the former Swain's Hardware building located at 302 S. Western.

Development Participation

I mentioned previously staff is working with City Council on a development participation document with guidelines that will assist in in the development



process for projects that might not meet the incentive requirements from EDC, but potentially could meet requirements for City participation. As we work through this document to finalize with Council, I'll be sure to keep you updated and informed. If you have questions or would like to sit down and discuss the document, please let me know. I'll be happy to include any board members that wish to participate in the process.

Internship

I met with the high school recently and have a list of (11) possible candidates. I will be sending each of them an application document where they'll answer a series of questions and include their resume. I've also created the job description and list of duties expected by this intern, along with Melissa Unger's job description for the Visitors Center. Once we get through this first screening, Melissa and I will schedule the interviews for the top 4-5. My hope is to have them start by June.

Job Fair

As mentioned previously, the Job Fair will be held on June 7th from 10 a.m. – 1 p.m. at the old middle school cafeteria. I currently have approximately 25 businesses signed up, but this was only from the initial call-out. I anticipate at least 30-35 total businesses, possibly more. We have more room in this facility so I'd like to recruit as many as possible. The job fair is being advertised locally and regionally, social media and our high school/LCHEC. Historically we've seen around 225-250 job seekers in the past 2 years.

Comprehensive Plan

We had a kickoff meeting on May 9th with Halff & Associates and will begin scheduling in-person kickoff meetings for our stakeholders. The tentative dates set are June 19 & 20. It is likely Halff representatives will join our EDC meeting on June 19 to discuss the process for the comprehensive plan.

Budget

I am beginning to piece together the budget for FY 2019-2020. I will have the preliminary budget outlined and turned into the Finance Department by Friday, May 17th. I anticipate budget discussion for the board in the June and July meetings, but historically it has been very straightforward and I don't anticipate many changes for the coming fiscal year.

Kline Whitis Career Day

I was fortunate to present on Career Day at Kline Whitis recently. I enjoyed showing the 1st - 5th graders our LEDC promotional video and explaining the importance of community and economic development, and what it means. They were all very impressed with the video and felt it portrayed Lampasas as a very exciting, fun place to live. I took home a list of all the new businesses our youth would like to see in our community; to say I have my work cut out might be an understatement!

USDA ReConnect Application

We are continuing our work on the USDA grant/loan ReConnect Pilot Program application in conjunction with Langford Community Management Services. We've had several correspondences with Foresite Group to obtain



the data which will prove the lack of access to robust, high-speed internet within our community. I will continue gathering speed test information from citizens and businesses, along with support letters in order to validate our need for this grant/loan. We have (2) resolutions required by the USDA on the May 13th City Council agenda. Before beginning an application, the City must first obtain a Level II eAuthorization account with the USDA. We also must have an authorized representative (City Manager) as the Representative-Signature-Certifier (Rep-Sign-Cert) to prepare the resolution to be uploaded. We feel confident City Council will approve this on May 13th so we may move forward with the application process.

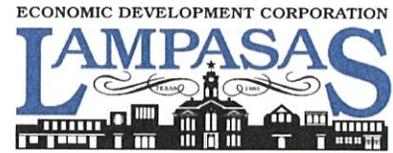
LHS CTE Director

The CTE Director for LHS, Randy Brady, will be retiring. He will be working through December 2019, with the new Director beginning in January 2020. The interviews for the (7) applicants begins on May 13th, with a decision to be made that same week. I look forward to meeting and working with the new director on our workforce development goals for the community, and will be happy to inform everyone once the new Director has been hired.



Memo

To: Mandy Walsh, LEDC Director
 From: Monica Wright, Director of Information Systems
 Date: Monday, May 6, 2019
 Re: April Website/Social Media Analytics Report

**Information Systems****April 1-30, 2019****Communication**

	March 2019	April 2019
'Contact Us" Submissions	0	1
Notify Me Subscribers (Calendar)	43	43
Notify Me Subscribers (News Flash)	44	44
Notify Me Subscribers (News Carousel)	5	5
Notify Me Subscribers (Local Business Profile & Community Spotlight)	38	38
Notify Me Subscribers (Property Listings)	42	42
Notify Me (Jobs)	11	11
Facebook Likes	1,667	1,671
Twitter (Followers)	126	130

LEDC Website

	March 2019	April 2019
Page Views	1,241	840
Page Visits	476	414
Total Searches	32	20
Total Downloads	147	98

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	213
Smartphone	159
Tablet	31
Unknown	9
Phablet	2

Browser Views

Chrome	136
Mobile Safari	112
Unknown	43
Firefox	32
Chrome Mobile	31
Internet Explorer	22
Microsoft Edge	18
Safari	10
Samsung Browser	4
Chrome Mobile iOS	3

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

Unknown	116
Leander, TX	47
El Paso, TX	23
Forney, TX	19
Houston, TX	14
Austin, TX	13
Vancouver, British Columbia, Canada	12
Copperas Cove, TX	11
Grand Prairie, TX	11
San Antonio, TX	9
Mountain View, California	8
Midland, TX	6
Fort Worth, TX	5
Anadarko, Oklahoma	4
Bertram, TX	4
Springtown, TX	4
Brownwood, TX	3
Conroe, TX	3
Jacksonville Beach, Florida	3
Lampasas, TX	3

Site Search Keywords

Broadband Study	1	Employment	1
Jobs	1		
Looking For Jobs	1		
Riata Roundup	1		

Top Visits

Lampasas Economic Development Official Website	514
Incentives & Financing	25
K-12 Education	23
Top Employers	20
About Your EDC Director	18
Demographics	17
Labor Force	17
EDC Board	16
About Us	15
Local Incentives	13
Lampasas Dining	13
Lampasas Business Park	13
History of Lampasas	12
Quarterly Reports	12
Living Here	11
2019 Fast Facts	9
Location	8
Wineries	8