NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, APRIL 20, 2022
JACK CALVERT MUNICIPAL BUILDING
302 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, April 20, 2022 at 5:30 p.m. in the Jack Calvert Municipal Building located at 302 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 regarding approval of the minutes dated February 16, 2022.

IV. Update and possible action regarding February/March Financial Statements.

V. Discussion and possible action regarding Business Park Covenants, Zoning & Development Standards.

VI. Discussion and possible action regarding amendment to Business Park Roadway & Utility Improvements Phase 1 contract with Eckermann Engineering for development of plat for the LEDC Business Park in an amount not to exceed $10,000.00.

VII. Discussion and possible action regarding real property development costs and inputs.

VIII. Discussion and possible action regarding amendment to Life Safety Grant conditions.

IX. Update on the following:
- County Update
- LISD Update
- Staff Update
    - TEDC
    - Downtown Development
    - Sales Tax
    - Business Park
    - Coffee with EDC
    - Sales Tax Workshop
    - BRE
    - Veteran Employer Summit

- GIS Mapping
- Website

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

XI. Adjourn

I, Becky Sims, City 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 14 day of April 2022 at 4:50 pm.

Becky Sims

Becky Sims, City Secretary

MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
JACK CALVERT MUNICIPAL BUILDING BOARD ROOM
302 EAST THIRD STREET
WEDNESDAY FEBRUARY 16, 2022
5:30 P.M.

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with President Misti Talbert presiding.

LEDC Members Present:
Steve Hudson
Neal Leavell
T.J. Monroe
Ryan Shahan
Sid Ball
Roland Schaub
David Millican-Ex-Officio
Bobby Carroll- Ex Officio

LEDC Members Absent:
N/A

City Staff Present:
Finley deGraffenried, City Manager/Executive Director
Mandy Walsh, Economic Development Director
Ryan Ward, Assistant City Manager
Becky Sims, City Secretary
Lupe Charping, Administrative Secretary

REGULAR SESSION
5:30 p.m.

I. Call to Order

President Talbert 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 regarding approval of the minutes dated January 19, 2022

Board member Monroe moved to approve the minutes as presented, the motion was seconded by Vice President Hudson and with a unanimous vote, the motion carried.

IV. Update and possible action regarding January Financial Statement.

Board member Schaub moved to approve the financials as presented, Board member Leavell seconded the motion and with a unanimous vote, the motion carried.

V. Discussion and possible action regarding Business Park Roadway & Utility Improvements, Phase 1 scope and add alternate.

Vice President Hudson moved to approve Phase 1 scope and add alternate. The motion was second by Board member Shahan and with unanimous vote, the motion carried.

VI. Discussion and possible action regarding award of construction contract for Business Park Roadway & Utility Improvements, Phase 1 Based Bid in the amount of $2,136,657.50 to Gage & Cade Construction, LLC.

Vice President Hudson moved to approve the award of construction contract for Business Park Roadway & Utility Improvements, Phase 1 Based Bid in the amount of $2,136,657.50 to Gage & Cade Construction, LLC. the motion was seconded by Board member Schaub. President Talbert opened the floor for discussion. Vice President Hudson took the opportunity to recognize and thank Mr. Paul Wilborn. He was president of the LEDC when the land was purchased. With a unanimous vote, the motion carried.

VII. Discussion and Possible action regarding award of construction contract for Business Park Roadway & Utility Improvements, Phase 1 Add Alternate 1 Bid in the amount of $610,887.00 to Gage & Cade Construction, LLC.

Vice President Hudson moved to approve the award of construction contract for Business Park Phase 1 Add Alternate 1 Bid in the amount of $610,887.00 to Gage & Cade Construction LLC, the motion was seconded by Board member Schaub. President Talbert opened the floor for discussion. Ms. Walsh, EDC Director advised that President Talbert and Vice President Hudson attended the Council Meeting Monday, February 14, 2022 to ask for support and financial assistance for the Water/ Wastewater Improvements by utilizing $971,176.00 of the American Recovery Fund Act. Council unanimously approved the funding. With a unanimous vote, the motion carried.

VIII. Update on the following:

<u>County Update</u>
Bobby Carroll provided an update on the following:

- *Jail Demolition*
- *Election*

<u>LISD Update</u>
David Millican Provided an update on the following:

- *Sports Activities*
- *Covid numbers down*

<u>Staff Update</u>
Mandy Walsh, EDC Director provided an update on the following:

- <u>Industrial Park</u>
Staff is working with the City Attorney on a two-phase agreement, a 1-2 year lease agreement followed by a development agreement for Martin's Rod & Custom. This local business was awarded the RFP for the Industrial Park property at 1203 McLean St. Martin wishes to lease the property for RV/Boat Storage the first year, intending to purchase the property upon the second year and build out a mini Hot Rod Business Park. The plans for the destination-themed Business Park includes a

manufacturing facility to house businesses such as the chassis shop, suspension manufacturers, body shop, upholstery shop and other custom stores and hot rod related trades. Additionally, they are proposing other entrepreneurial possibilities like a cigar lounge, distillery/ microbrewery, barber shop, food truck spots and a park area. Their hope is this will provide a location for customers traveling from outside of Lampasas (which defines 98% of their clientele) and locals to have a safe, clean and fun destination to hang out or while they wait for their vehicle to complete services. They propose the new development will initially produce an additional 20+ jobs with wages up to $30/hour.

- *Business Park Phase 1*

Pre-Bid was held on January 4th, followed by a site visit. We had (14) total attendees, which included City staff and (5) construction companies. Those in attendance were TTG Utilities, HCS Inc., Diamond X Contracting, Knife River and Gage & Cade Construction. We discussed an addendum, which includes Project Manual Revisions. Those revisions include bid date/time changed to January 25th at 2 p.m., separate bid item for mobilization and recompacted subgrade, description change for type of geogrid and added an option for an alternate pavement section that includes a thicker base section and lime-stabilized subgrade in lieu of geogrid and recompacted subgrade. Also noted in the addendum is the change of frequency in the density testing for roadway embankment. Drawing revisions listed in the addendum included the modification of the typical pavement section from geogrid TX130S to TX-7 (Langerman Foster was notified and has made an amendment to their Geotech report; this could likely increase construction costs by $30-$40,000), and the alternate pavement section utilizing lime-stabilized subgrade in lieu of the geogrid and recompacted subgrade. The addendum also clarified construction water costs, all testing requirements fall under contractor's responsibility (embankment, subgrade, limestone base) and specific details for lane closures on HWY 183 per TXDOT. The City and Eckermann Engineering are still researching the size of the existing well on the property that needs to be capped. TXDOT has approved and issued permits as of January 12th. Also, CAD files were requested at the pre-bid, however EEI will not be releasing these during the bid phase. CAD files will be released to the GC after contract award. We are anticipating award by LEDC Board on February 16.

- *CDI*

The Community Development Institute is returning to their original schedule hosting annual training March 1-4. Staff attends the Advanced course annually for continuing education, networking and PCED retention. CDI Texas' intent is to provide practical, interactive and comprehensive training designed to meet the needs of both economic and community development professionals working in fast-paced environments. Understanding the need for balance between community and economic development fosters better outcomes for community well-being and improved quality of life for our cities, regions and beyond.

- *Eclipse Meeting*

There was a public meeting held on January 13th for those interested in learning about the Eclipse 2024 event and how they may be a part of the planning. As we've discussed previously, Lampasas lies in the bullseye for one of the longest periods of totality on April 8th, 2024, and will likely attract visitors from around the world. Sub-committees are being formed and if anyone is interested in assisting, please email lampasaseclipse2024@gmail.com. There is a website (www.2024Eclipse.org) which will feature a page for each community, but you may also visit the Facebook page, 2024 Solar Eclipse – Lampasas Experience, for more information.

- *Website*

Staff is working with Civic Plus on restructuring the LEDC website. We are condensing some of the graphic buttons, rearranging how information is laid out on the homepage and also where it can be located internally. We've looked at various City and EDC sites to compare. We are cleaning up the *colors to make it cleaner and more modern, and easy to navigate. The demographic visiting the LEDC site differs significantly from the City site so we are tailoring it to developers, realtors, brokers, business owners. We will review the Mood Board and Layout Proposal on January 18th based on feedback staff gave to the Civic Plus team. If no changes are requested, the layout approval form will be submitted on January 28th and their team will begin the redesign. We are anticipating a mid-to-late April launch date based on approvals and resources.*

- *Job Fair*

The Texas Veterans Commission met with EDC staff, Chamber Director Melissa Unger and reps from the Central Texas Workforce Solutions regarding a partnership to host the Summer Job Fair. They will coordinate with businesses that wish to participate along with input from EDC and Chamber, as well as promoting and advertising in Lampasas and surrounding areas. In the past the LEDC has handled all aspects of the job fair and with limited funding, and the logistics for an event this size as a one-person department, this offer is very promising. Based on the success of the event we will plan to continue this partnership moving forward. We have tentatively set the date for June 15th from 10a-1p at the Lampasas Middle School Gymnasium. There are more details that need to be ironed out, but looking forward to an even larger event now with the help of another organization.

IX. Items that the Board Members may request to be place on the next agenda

- *Scoring for Prospects*
- *Incentive Guidelines*
- *Pricing*

X. ADJOURN

Vice President Hudson moved to adjourn the meeting at 6:00 p.m.; Board member Schaub seconded the motion and with a unanimous vote, the motion was carried.

PASSED AND APPROVED this ________________ day of ____________________, 2022.

_______________________________ _______________________________

Misti Talbert, President Becky Sims, City Secretary

Lampasas Economic Development Corporation				
FY 2019 to FY 2022				
Month to Date and Year to Date Comparison				
	Month to Date: February			
	Feb. 2019	**Feb. 2020**	**Feb. 2021**	**Feb. 2022**
Income				
Tax Revenue	$28,980.56	$33,087.30	$38,850.00	$45,587.07
Interest	$449.69	$127.59	$107.87	$163.59
Bond Fund Revenue	$727.01	$298.10	$56.46	$17.44
Total Income	$30,157.26	$33,512.99	$39,014.33	$45,768.10
Expense				
Supplies	$45.10	$78.24		
Contract Services	$1,197.99	$1,571.74	$1,037.99	$6,947.99
Maintenance				
Other Expenses	$752.70	$961.21	$444.99	$709.02
Capital Expenditures				
Contingency				
Transfers				
Debt Service				
Bond Fund Expense		$21,800.00		$15.00
Total Expense	$1,995.79	$24,411.19	$1,482.98	$7,672.01
Net Surplus/(deficit)	$28,161.47	$9,101.80	$37,531.35	$38,096.09
	Year to Date: October through February			
	FY 2019	**FY 2020**	**FY 2021**	**FY 2022**
Income				
Tax Revenue	$130,273.55	$141,962.65	$168,529.76	$194,849.98
Interest	$2,047.49	$856.50	$531.76	$827.96
Bond Fund Revenue	$3,905.24	$2,440.27	$304.41	$103.20
Total Income	$136,226.28	$145,259.42	$169,365.93	$195,781.14
Expense				
Supplies	$45.10	$273.19	$74.45	$130.96
Contract Services	$11,197.98	$6,248.35	$11,585.68	$14,295.68
Maintenance	$1,973.26	$2,071.92	$2,175.52	$2,284.29
Other Expenses	$22,277.48	$23,928.81	$11,388.31	$1,969.35
Capital Expenditures				
Contingency				
Transfers				
Debt Service				
Bond Fund Expense		$51,788.00		$42,211.00
Total Expense	$35,493.82	$84,310.27	$25,223.96	$60,891.28
Net Surplus/(deficit)	$100,732.46	$60,949.15	$144,141.97	$134,889.86

Lampasas Economic Development Corporation				
FY 2019 to FY 2022				
Month to Date and Year to Date Comparison				
		Month to Date: March		
	Mar-19	**Mar-20**	**Mar-21**	**Mar-22**
Income				
Tax Revenue	$24,337.96	$25,171.86	$32,401.03	$33,884.72
Service Revenue			$100,000.00	
Interest	$452.44	$121.83	$119.63	$201.62
Bond Fund Revenue	$754.45	$315.91	$62.53	2.6
Total Income	$25,544.85	$25,609.60	$132,583.19	$34,088.94
Expense				
Supplies	$582.75		$32.58	
Contract Services	$1,297.99	$3,537.99	$1,037.99	$1,037.99
Maintenance				
Other Expenses	$1,356.22	$1,156.61	$255.52	$367.15
Capital Expenditures				
Contingency				
Transfers				
Debt Service	$77,403.64	$77,403.64	$77,403.64	$51,203.02
Bond Fund Expense				$3,600.00
Total Expense	$80,640.60	$82,098.24	$78,729.73	$56,208.16
Net Surplus/(deficit)	($55,095.75)	($56,488.64)	$53,853.46	($22,119.22)
		Year to Date: October through March		
	FY 2019	**FY 2020**	**FY 2021**	**FY 2022**
Income				
Tax Revenue	$154,611.51	$167,134.51	$200,930.79	$228,734.70
Service Revenue			$100,000.00	
Interest	$2,499.93	$978.33	$651.39	$1,029.58
Bond Fund Revenue	$4,659.69	$2,756.18	$366.94	$105.80
Total Income	$161,771.13	$170,869.02	$301,949.12	$229,870.08
Expense				
Supplies	$627.85	$273.19	$107.03	$130.96
Contract Services	$12,495.97	$9,786.34	$12,623.67	$15,333.67
Maintenance	$1,973.26	$2,071.92	$2,175.52	$2,284.29
Other Expenses	$23,633.70	$25,085.42	$11,643.83	$2,336.50
Capital Expenditures				
Contingency				
Transfers				
Debt Service	$77,403.64	$77,403.64	$77,403.64	$51,203.02
Bond Fund Expense		$51,788.00		$45,811.00
Total Expense	$116,134.42	$166,408.51	$103,953.69	$117,099.44
Net Surplus/(deficit)	$45,636.71	$4,460.51	$197,995.43	$112,770.64

75 -LAMPASAS ECONOMIC DEV CRP

ACCT#	ACCOUNT NAME		
ASSETS			
1020	FSB CHECKING 7001092 LEDC	598,862.23	
1021	FSB CAPITAL FD CHECKING7002363	13,321.68	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	430,372.92	
1030	CLAIM ON CASH	226,545.15	
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	(171,876.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	0.00	
	TOTAL ASSETS		2,840,817.59
LIABILITIES & FUND BALANCE			
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	55.14	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	3,168.85	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	1,117,938.81	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	1,426,153.68	
3030	ASSIGNED FUND BALANCE	180,730.47	
CURRENT INCREASE / (DECREASE) IN FUND BALANCE		112,770.64	
	TOTAL LIABILITIES & FUND EQUITY		2,840,817.59

CITY OF LAMPASAS
BALANCE SHEET
AS OF: MARCH 31ST, 2022

75 -LAMPASAS ECONOMIC DEV CRP

ACCT#	ACCOUNT NAME		
ASSETS			
1020	FSB CHECKING 7001092 LEDC	598,862.23	
1021	FSB CAPITAL FD CHECKING7002363	13,321.68	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	430,372.92	
1030	CLAIM ON CASH	226,545.15	
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	(171,876.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	0.00	
	TOTAL ASSETS		2,840,817.59
LIABILITIES & FUND BALANCE			
2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	55.14	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	3,168.85	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	1,117,938.81	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	1,426,153.68	
3030	ASSIGNED FUND BALANCE	180,730.47	
CURRENT INCREASE / (DECREASE) IN FUND BALANCE		112,770.64	
	TOTAL LIABILITIES & FUND EQUITY		2,840,817.59

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2022

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
REVENUE SUMMARY						
OPERATING REVENUE						
TAX REVENUE	330,000.00	33,884.72	228,734.70	69.31	0.00	101,265.30
SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
OTHER REVENUE	1,250.00	201.62	1,029.58	82.37	0.00	220.42
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL OPERATING REVENUE	331,250.00	34,086.34	229,764.28	69.36	0.00	101,485.72
BOND FUND REVENUE						
OTHER REVENUE	432,740.00	2.60	105.80	0.02	0.00	432,634.20
TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL BOND FUND REVENUE	432,740.00	2.60	105.80	0.02	0.00	432,634.20
FUND TOTAL REVENUE	763,990.00	34,088.94	229,870.08	30.09	0.00	534,119.92
EXPENDITURE SUMMARY						
LEDC OPERATING FUNDS						
SUPPLIES	500.00	0.00	130.96	26.19	0.00	369.04
CONTRACTUAL SERVICES	29,176.00	1,037.99	15,333.67	52.56	0.00	13,842.33
MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
OTHER EXPENSES	59,225.00	367.15	2,336.50	3.95	0.00	56,888.50
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	52,130.00	0.00	0.00	0.00	0.00	52,130.00
DEBT SERVICE	154,808.00	51,203.02	51,203.02	33.08	0.00	103,604.98
TOTAL LEDC OPERATING FUNDS	298,839.00	52,608.16	71,288.44	23.86	0.00	227,550.56
LAMPASAS EDC BOND FUNDS						
CONTRACTUAL SERVICES	0.00	3,600.00	45,811.00	0.00	0.00	(45,811.00)
CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.00
CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	3,600.00	45,811.00	10.59	0.00	386,929.00
FUND TOTAL EXPENDITURES	731,579.00	56,208.16	117,099.44	16.01	0.00	614,479.56
TOTAL PROFIT / (LOSS)	32,411.00	(22,119.22)	112,770.64	347.94	0.00	(80,359.64)

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2022

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
		==============	==============	==============	======	==============	==============

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	330,000.00	33,884.72	228,734.70	69.31	0.00	101,265.30
	TOTAL TAX REVENUE	330,000.00	33,884.72	228,734.70	69.31	0.00	101,265.30
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	1,250.00	201.62	1,029.58	82.37	0.00	220.42
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	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER REVENUE	1,250.00	201.62	1,029.58	82.37	0.00	220.42
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	331,250.00	34,086.34	229,764.28	69.36	0.00	101,485.72
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	700.00	2.60	105.80	15.11	0.00	594.20
410-4898	DESIGNATED RE/BOND FUNDS	432,040.00	0.00	0.00	0.00	0.00	432,040.00
	TOTAL OTHER REVENUE	432,740.00	2.60	105.80	0.02	0.00	432,634.20
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	432,740.00	2.60	105.80	0.02	0.00	432,634.20

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 ***	763,990.00	34,088.94	229,870.08	30.09	0.00	534,119.92

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2022

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	250.00	0.00	0.00	0.00	0.00	250.00
500-5270	SUPPLIES	250.00	0.00	130.96	52.38	0.00	119.04
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SUPPLIES	500.00	0.00	130.96	26.19	0.00	369.04
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	227.94	19.38	0.00	948.06
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.00
500-5346	ENGINEERING/SURVEYING SERVIC	0.00	0.00	0.00	0.00	0.00	0.00
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5361	LEGAL SERVICES	2,500.00	0.00	1,015.00	40.60	0.00	1,485.00
500-5373	PROMOTION AND ADVERTISING	7,500.00	0.00	5,340.73	71.21	0.00	2,159.27
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	6,000.00	0.00	2,750.00	45.83	0.00	3,250.00
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	6,000.00	50.00	0.00	6,000.00
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	29,176.00	1,037.99	15,333.67	52.56	0.00	13,842.33
MAINTENANCE							
500-5405	BUILDING & GROUNDS MAINTENAN	500.00	0.00	0.00	0.00	0.00	500.00
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,500.00	0.00	2,284.29	91.37	0.00	215.71
	TOTAL MAINTENANCE	3,000.00	0.00	2,284.29	76.14	0.00	715.71
OTHER EXPENSES							
500-5451	BUSINESS EXPENSES	2,500.00	17.15	557.26	22.29	0.00	1,942.74
500-5452	TRAVEL & TRAINING	6,000.00	350.00	1,054.24	17.57	0.00	4,945.76
500-5453	DUES & MEMBERSHIPS	725.00	0.00	725.00	100.00	0.00	0.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	50,000.00	0.00	0.00	0.00	0.00	50,000.00
500-5499.01	ECON DVLPMNT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	59,225.00	367.15	2,336.50	3.95	0.00	56,888.50
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

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2022

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	0.00	0.00	0.00	0.00	0.00	0.00
	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	52,130.00	0.00	0.00	0.00	0.00	52,130.00
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	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL TRANSFERS	52,130.00	0.00	0.00	0.00	0.00	52,130.00
DEBT SERVICE							
500-5800	PRINCIPAL PAYMENT	114,013.00	29,890.16	29,890.16	26.22	0.00	84,122.84
500-5801	INTEREST PAYMENT	40,795.00	21,312.86	21,312.86	52.24	0.00	19,482.14
	TOTAL DEBT SERVICE	154,808.00	51,203.02	51,203.02	33.08	0.00	103,604.98
	TOTAL LEDC OPERATING FUNDS	298,839.00	52,608.16	71,288.44	23.86	0.00	227,550.56

FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2022

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
CONTRACTUAL SERVICES							
510-5316	BANK CHARGES	0.00	0.00	125.00	0.00	0.00	(125.00)
510-5346	ENGINEERING/SERVEYING SERVIC	0.00	3,600.00	45,200.00	0.00	0.00	(45,200.00)
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	486.00	0.00	0.00	(486.00)
	TOTAL CONTRACTUAL SERVICES	0.00	3,600.00	45,811.00	0.00	0.00	(45,811.00)
CAPITAL EXPENDITURES							
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
CONTINGENCY AND RESERVES							
510-5600	CONTINGENCY/RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	TOTAL CONTINGENCY AND RESERVES	432,740.00	0.00	0.00	0.00	0.00	432,740.00
	TOTAL LAMPASAS EDC BOND FUNDS	432,740.00	3,600.00	45,811.00	10.59	0.00	386,929.00
	*** TOTAL EXPENSES ***	731,579.00	56,208.16	117,099.44	16.01	0.00	614,479.56
	TOTAL PROFIT / (LOSS)	32,411.00	(22,119.22)	112,770.64	0.00	0.00	(80,359.64)

*** END OF REPORT ***

ECONOMIC DEVELOPMENT CORPORATION

LAMPASAS

In early 2017 the three Zoning Districts were defined identifying the types of land uses for different areas of the Business Park for consideration of adoption in the City of Lampasas Zoning Regulations. This item has been placed on the LEDC agenda to provide the Board an opportunity for input and to review the proposed zoning. The summary of districts is as follows:

BUSINESS PARK ZONE 1 (LOW INTENSITY) "BPZ1" The Low Intensity District anticipates land uses that do not impact the area in terms of noise, traffic, density; and design standards that promote a higher architectural standard including landscaping, exterior finishes and signage. The typical land uses would include Offices, Research, Financial Services, Software Development, Retail and Hospitality.

BUSINESS PARK ZONE 2 (MEDIUM INTENSITY) "BPZ2" The Medium Intensity District anticipates land uses that can accommodate slightly more intense uses that require more frequent or after hour traffic patterns; have a greater potential for increased noise and have a reduced construction and design standards due to the proximity to streets or access. The typical land uses would include Manufacturing, Offices, Research and Development, and uses generally allowed in the Low Intensity District.

BUSINESS PARK ZONE 3 (HIGH INTENSITY) "BPZ3" The High Intensity District anticipates uses that are typical of an industrial zoning district with higher volume of traffic, possibly in the evening and week end; noise generated from more intense manufacturing or assembly; and greater latitude for exterior finishes and outdoor storage of materials. The typical land uses would include Heavy Manufacturing, Material Batching or Mixing, Trade Shops or Propane Storage.

DECLARATION OF
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION'S
BUSINESS PARK
RESTRICTIONS AND COVENANTS

The Lampasas Economic Development Corporation ("LEDC") the owner of all that certain real property located in Lampasas County, Texas, described as follows, to wit:

All of the lots, or lots anticipated in the future platting, in the subdivision known as the Lampasas Economic Development Corporation business park, a subdivision in Lampasas County, Texas, according to the map or plat thereof in parcels as stated below. Parcel One: 45.02 acres, Volume 398, Pages 63-66, Parcel Two 43.40 acres, Volume 398, Pages 83-86 and Parcel Three, 63.25 acres, Volume 398, Pages 88-91 of the Lampasas County Plat Records; (hereinafter referred to as the "Property") and

WHEREAS, the LEDC will own and convey the above-described property, subject to certain protective covenants, conditions and restrictions as hereinafter set forth.

WHEREAS, LEDC desires to create and carry out a uniform plan for improvement, development, and sale of the Property and portions thereof for the benefit of the present and future owners of the Property, LEDC hereby adopts and establishes the following declarations, reservations, restrictions, covenants, conditions and easements to apply uniformly to the use, improvement, occupancy and conveyance of all the Property, including the roads, avenues, streets, alleys and waterways therein; and each contract or deed which may be hereafter executed with regard to the Property or any portion thereof shall conclusively be held to have been executed, delivered and accepted subject to the following (regardless of whether or not the same are set out in full or by reference in said contract or deed).

NOW, THEREFORE, it is hereby declared that all the Property described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the Property and shall be binding on all parties having any right, title, or interest in or to the Property or any part thereof, and their heirs, successors and assigns, and which easements, restrictions, covenants and conditions shall inure to the benefit of each owner thereof.

DEFINITIONS

For the purposes of these covenants, the following terms and words are to be used and interpreted as hereinafter defined.

Berm: An earthen mound designed to provide visual interest, screen undesirable views and/or decrease noise.

Boundary Property Line: The near side of any street, alley, stream or other permanently dedicated open space from the noise source when such open space exits between the property line of the noise source and adjacent property. When no such open spaces exist, the common line between two parcels of property shall be interpreted as the boundary property line.

Building: Any structure intended for shelter, housing or enclosure of persons, animals, or chattel. When separated by dividing walls without openings, each portion of such structure so separated shall be deemed a separate structure.

A. Primary: A building in which the primary activity associated with the lot is conducted.
B. Accessory: A building customarily incidental and subordinate to the primary building located on the same lot.

Building Area: That portion of a lot upon which buildings may be placed, excluding required yards and limited by the maximum building coverage as specified.

Building Coverage: The percent of the lot area covered by the building exclusive of all overhanding roofs.

Building Line: A line established generally parallel to the front street line. No building or structure may be permitted in the area between the building line and the street right of way line.

Caliper: The diameter of a tree at four (4) feet in height.

Decibel: A unit measurement of sound pressure.

Developer: Lampasas Economic Development Corporation and/or its successor.

Easement: A right given by the owner of a parcel of land to another person, public agency or private corporation for a specific and limited use of that property.

Exposed CMU: Concrete masonry units (CMU) are made from a mixture of portland cement and aggregates under controlled conditions.

Face of the Building: The general outer surface, not including cornices, bay window or architectural projections.

Frequency: The number of times per second a vibration or sound wave oscillates.

Frontage: The measure of property on one side of a street, closest to the street right-of-way, and between the two sided property lines associated with the same tract of land.

Ground Cover: Plants, normally reaching an average maximum height of not more than 24 inches at maturity.

Height:

A. Building: The vertical distance from grade or base flood elevation, whichever is higher, to the highest finished roof surface in the case of flat roofs or to a point at the average height of the highest roof having a pitch.

B. Sign: The vertical distance from the uppermost point of an outdoor advertising sign to the ground immediately below such point.
C. Wall: The vertical distance to the top measured from the foundation wall, or from a girder or other immediate support of such wall.
D. Screen: The vertical distance to the top measured from natural or built up ground level immediately below the screen.

Business Park: The Lampasas Business and Business Park Subdivision owned and controlled by the Lampasas Economic Development Corporation, in the City of Lampasas, Lampasas County, Texas.

Landowner: The legal and beneficial owner of all the land proposed to be included in a development or transaction, including the possessor of an option or contract to purchase, or other persons having an enforceable vested proprietary interest in such land.

Landscaping: Any combination of living plants (such as grass, ground, cover, shrubs, vines, hedges, or trees) and non-living landscape materials (such as rocks, pebbles, sand, much, walls, fences or decorative paving materials),

Loading Space: A space on the same lot as the main building specifically provided for the standing, loading, or unloading of trucks and having minimum dimensions of twelve (12) by sixty (60) feet.

Lot: A parcel of land occupied or intended for occupancy by a use permitted in these covenants, including one (1) primary building together with its accessory buildings, open spaces and parking spaces required by these covenants, and having its principal frontage upon a street or upon an officially approved point of access.

A. Corner: A lot abutting upon two (2) or more streets at their intersection.
B. Depth: The perpendicular distance between the front and the rear lot lines.
C. Double-Frontage: A lot having direct access to two parallel public streets. For purposes of this covenant, land abutting such streets shall be considered "front yards".
D. Line: The boundary of the property.
E. Frontage: The yard or yards nearest the streets.
F. Rear Line: The boundary of a lot which is most distant from and most nearly parallel to, the front lot line.
G. Side Line: Lines running between the front and rear property lines.

Masonry: The building of structures from individual units laid in and bound together by mortar.

Odorous Matter: Any solid, liquid, or gaseous matter, including but not limited to gases, vapors, dusts, fumes and mists which cause an odor sensation to human beings.

Parking Space: A permanently surfaced area, enclosed or unenclosed, sufficient in size to store one automobile together with a permanently surfaced driveway connecting the parking space with a street or alley and permitting ingress or egress of an automobile.

Paving: A system structuring base material and sealing an impervious wear surface.

Regulated Area: The low.medium and high intensity areas of the Business Park as defined by the attached "Regulated Land Use District" map.

Shrub: A woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground.

Sign: For purposes of this ordinance, "Sign" shall mean "outdoor identification sign."

Smoke: The visible discharge of particulate matter from a chimney, vent or combustion process.

Sound Level Meter: An instrument used to measure sound intensity.

Structure: Anything constructed or erected, the use of which requires a location on the ground or an attachment to something located on the ground.

Screen: An opaque barrier of stone, wood, brick, block or other permanent material at least six feet in height.

Setback: A distance between the lot line and the point where a building may be constructed.

Split Face CMU: Concrete Masonry Units with one or more faces produced by purposeful fracturing of the unit to provide architectural effects in masonry wall construction.

Toxic and Noxious Matter: Any solid, liquid, or gaseous matter which is present in sufficient quantities to endanger the health, safety, and comfort of persons in the vicinity or which may cause injury or damage to property as defined by the United States Environmental Protection Agency (EPA).

Vibration: A temporal and spatial oscillation of displacement, velocity or acceleration in a solid material.

Yard:

A. Front: An unoccupied open space on the same lot with a building, between the wall of the building nearest the street on which the lot fronts, and bounded by the line of that wall extended, the side lines of the lot and the front street line of the lot. The front yard of a corner lot consisting of one platted lot is the yard adjacent to that street on which the lot as its least dimension.
B. Rear: An unoccupied open space on the same lot with a building, between the rear line extended, the side lines of the lot and the rear line of the lot.
C. Side: An unoccupied open space on the same lot with a building, situated between the building and the side line of the lot and extended through from the front yard to the rear yard. Any line not a rear line or a front line is deemed to be a side yard line.

SECTION 1: USE

The Property shall be used only for such uses as shall be authorized in the Texas Local Government Code, Chapters 501 and 505, as amended, provided, however, that the lots used for a water tank or water booster station, used to provide access, or uses that are necessary to support authorized uses are also authorized uses.

The Business Park is intended for processing, research, servicing, light industrial, manufacturing, warehousing, office and distribution purposes, other businesses that are deemed beneficial to the economy by the LEDC, and service ancillary to the above uses. No property shall be used that may damage or in any way negatively impact the Business Park or neighboring areas by reason of odor; fumes; dust; glare; noise; air; ground or water pollution; noxious waste; or be a hazard in terms of fire or explosion; or creation of unsightly views. (See Performance Standards)

SECTION 2: PROHIBITED USES

The Property shall not be used for any purpose in violation of the laws of the United States, the State of Texas, Lampasas County, Texas or the City of Lampasas, Texas.

SECTION 3: DEVELOPMENT STANDARDS

The Property shall be developed under the standards set forth in the City of Lampasas' Zoning Regulations as they may be amended from time to time and the covenants and restrictions described herein. In the event of a conflict between these covenants and restrictions and the City of Lampasas Zoning Regulations, the more restrictive provision shall govern.

SECTION 4: ARCHITECTURAL CONTROL COMMITTEE

The purpose of the Architectural Control Committee is to encourage consistent development throughout the property by reviewing development plans and specifications in conformity within the intent of the development standards. The Architectural Control Committee will consist of two (2) LEDC Board Members and one (1) appointed member (appointment made by the LEDC Board of Directors) and shall remain appointed until such time as 75% of the lots in the subdivision have been sold. At that time, primary responsibility for the enforcement of these restrictions shall pass to the property owners or an association created by the property owners. At that time, the Architectural Control Committee shall be composed of a minimum of three (3) persons as determined by the property owners association. Each lot owner in the Business Park shall be entitled to one vote on the election of the members to the Architectural Control Committee. The Architectural Control Committee shall approve its own rules of procedure in consultation with the LEDC.

Architectural plans and specifications covering buildings, structures, loading docks, parking facilities and landscaping for initial work and for any exterior alteration, modifications and additional construction including exterior signs must be submitted to the Architectural Control Committee and receive written approval therefore prior to commencement of any work.

A quorum of the Architectural Control Committee (the "Committee") shall be a simple majority of the total number of members. The Committee shall approve, reject, or request additional information of plans and specifications within 30 days of submission of those plans. In the event the Committee fails to approve, reject, or request addition information of such plans in writing, within that time period, approval by the Committee shall not be required and full compliance with this section shall be deemed to have been met.

The office of the Architectural Control Committee is located within the City of Lampasas City Secretary's office located at 312 E. Third, Lampasas, Texas 76550.

Rejection of plans and specifications or a request for additional information regarding plans and specifications by the Architectural Control Committee will be in written form and state the basis of the rejection or request.

The Architectural Control Committee must approve all plans and specifications in accordance with Section 4 herein including any requests to use masonry materials in the construction of exterior walls other than those listed herein in Section 5. In the event that a conflict occurs between the plans and specifications approved by the Committee and the City of Lampasas building code requirements or other ordinances, the more restrictive provision shall apply; provided, however, that the Committee approved plans and specifications shall never be construed as authorizing a violation of a City ordinance. In the event that the Committee plans and specifications are approved that do not comply with City of Lampasas Ordinances, such approval shall be deemed as conditionally approved and subject to approval of a waiver or variance from the City of Lampasas. If a waiver or variance is not received from the City, the plans and specifications must be resubmitted to the Committee for review and approval.

Construction must begin within 12 months of approval by the Architectural Control Committee. If construction does not commence within the 12 months, approval of the plans and specifications shall expire and must be resubmitted for approval. In addition, the construction must be completed within a two (2) year period from start of construction or as recommended by the Committee.

SECTION 5: CONSTRUCTION STANDARDS

All construction shall conform to the plans and specifications as approved by the Architectural Control Committee, construction and design standards as contained within this document, and the building codes and other applicable ordinances of the City of Lampasas in effect at the time a permit is issued.

Construction Standards, General

Construction and Design Standards shall conform to Standards herein, and standards within the Regulated Area the development is located.

All exterior construction visible from public roadways shall be composed of high quality masonry, concrete (including pre-cast concrete or tilt slab construction) or custom architectural metal panel systems or a combination of these materials. Buildings with metal panels shall have factory applied paint or special coatings. Metal roof and wall panels shall be not less than 24 guage material. No other materials, including corrugated steel or aluminum or other untreated metal may be used on the exterior of any improvements without prior written approval from the Architectural Control Committee.

On metal clad buildings, architectural panels with concealed fasteners shall be used to reduce the visual prominence of fasteners. Wall colors shall be used that are compatible with other buildings in the development. Exterior and interior walls shall be protected from aggressive manufacturing, vehicular corrosion, and other abusive conditions by the use of bollards, wainscoting, or landscaping. Unless they are used as a legitimate architectural detail, downspouts should match the wall color or be concealed within walls. Roof colors shall be coordinated with those on surrounding facades. Roof panels without color or which are painted white should be avoided. Galvalume, Zincalume, Al-Zn or white painted panels may be used if these light colored surfaces do not have objectionable effect when viewed from public streets surrounding areas or if the roof is screened from view by the use of parapet walls.

The architectural design of new buildings and major exterior additions should relate to neighboring buildings. While specific design need not be duplicated, the general size, bulk materials and color should have a complimentary design relations to other buildings in the vicinity. The size of windows and doors should be related to the scale of the wall in which they appear. Monotonous repetition should be avoided where possible in the location, size and shape of windows and small doors. Utility doors, fire doors, loading docks, and other potentially unsightly elements should be designed to blend with the building's architecture.

Developers may request a variance from this requirement from the LEDC.

Commented [Fd1]: LEDC should consider appeal and variance process in the event of an unfavorable decision from the Committee.

Masonry construction material is defined to include brick, stone, split face CMU, or stucco (conventional or equivalent, including EFIS). However, the Architectural Control Committee may approve the use of cement aggregate or tilt wall material or other architectural blocks. Masonry shall specifically exclude exposed CMU (Concrete Masonry Units).

All exposed wood shall be limited to the main entry doors, door frames, door trim, window mullions, and decorative roof soffits. Wood siding and wood shingles shall not be installed as veneering material or roofing. No wood shall be exposed on buildings unless it is treated for exterior use, and protected from direct sun and rain by an overhang. All exterior wood on buildings shall be painted, stained or sealed or clear finished and then only with the expressed, written approval of the Architectural Control Committee.

Regulated Areas

Regulated Areas are defined by the Business Park Land Use Map available for inspection in the Office of the Architectural Control Committee.

LOW INTENSITY DISTRICT
The Low Intensity District anticipates land uses that do not impact the area in terms of noise, traffic, density; and design standards that promote a higher architectural standard including landscaping, exterior finishes and signage. Typical land uses include Offices, Research, Financial Services, Software Development, Retail and Hospitality.

MEDIUM INTENSITY DISTRICT
The Medium Intensity District anticipates land uses that can accommodate slightly more intense uses that require more frequent or after hour traffic patterns; have a greater potential for increased noise and have a reduced construction and design standards due to the proximity to streets or access. Typical land uses within the Medium Intensity District would include light manufacturing, offices, research and development, and uses generally allowed in the Low Intensity District.

HIGH INTENSITY DISTRICT
The High Intensity District anticipates uses that are typical of an industrial zoning district with higher volume of traffic, possibly in the evening and week end; noise generated from more intense manufacturing or assembly; and greater latitude for exterior finishes and outdoor storage of materials. Typical land uses might include: heavy manufacturing, material batching or mixing, trade shops or propane storage.

Regulated Areas, Land Use Chart and Development Standards

Permitted Land Uses

Low Intensity	Medium Intensity	High Intensity
Offices	Restaurants	Concrete Batching
Professional Service Business		Manufacturing
Financial Service Business	Hotels	Paint Shops/Repair Shops
Medical Services/Clinic	Light manufacturing	Welding
Retail Establishments	Auto Sales	Taxidermy
Research and Development	Auto Accessory Installation	Storage facilities
		Welding, metal manufacturing

Regulated AreasDesign Standards

Regulation	Low Intensity	Medium Intensity	High Intensity
Exterior Lighting	Commercial underground	Commercial underground	Overhead, utility pole or better
Electric Service	Underground with pad mount transformer	Overhead Service allowed	Overhead Service allowed
Landscape/Parking	Required 10% of landscaping/parking	Landscaping at business entrance,	Provide number of

	islands, number of spaces determined by land use, lit parking areas	number of spaces determined by land use, lit parking areas	parking spaces determined by land use
Exterior Finish	100% masonry, EFIS, lap or glazing with architectural detail	50%masonry, remainder metal or other as defined in Section 5	No restriction on exterior finish other than as defined in Section 5
Signage	Building signage in style of construction; no temporary or banner; entrance sign less than 12 feet high, 90 square feet maximum	Building Signage in style of construction; no temporary or banner; 12 feet high, 90 square feet.	Building or stand-alone signage, 90 square feet, no more than 20 feet high.
Outdoor Storage	Not allowed, dumpsters must be screened	Not allowed, dumpsters must be screened	Allowed particularly in manufacturing materials

SECTION 6: OTHER USE RESTRICTIONS

Minimum Building Size: Any main building shall have a 3,000 square foot minimum.

Glare: Any operation or activity producing intense glare shall be performed in such a manner as not to create a nuisance or hazard across lot lines. Direct illumination from any source of light or direct welding glare shall be screened from adjoining properties and reflected light from these sources shall not exceed 0.5 foot candles across the source's lot lines.

No use or operation shall be located or conducted so as to produce intense glare or direct illumination across the boundary property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of an adjacent property.

Smoke and Particulate Matter: Smoke emitted from any vent, stack, chimney, skylight, window, building opening, or combustion process shall comply with State law and the Rules and Regulations of the Texas Commission on Environmental Quality or its successor agencies.

Industrial/ Business Limits: No industrial or business operation or use shall cause, or allow the emission of air contaminants which at the emission point or within the bounds of the property are in violation of the standards, including Effect Screening Levels, specified by the Texas Air Control Board Regulations for the Control of Air Pollution as published by the Texas Air Control Board or Texas Board of Health.

Hazardous Substances: In no case shall a hazardous substance be released. In the event of release of a hazardous substance, emergency management personnel shall be notified immediately and the property owner shall take whatever measures necessary to prevent the hazardous substance from escaping from the property. Clean up costs resulting from a hazardous substance release shall be the responsibility of the lot owner.

Explosive Hazards: Explosives shall be stored, utilized and manufactured in accordance with applicable local, state, and federal codes. All applications for uses involving fire and explosive hazards may be referred to the office of the fire department providing service to the area for approval. Such approval shall indicate compliance with all applicable fire codes and policies of all local governmental entities within the jurisdiction. A copy of such approval shall be filed with the City Secretary at the time the site plan approval is requested.

Odorous Matter: No manufacturing or warehouse/distribution use shall be located or operated within the Regulated Areas of the Business Park which emits odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the boundary property line or any point beyond the tract on which such use or operation is located. The odor threshold as herein set forth shall be determined by the Texas Air Control Board Regulations for Odor.

Commented [Fd2]: Should the LEDC consider odors from food processing/manufacturing? Would that be considered Odorous Matter? And how is Odor threshold defined?

Water Pollution: No emission of water from any use in the Business Park whether by entry into the municipal wastewater system, storm water control system, a stream or other body of water, shall be permitted if the quality of such emitted water violates the laws of the State of Texas or the United States.

Toxic and Noxious Matter: No operation or use permitted under the terms of these covenants shall emit toxic or noxious matter in concentrations across the boundary property line of the tract on which such operation or use is located.

Liquid or Solid Waste: No discharge shall be made into a public sanitary sewer, storm sewer, any private sewage disposal system, stream, pond, or into the ground unless in strict compliance with the standards of federal, state, and local laws.

Excavations and Storage or Burning of Rubbish: No excavations shall be made and no rock, sand, gravel or soil shall be removed from the Property except in connection with Plans approved by the Architectural Control Committee. No storage or burning of rubbish or trash shall be permitted at any time.

Noise: At no point at the boundary property line of any use shall the sound pressure level of any operation of a facility exceed eighty (80) decibels, at one-hundred and twenty-five (125) cycles. The burden of proof rests with the manufacturing facility. Measurements of noise shall be made with a sound level meter that has a calibration certificate meeting the standards prescribed by the American National Standards Institute.

Subdivision of Parcels: No parcel of record within the Park may be further subdivided for sale, transfer or use without prior written permission of the Architectural Control Committee. Such permission will not be a guarantee that other owners of record of any portion of the property will agree to or permit the subdivision under the provisions of State Law regarding County and Municipal subdivision regulations.

Screening: Any allowed outside storage shall be screened from all sides fronting on a street. All loading areas shall be screened on all sides fronting on a street. Screening shall at a minimum consist of a solid opaque man-made face fence or wall of a minimum of 6 feet and a maximum of 8 feet in height and shall be architecturally consistent with the adjoining structure. Gates, if provided to drives, need not be solid or opaque. The type and location of screening shall be shown on the site plan, and such screening shall be located no closer than thirty (30) feet to the street right-of-way line.

Commented [Fd3]: Should we consider a less restrictive screening in the High Intensity District? Or a comment that this addressed in the Regulated areas.

Trash Receptacle Screens: An enclosure shall be provided for the refuse and trash of each building, group of buildings or separate business enterprise to be accommodated on the site. This enclosure shall screen from any public view all storage, handling, processing, moving, and disposal of trash and other waste products. The enclosure shall be of masonry, metal, or other materials compatible with the materials used on the exterior of the building(s).

Signage: Signs shall be constructed under the standards as set forth by the City of Lampasas' Sign Ordinance as it may be amended from time to time and the covenants and restriction described herein.

Monument signs are encouraged in this Development. One monument sign is permitted per site unless a second monument sign is approved by the Architectural Control Committee. No part of a monument sign will be closer than fifteen (15) feet to any street right of way.

Vibration: No use permitted under the terms of these covenants shall at any time create such earth born vibration which when measured at the boundary property line of the source of operation exceeds the limits of the displacement set forth below:

Displacement Limits for Vibration

Frequency Cycles per Second	Displacement in Inches
0 to 10	.0010
10 to 20	.0007
20 to 30	.0005
30 to 40	.0004
40 and over	.0003

SECTION 7: TEMPORARY BUILDINGS

No structure of a temporary character, trailer, mobile home, motor home, tent, shack, garage, barn or other outbuilding shall be used on the Property at any time. However, such temporary structures may be used in connection with and during the construction of improvements or in conjunction with a business modifying such structure but at no time shall such structure remain on site after the improvements are completed.

SECTION 8: MODIFICATIONS TO RESTRICTIONS

These restrictions may be modified upon the approval of the owners of 75% of the lots.

SECTION 9: ENFORCEMENT

If, in the opinion of the Developer, the owner or occupant, as appropriate, of any parcel of land in the Business Park shall fail to keep the parcel maintained in compliance with the above-listed minimum provisions, the owner or occupant shall be notified of the deficiency by the LEDC or Property Owners Association if applicable. If with ten (10) days from such notice, remedial activities to correct the deficiency have not begun to restore the parcel to a safe, clean, attractive and lawful condition, Developer shall have the right to perform such necessary remedial activities. The cost and expense incurred thereby shall be reimbursed by the owner of the parcel of land. If such owner shall fail to so reimburse Developer with thirty (30) days from the receipt of any invoice covering such cost and expense, then such amount of cost and expense shall be a debt of such owner, shall bear interest at the highest maximum rate allowed by law and shall attach to said parcel of land as a lien against same.

The LEDC or any owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Declaration. Failure by the Declarants or by an owner to enforce any covenant or restrictions herein contained shall in no event be deemed a waiver of the right to do so thereafter. Until 75% of the lots have been sold, the Developer shall have primary responsibility for enforcement of deed restrictions, and during such time shall have the sole right to seek any civil penalties for violation of these restrictions.

Any violation of these deed restrictions is hereby declared to be a nuisance and may be enjoined or abated, by the Declarant or any lot owner.

SECTION 10: VARIANCES

Developer may be granted variances to the strict application of these restrictions when it is found that such variances will not affect the overall intent of the restrictions and will not cause direct and negative impacts on adjacent owners and occupants, including lessees. An application must be filed by the Developer, and the LEDC Board shall hold a public hearing on said application in accordance with LEDC requirements.

SECTION 11: INVALIDATION

Invalidation of any of these covenants or restrictions by judgment or court order shall not affect any other provisions, which shall remain in full force and effect.

SECTION 12: OTHER VIOLATIONS

A violation of any Federal, State or Local law, ordinance or regulation pertaining to the ownership, occupation or use of any lot within the Park is a violation of these Restrictions.

SECTION 13: MAINTENANCE

Owners and occupants, including lessees of any developed parcel of land in the Business Park shall jointly and severally have the duty and responsibility, at their sole cost and expense, to keep that part of the Business Park so owned or occupied, including buildings, improvements, grounds or drainage easements or other right-of-way incident thereto, in a well-maintained, safe, secure, clean and attractive condition at all times. Such maintenance includes but is not limited to the following:

1. Prompt removal of all litter, trash, refuse and wastes.
2. Lawn mowing on a regular basis.
3. Tree and shrub pruning.
4. Watering by means of an irrigation lawn sprinkler system or hand watering as needed.
5. Installing adequate exterior lighting and maintaining mechanical facilities in working order.
6. Keeping lawn and garden areas in good condition, and any adjoining railroad right-of-ways or drainage ditches free of weeds and refuse.
7. Removing and replacing any dead plant material.
8. Keeping vacant land well maintained for a depth of at least fifteen (15) feet from a street and right-of-way, and the entire site free of trash and tall weeds.
9. Keeping parking areas, driveways and roads in good repair.
10. Complying with all governmental health and police requirements.
11. Striping of parking areas and repairing of paved improvements and enclosures including fencing and gates.
12. Repair of exterior damages to improvements.

SECTION 14: MUTUALITY, RECIPROCITY: RUNS WITH THE LAND

These restrictions and covenants as recorded and as amended from time to time, and recorded in the Real Property Records of Lampasas County, Texas are made for the mutual and reciprocal benefit of each and every parcel of land in the Park. The latest recorded version of these restrictions and covenants shall apply to all property owners, lessees, and occupants, shall create mutual and equitable servitude upon each parcel of land in the Park in favor of every other parcel of land in the Park; and shall create reciprocal rights and obligations between the respective landowners as well as the privity of contract and estate between all landowners and occupants of real property in the Park, their heirs, executors, administrators, successors and assigns; of all other parcels of land in the Park, and the owners and occupants thereof. Any person, firm or corporation upon acceptance of title to any land within the Park, does thereby agree and covenant to abide by and fully perform these restrictions and covenants.

PASSED AND APPROVED BY THE LAMPASAS ECONOMIC DEVELOPMENT CORPORATION ON THIS ____ DAY OF __________, 2016

IN WITNESS WHEREOF, the undersigned, by the LEDC, has executed these covenants and restrictions for the Lampasas Economic Development Corporation Business Park on this the ________________day of ________________, 20____.

LAMPASAS ECONOMIC DEVELOPMENT CORPORATION

By: ______________________________
President

By: ______________________________
Secretary/Treasurer

By: ______________________________
Administrative Director

THE STATE OF TEXAS §
§
COUNTY OF LAMPASAS §

This instrument was acknowledged before me this ________ day of ____________, 20____, by

_________________________, President of the Lampasas Economic Development Corporation

on behalf of said corporation.

(SEAL)

____
Notary Public, State of Texas

Lampasas Economic Development Corporation
Incentive Guidelines & Principles

Adopted: May 16, 2018

SECTION 1. PURPOSE

1.01 Guiding Principles

The City of Lampasas (the "City") and the Lampasas Economic Development Corporation ("LEDC") are aggressive in their promotion of local business expansion and new business investments. Both the city and LEDC offer a variety of incentives to industries and commercial enterprises for the purpose of local economic development. The community is committed to the promotion and retention of high quality development and jobs which promote our economic development objectives. This document outlines the criteria by which public assistance is provided by the LEDC. Nothing herein shall imply or suggest that the City or LEDC is under any obligation to provide a business incentive to any applicant.

SECTION 2. PREMISES

2.01 Priority on Primary Jobs

The LEDC's priority is to offer incentives to projects that will create new primary jobs (i.e. jobs that form the economic base of the community, created by enterprises that import new wealth into the local economy). What constitutes a primary job refers to industries that produce more goods and services than can be consumed by the local economy, and therefore export a significant portion of them. Primary employers may range in size from one employee to thousands of employees.

2.02 Community Belief System

Our community believes that a new primary job created by an existing employer is as valuable as a new primary job created by a new company. Therefore, the LEDC will consider appropriate incentives to qualifying existing businesses as well as those recruited from outside the city. In general, it is the belief of the community that Lampasas should continue to become a better place- not just a bigger place- so prudence will be taken by the LEDC Board and the City Council in evaluating each company and project requesting incentives.

2.03 Case by Case

It is the policy of the LEDC to provide economic development incentives on a case-by-case basis. This individualized design of a total incentive package is intended to allow maximum flexibility in addressing the unique aspects of each applicant and its proposed project while enabling the city and the LEDC to better respond to the changing needs of the community.

2.04 Expectations for Performance
If developers and/or companies seek financial assistance from the public sector in order to start up or expand their operations, they must be prepared to:

a. Invest in the community through job creation and capital investment;
b. Make a minimum (5) year commitment to the community;
c. Treat the LEDC and local governments as they would any other contracting party; and
d. Expect consequences for breaching their agreement.

These expectations for performance also apply to non-primary employers such as public entities, quasi-governmental and non-profit agencies which are financially supported by the LEDC on a project basis.

2.05 Guidelines with Flexibility to Respond to Individual Needs
Although nearly every economic development project has unique requirements, the LEDC has established these guidelines that can be explained to a prospect in advance. These guidelines may be modified over time as appropriate. In addition, the LEDC has flexibility to accommodate different types of economic development opportunities or special situations.

2.06 Determining Appropriate Levels of Investment
The amount or level of local incentives offered to prospective developers and/or companies should ultimately be based on the projected increases in the quality, value, and size of the local workforce (both in number of jobs and the level of wages), the value of real property, the value of personal property, and other forms of revenue that contribute to the economic well-being of Lampasas' residents and taxing entities. Incentives will be used when they will make a difference in a project's likelihood of success and/or the city's competitive advantage in securing the project, both of which include the expansion or retention of existing businesses. Incentives may also be provided to a company when the LEDC is convinced the incentives are needed to retain existing primary jobs which would otherwise be lost.

2.07 Interchangeability of Terms
For purposes of this policy and suggested guidelines, the following terms are considered related and interchangeable: development agreement, incentives agreement, performance agreement, and redevelopment agreement.

The following terms are also considered related and interchangeable: incentives, benefits, benefits package, and incentives package. Incentives can be defined but are not limited to cash grants, land grants, forgivable loans, non-forgivable loans, training grants, discounted land sales, and services in-kind.

SECTION 3. APPLICABILITY

These policies apply to new, relocating, renovated, modernized, redeveloped, and/or expanding businesses or projects. These policies also apply to historic structures and residential redevelopment as long as they directly contribute to the expansion or relocation of a primary employer.

The LEDC is a "Type B" sales-tax funded corporation and is authorized to offer economic incentives under the Development Corporation Act of 1979 (also referred to as the "Act").

3.01 Eligible Type B Projects

The tax is primarily intended for manufacturing and industrial development, and cities may use the money raised by this sales tax to acquire or pay for land, buildings, equipment, facilities, expenditures, targeted infrastructure and improvements for purposes related to:

a. Manufacturing and industrial facilities;
b. Research and development facilities,
c. Military facilities, including closed or realigned military bases;
d. Transportation facilities, including airports, hangars, rail ports, rail switching facilities, maintenance and repair facilities, cargo facilities, related infrastructure located on or adjacent to an airport or rail port facility, marine ports, inland ports, mass commuting facilities, and parking facilities;
e. Sewage or solid waste disposal facilities;
f. Recycling facilities;
g. Air or water pollution control facilities;
h. Distribution centers;
i. Small warehouse facilities capable of serving as decentralized storage and distribution centers;
j. Primary job training facilities for use by institutions of higher education; and
k. Regional or national corporate headquarters facilities.

Type B corporations may provide land, buildings, equipment, facilities, and improvements found by the board of directors to promote or develop new or expanded business enterprises that create or retain primary jobs, including a project to provide:

a. Public safety facilities;
b. Streets and roads;
c. Drainage and related improvements;
d. Demolition of existing structures;
e. General municipally owned improvements; and

f. Any improvements or facilities that are related to a project described by this subsection; and any other project that the board of directors in its discretion determines promotes or develops new or expanded business enterprises that create or retain primary jobs.

Not all Type B projects are required to create or retain primary jobs. The following Type B projects are not required to create or retain primary jobs:

a. Job training classes;
b. Certain targeted infrastructure projects necessary to promote or develop new or expanded business enterprises, limited to streets and roads, rail spurs, water and sewer utilities, and electric utilities, gas utilities, drainage, site improvements, and related improvements, telecommunications, and Internet improvements;
c. Land, buildings, equipment, facilities, improvements, and expenditures required or suitable for use for a career center if the area to be benefited by the career center is not located within the taxing jurisdiction of a junior college district;
d. Projects consisting of professional and amateur (including children's) sports, athletic, entertainment, tourist, convention, and public park purposes and events;
e. Affordable housing projects;
f. Water supply facilities projects, with the requisite voter approval;
g. Water conservation programs, with the requisite voter approval;
h. Development, improvement, expansion, or maintenance of facilities relating to the operation of commuter rail, light rail, or motor buses; and
i. Development or expansion of airport or rail port facilities, including hangars, maintenance and repair facilities, cargo facilities, and related infrastructure located on or adjacent to an airport or rail port facility, if the project is undertaken by a Type B corporation and enters into a development agreement with an entity who acquires a leasehold or other possessory interest from the Type B corporation and is authorized to sublease the entity's interest for other authorized projects; and is approved by city council resolution.

SECTION 4. TYPES OF BENEFITS

4.01 Use of Funds

The LEDC has discretion over what types of incentives may be offered or granted to a project. The LEDC board of directors has published the following preferences for types of financial assistance it will consider. Whenever possible, the LEDC board will issue grants as forgivable loans.

Land Grants- LEDC currently owns more than 165 acres of real property for development by primary employers. The first preference for LEDC is to sell property at or below market value to qualified applicants. For eligible projects, LEDC may provide a land grant with a promissory note as a requirement of the development agreement.

Infrastructure Grants- Typically reserved for water, wastewater, electric, telecommunications, roads, and gas line improvements. May also include rail improvements.

Real Property Improvement Grants- Can be used for finish out, plumbing, electrical, and other types of general building and facility improvements.

Deal Closing/Relocation Grants- For major impact projects, LEDC may provide funds for property acquisition, relocation of employees and/or equipment, or other LEDC approved uses.

4.02 Structure of Funds

Virtually all grants to primary employers are awarded by LEDC as forgivable loans. Personal guarantees on promissory notes may be required from a majority of stockholders or company owners. Additional information regarding liens and guarantees appear below.

SECTION 5. ELIGIBILITY AND EVALUATION CRITERIA

5.01 Evaluation Criteria

The LEDC will consider various factors to determine the viability, extent, and size of a potential development incentive to determine whether any public subsidy is warranted. The following criteria will be used to determine the level of economic development incentive(s) the LEDC will consider:

a. **Employment Impact**
    - Wage levels of jobs to be created or retained, as well as benefits offered to fulltime employees; and
    - Number of jobs brought to the community, as well as value and skills of positions created/retained.
    - The proposed development and/or redevelopment should create and maintain jobs that pay wages, specific to the industry, equal to or larger than the average hourly wage within the Lampasas metropolitan statistical area (MSA). Wage information can be found at www.TexasWages.com.

b. **Investment**
    - Type and value of proposed private and/or public improvements;
    - Amount of any local taxes or revenues (sales & use, ad valorem, utilities, fees, etc.) to be generated directly by the Prospect/Business; and
    - The costs, if any, to be incurred by the Community to provide facilities, or services directly resulting from the improvements.

c. **Other Factors Considered**

- Likelihood of a development incentive being a determining factor in a business' decision to locate or expand its operations;
- The financial capacity of the applicant to undertake, complete and sustain the proposed project;
- Other incentive programs and matching grants relating to the project for which the applicant has applied or is qualified; and
- Other, unanticipated factors deemed relevant by the Board at its discretion.
- The company should have a profitable operating history and be well-managed
- The project must have a return on investment based on the Economic Impact Study.

d. Community Impact

- Appropriate type of activity (e.g. office, manufacturing, warehousing, retail, etc.);
- Appropriate use and zoning;
- The positive or negative impact on the opportunities of existing businesses;
- The impact on the opportunities of attracting additional business or residents to the community;
- The market conditions and growth potential for the business activity;
- The productive life of proposed improvements;
- Whether high quality architecture and site design including landscaping and public amenities beyond the minimum required by the city will be provided; and
- Whether the project is environmentally compatible with no appreciable negative impact on quality of life perceptions.

SECTION 6. FISCAL IMPACT

The LEDC may request the city to prepare a fiscal impact study in response to an application for economic development assistance. This study shall identify, over a period of no less than ten (10) years and up to twenty (20) years, the amount of gross and net benefit the community will derive from assisting the qualified applicant.

SECTION 7. APPLICATION PROCEDURE

Any person or company requesting that the LEDC provide an economic development incentive should generally comply with the following procedure. These procedures may be changed on a case-by-case basis to accommodate specific needs of a project.

Step 1- Submission of required documents by the applicant to LEDC and/or LEDC legal counsel. Information submitted by the applicant regarding the requested incentive is confidential to the extent allowed by law. See the Confidentiality and Proprietary Information section below.

The applicant shall submit a completed application for financial assistance, together with the following:

- Business Plan
- Current Financials (Balance Sheet and Income Statement, YTD)
- Past Financials (Balance Sheet and Income Statements for past 2 years)
- Financial Pro-Formas (at least 3-5 years forward-looking)
- Brochures or marketing materials about the company's products and/or services
- Federal Income Tax Returns from the company and/or owner(s) when appropriate

Step 2- Review of the application and supporting documents by the LEDC staff.

Step 3- In person request for assistance by the company to the LEDC Board. Staff makes preliminary recommendations to the LEDC Board.

Step 4- LEDC Board review and action.

The LEDC Board will determine whether it is in the best interests of the community to provide economic development incentives to the applicant. The Board will consider the approval of an economic development incentive agreement and determine what benefits to award the applicant as well as the conditions of the assistance agreement. The Board may consider criteria other than those set forth in this policy, including but not limited to, such matters as the relative degree to which the project/applicant furthers the goals and objectives of the community or meets or complements a special need identified by the LEDC Board or City Council. The LEDC and/or the City Council will call and conduct public hearings when required by law or if a particular project merits public input for the safety or environment impact of neighboring residences.

Step 5- Letter of agreement prepared and signed by applicant and authorized LEDC representative.

LEDC will work with legal counsel to detail all terms of the agreement in a formal letter of Agreement which will signed and dated by the applicant and the LEDC President or other authorized LEDC representative.

Step 6- Supporting legal documents (promissory notes, guarantees, and other required documents) will be prepared by LEDC legal counsel and executed by both the applicant and the LEDC President or other authorized LEDC representative.

Step 7- Conditions for payment are met by the applicant and documented to the LEDC staff.

Step 8- Benefits are disbursed according to the terms of the agreement.

Step 9- Annual compliance reports will be filed with the LEDC according to the terms of the agreement on or before the date specified. Supporting documentation to verify compliance will be provided as required by the assistance agreement.

Step 10- As long as all terms of the agreement are successfully being met and completed, the project will remain in good standing and will be closed favorably at the designated maturity date, whereupon a 1099, release of lien(s), release of guarantee(s) and /or any other appropriate documentation will be sent to the client at the appropriate time.

SECTION 8. CONFIDENTIALITY AND PROPRIETARY INFORMATION

Economic development corporations are made subject to the provisions of the Public Information Act under the Development Corporation Act of 1979 found in Texas Revised Civic Statutes Article 5190.6. The following information summarizes the Open Records Exceptions for Economic Development Purposes.[i]

> Section 552.131 of the Government Code allows governmental bodies to withhold certain information related to economic development negotiations between a governmental entity and a business that the governmental body is seeking to have locate, stay or expand within or near the territory of the governmental body. Under this provision, the governmental body could withhold trade secrets of the business prospect that were related to economic development negotiations.[ii] Similarly, governmental bodies may withhold certain commercial and financial information about the business prospect that was acquired during economic development negotiations if release of the information would result in substantial competitive harm to the business prospect.[iii] The test for which this information may be withheld under this section is the same as the test for trade secrets under section 552.110 of the Government Code. Additionally, until an agreement is made with the business prospect, the governmental body may withhold information about a financial or other incentive being offered to the business prospect by the governmental body or another person.[iv] Any information about a financial or other incentive that is withheld under this provision would have to be released after an agreement is executed with the business prospect.[v]

The LEDC recommends that any proprietary and confidential information regarding an applicant be sent by the applicant's attorney directly to the LEDC legal counsel for review by the LEDC and/or appropriate designees of the LEDC staff or Board.

SECTION 9. AMENDMENTS, REPEAL, RENEWAL

These guidelines are effective for two (2) years from the date adopted by the LEDC Board, but may be amended or repealed by the majority vote of four of the seven members of the LEDC Board.

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[i] 2012 *Texas Public Information Act Made Easy* the Office of the Texas Attorney General.

[ii] TEX. GOV=T CODE ANN. ' 552.131(a)(1) (West 2004).

[iii] *Id.* ' 552.131(a)(2).

[iv] *Id.* ' 552.131(b).

[v] *Id.* ' 552.131(c).

Life Safety Grant Application

Date Received:

Case Contact:

Property Owner's Name | Telephone No. | Fax No. | E-Mail

Property Owner's Mailing Address

P.O. Agent's Name | Telephone No. | Fax No. | E-Mail

P.O. Agent's Mailing Address

Grant Property Address

Subdivision | Block | Lot(s)

Zoning of Property: ____________________

Current Use of Property:________________**Proposed Use of Property:** ____________________

Life Safety Improvement #1: ________________________**Grant Request: $** ______________

Cost Estimate No. 1 prepared by:___________**Total for Cost Estimate No. 1: $**______________

Cost Estimate No. 2 prepared by:___________**Total for Cost Estimate No. 2: $**______________

Please note that both Cost Estimates must be attached to this application.

Life Safety Improvement #2: ________________________**Grant Request: $** ______________

Cost Estimate No. 1 prepared by:___________**Total for Cost Estimate No. 1: $**______________

Cost Estimate No. 2 prepared by:___________**Total for Cost Estimate No. 2: $**______________

Please note that both Cost Estimates must be attached to this application.

Life Safety Improvement #3: ________________________**Grant Request: $** ______________

Cost Estimate No. 1 prepared by:___________**Total for Cost Estimate No. 1: $**______________

Cost Estimate No. 2 prepared by:___________**Total for Cost Estimate No. 2: $**______________

Please note that both Cost Estimates must be attached to this application.

Has this Property received any other funding through the Lampasas EDC or the City of Lampasas?

Source________________________________

Amount_______________________________

Property project description: Please provide a narrative of the project describing the work to be completed on the Property (maximum of 750 words). Please attach additional pages if necessary.

Certification

I hereby certify that I am the sole Owner of the above described Property for the subject of this grant application. I also understand it is necessary for me or my authorized agent to be present at any and all public hearings in regard to this grant application and the project.

Property Owner's Signature Owner's Printed Name

Property Owner's Mailing Address Owner's Telephone

Agent Authorization

In lieu of my personal participation and representation in the Project Process as Owner of the Grant Property, I hereby authorize the person designated below to act as my agent for the Grant Application, processing, representation and/or presentation on this Grant and the Project. My designated agent shall be the principle contact person with the Lampasas EDC (and vice versa) in processing and responding to requirements, information, or issues relevant to my Grant Application and the Property/Project.

Property Owner's Signature Owner's Printed Name

Property Owner's Agent's Signature Agent's Printed Name

Property Owner's Agent's Telephone Number Agent's Address

LEDC GRANT APPLICATION APPROVAL DATE: ____________________, 20_____

LAMPASAS ECONOMIC DEVELOPMENT CORPORATION
LIFE SAFETY GRANT PROGRAM

This Agreement is by and between the LAMPASAS ECONOMIC DEVELOPMENT CORPORATION (hereinafter referred to as "LEDC") and__________________, Property Owner of________________, located in the City of Lampasas. (herein after referred to as "Grant Recipient" or "Owner").

As part of the LEDC's Life Safety Grant, both parties agree that this program supports business owners by mitigating life safety concerns in existing structures in the City of Lampasas; encourages private investment in commercial development that may otherwise be cost prohibitive; and to stimulate redevelopment to increase sales tax revenues and property values.

The Grant Recipient agrees and accepts funding from the LEDC up to 50% of the cost of the approved Life Safety improvement(s), not to exceed $20,000. The Grant Recipient agrees to comply with the requirements of the Life Safety Grant Guidelines outlined in Exhibit "A."

The Grant Recipient shall complete all work in the scope approved by the LEDC according to Exhibit "A." All work and materials shall be in strict conformity with the specifications.

(a) In the event that Grant Recipient allows *ad valorem* taxes on any Lampasas property, owed by Grant Recipient to the City, to become delinquent, then in such event the Grant shall terminate and all Grant funds provided shall be recaptured by the LEDC, via reimbursement of same by the Owner to the LEDC within 30 days of Notice of default from the LEDC to the Owner.
(b) In the event that Grant Recipient is, or becomes, not in good standing with either the City of Lampasas or the LEDC, during the Application or Grant process (e.g., does not comply with City ordinances, zoning, is delinquent on utility payments, fees, or fails inspections, or is otherwise non-cooperative or noncompliant with City's policies, rules, ordinances, or regulations, then in such event the Grant shall terminate and all Grant funds and all Grant funds provided shall be recaptured by the LEDC, via reimbursement to the LEDC of same by the Owner within 30 days of Notice of default from the LEDC to the Owner.
(c) In the event that the LEDC determines that Grant Recipient is in default *of any* of the terms or conditions of the Grant, then in such event the LEDC shall give the Grant Recipient thirty (30) days written notice to cure such default. In the event such default is not cured, or if the Grant Recipient has not commenced to cure said default with due diligence to the satisfaction of the LEDC within the thirty (30) days' notice period, then the Grant shall terminate and the LEDC shall recapture all funds provided to the Grant Recipient pursuant to the Grant.

The date of termination, as that term is used in this subsection shall, in every instance, be the 30th day after the day the LEDC sends notice of default, in the United States mail, to the address shown for the Grant Recipient/Property Owner. Should the default be cured by the Grant Recipient within the thirty (30) day notice period, the Grant Recipient shall be responsible for so advising the LEDC and obtaining a release from the notice of default from the LEDC, failing in which, the Grant remains terminated.

In every case of termination set forth above:

(1) the LEDC shall determine, in its sole discretion, whether default by the Grant Recipient has occurred as to the terms and conditions of this agreement, which determination shall not be unreasonably withheld or delayed;
(2) Grant Recipient will forfeit any and all payments received or due in the future, pursuant to this

Grant agreement; and

(3) Grant Recipient shall be responsible for repayment of any payment previously provided to the Grant Recipient under the terms of the Grant during the period that this agreement was in effect, within 30 days of notice from the LEDC that the Grant has been formally terminated and the LEDC is exercising its right to Recapture its prior Payments to the Grant Recipient, under the Grant.

By:____________________________________Date: __________________________________

Printed Name:____________________________Title: __________________________________

LEDC:

____ Date:__________________________
LEDC Board President

APPROVED AS TO FORM:

____ Date:__________________________
City Attorney

ACCEPTED BY:

____ Date:__________________________
Economic Development/Business Liaison

Exhibit "A"

I. LIFE SAFETY GRANT GUIDELINES

A. **Goal:** The Life Safety Grant seeks to provide financial assistance for the installation and compliance of the adopted International Building and Fire Safety code requirements for operating local businesses. The program will benefit the City by assisting property owners with making improvements to existing commercial buildings in the form of a reimbursement program. The program will increase the economic vitality of the buildings, increase sales tax and property values, and preserve and enhance architectural and cultural history in Lampasas.

B. **Objectives:**
   a. Mitigate unsafe conditions to the public;
   b. Encourage private investment in operating commercial re-development;
   c. Stimulate economic and business re-development by providing safe environments for workers, businesses and the public in local businesses;
   d. Stimulate redevelopment to increase sales tax revenues and property values.

C. **Eligible Area:** Eligibility determined by the LEDC; refer to "Eligible Area" shown on ATTACHMENT "1."

D. **Eligible Improvements:** Eligible improvements must be required Life Safety improvements made to operating businesses that are required by the adopted City of Lampasas Building and Fire Safety Codes. Examples include, but are not limited to the following:
   a. Fire separation between floors or adjacent occupancies;
   b. Fire/smoke alarm/sprinkler systems;
   c. Fire proofing of stairwells;
   d. Repair/replacement/installation of fire escapes, fire rated walls or windows;
   e. Additional means of egress, panic hardware; (for example doors and windows).

E. **Program Eligibility:**
   a. Grant Recipient must be the title owner of the Property upon which the building is located that is the subject of the grant application and the proposed improvements.
   b. Qualifying buildings must be open in a continuous use for commercial purposes at the time and after the Grant Application is submitted and the proposed grant improvements are made.
   c. New commercial development will not qualify; only structures in existence at the time this grant program is adopted by the LEDC are eligible.

d. Work that has been completed at thetime the grant application is submitted will not qualify.
e. Work that is underway at the time the grant application is submitted may qualify.
f. The property owner must be willing to comply with all local and state laws and regulations affecting the property, its rehabilitation and future use.
g. Property owner must be in good standing with the City of Lampasas, any fines, fees or unpaid taxes owed to the City of Lampasas by the property owner are paid in full prior to the application being accepted.

F. **Policy and Conditions of the Grant Program:** Project proposals must be reviewed and approved before work begins. Guidelines are as follows:

a. Matching grant amounts are awarded for up to 50% of the total estimated cost,up to $12,000 of each life safety improvement, on a reimbursable basis.
b. Qualified applicants will be required to match the awarded grant funds dollar for dollar. Grants will be awarded based on the number of life safety improvements and the costs of each improvement. For example; if the property has three separate life safety improvements required prior to opening, then the property owner is eligible for three separate grant awards, each limited to up to 50% ofthe total estimated repair cost, not to exceed a total of $20,000.
c. The aggregate total of grants awarded to a property may not exceed $20,000.
d. Qualified applicants will be required to match the awarded grant funds dollarfor dollar. Agents of the property owner are not eligible to receive reimbursement. Reimbursement checks will only be issued to the owner of the property, the business owner and/or the property owner's or business owner's designated financial institution.
e. The total funds available in the Life Safety Grant account at any given time may restrict the LEDC's ability to meet a grant request.
f. Professional Fees (Architectural and/or Engineering fees) incurred bythe applicant are not eligible for reimbursement.

G. **Reimbursement Procedure:** As a general rule, all commercial or private funding for a project must be expended prior to the use ofthe LEDC funding. Matching grant monies will be disbursed to the property Owner after all grant improvements have been completed and inspected by the LEDC for compliance with the Grant Application, and following acceptance of Grant work done by the LEDC. Documentation of 'proof of payment' sufficient to obtain grant funds, under the Grant Program must be submitted with a written request for release of Grant funding, along with the necessary documentation noted herein, below. Acceptable forms of 'proof of payment' for grant reimbursement include, but are not limited to, the following:

a. Itemized contractor, sub-contractor, list with 'paid in full' invoices, including:
   - attached corresponding receipts from the contractors, sub-contractors and laborers and/or cancelled checks, and
   - a sworn affidavit by the Owner affirming 'full payment' to contractors, sub-

contractors and laborers, including an affirmation of "no project liens" existing, pending or anticipated.

b. Itemized material and supply providers list with 'paid in full' invoices including;
attached corresponding receipts from the material or supply providers and/or cancelled checks, and a sworn affidavit by the Owner affirming 'full payment' to material and supply providers, including an affirmation of "no material or supply liens" existing, pending or anticipated.

The owner of the property will supply any additional documentation as required by the LEDC to confirm expenses and payments. LEDC reserves the right to require additional confirmation of labor and material provided and to confirm full payment of same by Owner prior to release of Grant funds, if LEDC requires such third party confirmation.

H. **Project Duration:** Approved Construction must begin within sixty (60) days from the date of grant approval (as shown on the Grant Application), and must be completed within three hundred and sixty-five (365) days or funds will be recycled back into the program and reimbursement will not be made.

I. **Changes to Approved Scope of Work:** The LEDC must approve any changes made to the scope of work. Funding will not be awarded for any changes under construction without prior approval. Significant changes to the scope of work will require the authorization of the LEDC. Minor changes (those less than 10% of the incentive amount, not to exceed the $12,000 project maximum) may be approved by staff.

J. **Eligible Labor:** Matching grant funds may not be used to pay the property owner or any members of the owner's family for labor on the project. LEDC reserves the right to reject payment of grant funds for labor provided by non-licensed or non-professional tradesmen, or for work on the Project that fails to pass inspection or which is incomplete.

K. **Grant Limitations:** **Life Safety improvements must comply with all state and local laws including all ordinances and regulations of the City of Lampasas.** The total funds available in the matching grant program at any given time may restrict the LEDC's ability to fully fund a grant request. Matching grants shall be processed on a first come - first served basis, as grant monies are limited, and can be competitive. Consideration will include the necessity of the repairs or improvements, and the benefit to the building, local economy and the general public.

II. INITIATING REQUESTS FOR THE LIFE SAFETY GRANT

A. **Submittal Requirements:** Eligible property owners (see ATTACHMENT "1") interested in the program should submit three (3) copies of the following to the LEDC. Staff and LEDC representatives will review the provided information and may request additional information, if needed.

a. A completed application form.
b. A narrative of the project describing the work to be completed (max. 750 words).
c. Drawings/plans detailing the proposed improvements (PDF format).
d. Two (2) itemized cost estimates from two independent sources. Cost estimates from the property owner or any entity to which the property owner isassociated will not be accepted.
e. Current tax certificate showing no delinquent taxes for the property.
f. Owner's certification and proof of ownership.

[redacted] Owner affidavit affirming under oath that Owner is, in all ways and under all criteria, currently in 'good standing' with the City of Lampasas and LEDC, and has been so for a minimum of twelve (12) consecutive months prior to making application for the Grant. If Owner ceases to be in good standing at any time during the Grant Process of construction of the project, the Grant application shall be deemed immediately void, and the Owner shall not be eligible for any proceeds under the Grant.

Life Safety Program Review Panel: The program applications will be reviewed by the Life Safety Program review panel to ensure all fundsare awarded to viable improvements that are in compliance with the City's adopted International Building and Fire Safety Code requirements. The Review Panel shall consist of the following individuals; Fire Marshal, Building Official and (2) Economic Development representatives. Please be aware that in an effort to assist as many applicants as possible with the limited program funds available, the LEDC cannot guarantee that all matching grant requests will be funded.

B. LEDC Review: With recommendations from the Review Panel, all matching grant applications will be forwarded for consideration by the LEDC. The LEDC may vote to approve, approve with modifications or deny each matching grant application. (This is the date that will go on application.) If approved, a pre-construction conference will be held before the project can commence.

C. Project Construction: Upon application approval by the LEDC, City staff will schedule a mandatory pre-construction meeting for each approved application within sixty (60) days. Project construction must be completed within three hundred and sixty-five (365) days from the beginning of construction, or monies for said project will not be distributed and returned to the program fund for the following fiscal year.

D. Contact Information:

Director of Economic Development

City of Lampasas
312 E Third Street
Lampasas, Texas 76550
Ph: 512-556-6831

III. APPLICATION PROCESS FOR THE LIFE SAFETY GRANT PROGRAM

There are several steps to obtaining funds through the Life Safety Program depending on the type of improvements proposed. The application will be reviewed for completeness and eligibility before initiating the process.

A. **Design Approval:** The proposed changes must be reviewed and approved by the Review Panel and LEDC before the grant can be awarded.

B. **Review Process:** Members of the Review Panel will work with the owner to determine the appropriate review process(s). At a minimum, the owner will need to supply the reviewing entity with a written description and detailed plans of the proposed changes. Descriptions should be specific as to materials to be used and any technical specifications pertinent to the proposal. Owner will also supply an itemized cost estimate for the improvements from a minimum of two (2) contractors. The adopted International Building and Fire Safety Code requirements

   and the City of Lampasas Code of Ordinances will serve as the basis for reviewing the correctness of the proposed life safety improvements. Copies of these guidelines are available on the City of Lampasas website. Additional information may be required by staff as needed.

C. **Building Standards Approval:** If funds are to be used to add construction, improvements within a right-of-way; correct code violations; improve structural stability; the LEDC must review the planned changes and City staff issue the required permit(s) before the grant can be awarded. Submissions will vary depending on the improvements planned. Applicants should contact the Economic Development Director, at 512-556-6831, for information specific to their project. **All work undertaken will be inspected and must be found in compliance with all applicable building codes and regulations before the grant is awarded.**

D. **Financial Approval:** LEDC will review the two (2) itemized cost estimates for the project, proof of title to the building and proof that taxes are current. The applicant is required to have completed the design and/or building standards review(s) and received approval(s) before staff will review the grant application. The Review Panel will review all submitted materials and the grant request will then be placed on the next available LEDC agenda (third Wednesday of each month). LEDC will approve or deny the grant request based upon their review of the application packet.

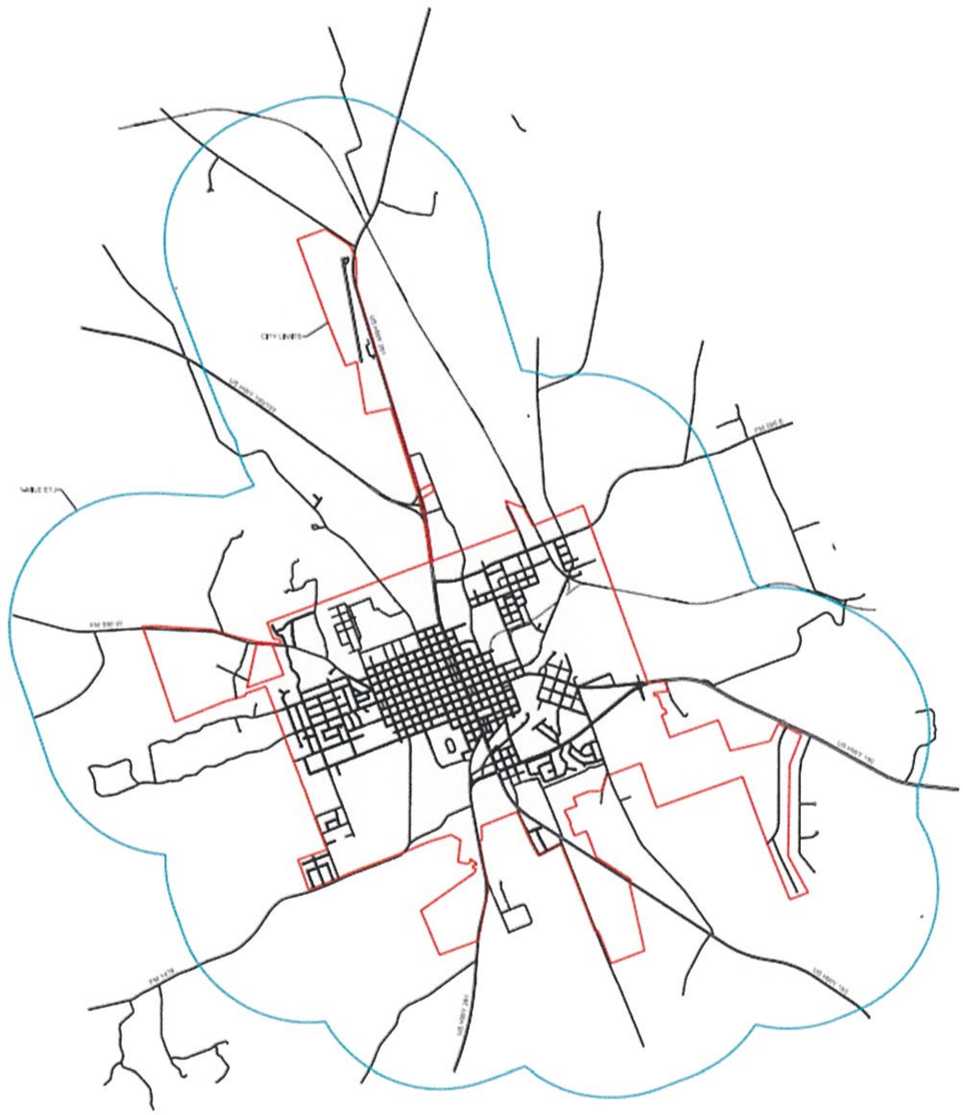
E. **Inspections:** Inspections may occur periodically throughout the construction phase and access must be provided to staff for inspection purposes. At the completion of construction, the applicant will submit a written request for final inspection. A final inspection is required prior to requesting reimbursement, and will verify that all work approved for the grant is completed.

F. **Reimbursement:** Once the LEDC has accepted the completed construction, the applicant may submit for reimbursement. Documentation of proof of payment must be submitted with the request in accordance with Section G "Reimbursement Procedure" of the Life Safety Grant document.

ATTACHMENT "1"

Eligible Area for the Life Safety Grant

THIS IS A PLACEHOLDER AND WILL BE UPDATED WITH A HIGH-RES MAP



Lampasas Economic Development Corporation
From: Mandy Walsh
Re: Staff Report
Date: April 20, 2022

TEDC

Attended a ZOOM meeting with the partners from the Texas Economic Development Connection and talked through various topics regarding prospects and timing on presenting prospects to the Board. Several cities were in attendance and each had a different process. I also learned the TEDC has contracted with Flyer View and will allow partners to access the TEDC portal to update (2) properties to promote through their website as outreach offered to us as a partner. They have asked for industrial sites specifically so the Business Park is the ideal property to promote through this outlet. Additionally, they mentioned other CRM programs to organize leads and prospects such as HubSpot and Salesforce. As far as lead generation, the TEDC specializes in narrowing down exactly what area, and what amenities a business might be looking for, as opposed to some of the leads we receive from the Governor's office that are sent to a very broad area. The TEDC rep visited our community recently and has a package put together for Lampasas they access when having initial conversations with prospects. Before they ever even turn them over to us the TEDC will give them a good view of what Lampasas has to offer their business.

Downtown Development

We currently have (3) properties in our CBD that have tenants moving forward with their business plans. One will be a bar at the former Perks building serving mixed beverages, but highlighting bourbon specifically. The other two are separate businesses on each side of the former Rutland's building; one has a distillery/tasting room concept, with the upstairs as an event rental space, while the other is beginning the process of rehabbing the building and bringing up to code for Wings of Eagles to occupy the 2nd floor, as well as an apartment (AirBnB concept) and still working through various ideas for the 1st floor, but potentially partnering with the adjacent business owner to expand the tasting room. Not in downtown, but close on 4th and Key Ave. staff has met with a new tenant to discuss a gourmet popcorn, candy and gelato shop concept.

Sales Tax

Sales tax is still trending upward for Lampasas. For April, the City received $185,328.96 in sales tax compared to $157,398.33 for this month last year. This represents an increase of 17.74%. The year-to-date receipts show an increase of 14.60%, collecting $887,774.84 YTD versus $774,617.50 last year.

Business Park

The pre-construction meeting was held on April 5th with the notice to proceed set for April 11th. Eckermann Engineering has engaged Cuplin about doing the platting for the property. We will plat in three large tracts for the time being. Cuplin was on site Saturday, April 9th, setting additional control and doing boundary verification. Gage & Cade have already mobilized at the Business Park. They have their construction entrance off of the county road and silt fence installed. Mike Blair has been on site to provide oversight, inspections and daily logs, as well as multiple City public works staff that will continue to be on site throughout the project timeline. Per the Board's direction we have an individual removing all of the rodeo arena equipment, fencing and small barn from the site. Staff developed a formal agreement for the work, i.e. a "demised property/removal contract" with the individual offering services to remove demised property from the LEDC land in exchange for the demised materials. Demolition began April 4th.

Coffee with EDC

As we continue the Business Park Phase 1 project, staff is considering hosting a bi-weekly informal meeting open to the public, and any citizens that may have questions regarding the Business Park, or economic development projects and goals in general. The thought is to have the Director, and (when available) one board member, to meet for coffee and spend an hour discussing current, and possible future, projects for the City, as well as fielding any comments, questions or concerns.

Sales Tax Workshop

Staff will be attending the Texas Economic Development Council's Sales Tax Workshop in Waco on May 13th from 8 a.m. – 4 p.m. This TEDC workshop will include a discussion of changes to the Economic Development Sales Tax law that occurred during the 87th session of the Texas Legislature. Workshop attendees will receive Open Meetings Act and Public Information Act certification as a part of this course. The 2022 Economic Development Sales Tax Workshops are for EDC Board Members and local elected officials and include information about economic and community development in general, as well as any changes to the ED Sales Tax Law. If any Board members wish to join, let me know so I may complete the registration.

BRE

The Chamber Director and I are discussing another business development series as one of the LEDC's BRE initiatives. We worked with a gentleman last year that was able to kick it off and gauge interest level by offering free workshops to our businesses. This year we are proposing a five-part seminar series, one every other week running a total of ten weeks. Topics will include job descriptions that fit your business & hiring practices that work; real profitability; understanding profit & awareness of pitfalls; plans that translate to action & implementation with available resources; how to market BIG on a small budget; powerful listening skills to move you ahead & questioning technique to uncover critical information. Each session would run 1.5 hours with 45 minutes lecture and 45 minutes of hands-on exercises with real life situations (in small group sessions). We had a great turnout when we hosted later in the afternoon and followed with a networking mixer so we will look to design these in the same manner with the session first and a happy hour/networking post-seminar. Cost per session, and cost for the complete series, are both still under discussion.

Veteran Employer Summit

The Central Texas Council of Governments is partnering with the Texas Veterans Commission and the Workforce Solutions of Central Texas to host a Veteran Employer Summit on May 17th from 9 a.m. to 12 p.m. at the CTCOG offices. The target audience is employers who want to hire and retain veterans. The CTCOG has asked me to be on the panel of EDCs and Chambers that is called, "Strategies for Engaging Veteran Talent." We will meet at the end of April to discuss the topic, and possibly any other topics we might wish to include.

GIS Mapping

3cGeo has completed the LEDC's Interactive Web Map with layers specific to economic development (traffic count, available properties, retail data, etc.). The IWM is a map viewing and publishing site designed to allow people to build their own maps and review the data that is attached to the elements of that map. Users of the IWM cannot damage, harm, edit or erase the data displayed in the IWM – it is a read-only site that will be a useful marketing tool when having discussions with real estate developers, brokers and business prospects. This will be a great (marketing) addition to the work we are completing with Flyer View. We are continuing work with Flyer View on building our digital portal and printed maps, but hope to have everything designed, reviewed and completed within the next 30-45 days.

Website

Staff held a Zoom meeting with the Civic Plus web team on April 13th. The layout and color scheme has a much cleaner, more professional appearance to it, with informational tabs that are easy to navigate. I will send a few edits to them following our review today. We will have our design concept review requests due by April 22nd and host another Zoom meeting for final approval on April 29th. I have some information on internal pages I'd like to relocate based on the ease in which a user finds certain information, but I will be able to do that in-house once the design and launch are complete.