

**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 MAY 18, 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:

TJ Monroe
Steve Hudson
Neal Leavell
Ryan Shahan
Sid Ball
Roland Schaub
David Millican-Ex-Officio

LEDC Members Absent:

Bobby Carroll- Ex-Officio

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Mandy Walsh, Economic Development Director
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 April 27, 2022.

Board member Hudson moved to approve the minutes as presented, the motion was seconded by Board member Schaub, with Board member Monroe abstaining, the motion carried.

IV. Update and possible action regarding April Financial Statements

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

V. Discussion and possible action regarding appointment of (2) LEDC members and (1) additional member to the Business Park Architectural Control Committee.

Board member Schaub recommended Board member Monroe and Vice President Hudson as members to the Business Park Architectural Control Committee, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried.

The board will review candidates for the additional member at the next meeting.

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

The board discussed the following regarding costs and inputs

- *Recapture of total costs from Phase I parcels*
- *Current Market Values*
- *Cost Per Parcel/Lot*
- *Cost Per Acre*
- *Cost variable per square foot including access, visibility and topography*
- *Investment and inputs including interest*

- *Baseline Perimeters*
- *Prime Locations*
- *Possible need to seek commercial appraisal for a portion of Phase I.*

Board member Monroe moved to appoint President Talbert, EDC Director Walsh, Board members Shahan and Ball along with Mr. deGraffenried to subcommittee to identify development costs for real property and to proceed with Request for Proposals to appraise specific Business Park parcels, the motion was seconded by Schaub and with a unanimous vote, the motion carried.

VII. Discussion and possible action regarding naming of Business Park dedicated roads and streets.

There was no action taken on this item. The board is asked to bring ideas for discussion at the next meeting.

VIII. Discussion and possible action regarding Business Park entrance signage.

By consensus the board agreed to monument type entrance signs and may pursue engagement of services with sign contractor selected for City of Lampasas Wayfinding Program.

IX. Update on the following:

- **County Update**
 - *Commissioner Carroll was not in attendance*
- **LISD Update**
 - *Election Tie for Place 5*
 - *Harvey Stinnett and Kelsi Davis*
 - *Recount votes*
 - *Candidates choice on tie breaker*
 - *Badger Graduation- Friday Night at 7:30pm*
 - *New Auto Tech building expected completion July 2022*
 - *New opportunity for students to build tiny homes*
 - *Auction off homes; use money to invest in next house*
- **Staff Update**
 - ***Business Park*** *Gage & Cade are moving fairly quickly and seem to be a few weeks ahead of schedule. The sewer line was being installed beginning May 9th. The sub-grade is to elevation and will be ready for base after installation of water, wastewater and drainage. The detention pond designed seemed to perform well after the recent rain. We met with our engineer recently and ran through cost details on what has been installed and what materials are on-hand. The contractor is bringing in additional equipment to handle some of the areas with more rock, but the project overall has been running at a good pace.*
 - ***Development*** *SCC Development has hired their GC and begun construction. They will be building out the shell and hope to have it ready for Starbucks to come in and do the finish-out by September. Eco-Strong has begun operating their U.S. headquarters in Lampasas, temporarily manufacturing and shipping from their warehouse on Pecan St. Eco-Strong is the #1 Texas distribution center for Eco-Flex, an industry leader in the recycling of Canadian passenger car tires and the manufacturing of high value, end use, recycled rubber products. A new coffee shop is moving into the front portion of the Beer Market building on 4th and Pecan St. The former Perks Coffee Shop will be a new bar soon; they have applied and received their TABC license. The former Rutland's building has a new owner who has pulled a demo permit and will be bringing a distillery and tasting room. Gillen's Candies & Wine has officially opened next to Areawide Locksmith. Staff has also had initial development conversations regarding the former Lisa's Schnitzel House and downtown property where the County Jail was located. Staff continues to receive daily calls from developers and real estate brokers looking for property in Lampasas.*
 - ***Website*** *Staff approved the final design concept for the LEDC website. The redesign will have a more professional look. Staff is working on some of the internal pages, including additional information and shifting certain subpages to other areas of the website to make it easier to navigate. The Civic Plus Design and Web Development teams will prepare and program the approved design to a hidden page on our current site. All of this work will be done over the next several weeks and then they will reveal the designs on our current site during the Design Configuration Preview meeting on Tuesday, June 14th. The site will go LIVE within 2-4 weeks following this final design configuration meeting.*
 - ***Nextlink*** *Staff met with Nextlink to discuss Phase 4 of their buildout within the City. This phase will encompass the Diamond Ridge neighborhood and surrounding subdivisions. It*

will also include the new subdivision under development, Hidden Oaks, which is located just east of Diamond Ridge along the southside of Naruna Rd. They will be calling in locates and beginning construction in the next few weeks. Staff discussed the service needs for the homes along West Howe from 6th Street on to Naruna Rd. Nextlink plans to execute a rooftop study for that area with their GIS team. They have also upgraded their service packages and are now offering free installations and waiving the wireless router fee. Additionally, they have decreased pricing and now offer 500MB service at only \$59/month and 100MB for \$40/month. They also reported they have grown to 150-170 installations per week in the past month, versus 60-80 per week prior to April.

- **Job Fair** Staff has confirmed the next Job Fair. We will be hosting along with the Texas Veterans Commission and Workforce Solutions of Central Texas in an effort to broaden our outreach and marketing efforts. The date is Thursday, June 16th from 10 a.m. to 1 p.m. at the Lampasas Middle School Cafeteria.
- **Downtown Grant** Staff is considering a few projects that may be eligible for the Texas Department of Agriculture's Downtown Revitalization Program. The DRP program objective is to provide infrastructure improvements to address the conditions that contribute to the deterioration in an area designated as slum or blighted in the applicant community's downtown or main street area. Staff has reached out to Langford Community Management and reviewed the scoring criteria. Based on the criteria, they believe Lampasas would score well. Staff is considering the extension of the sidewalk and roadway improvements for Third St. beginning where it was left off on Western and continuing into downtown. Award amounts are \$250,000 to \$500,000, with matching funds anticipated based on community size. The turnaround time will be fairly quick with the grant application deadline on July 8th.
- **Sales Tax** The City's Sales & Use Tax Comparison Summary from the Comptroller's Office for May 2022 shows an increase of 5.36% from this time last year, collecting \$258,987.59 for this period versus \$245,804.96 this time last year. The year-to-date increase is 12.38%, collecting \$1,146,762.43 YTD versus \$1,020,422.46.

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

- Budget
- Restrictions/Covenants

XI. Adjourn- Board member Shahan moved to adjourn at 6:37 pm, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary