

**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 JULY 20, 2022
5:30 P.M.**

The Lampasas Economic Development Corporation of the City of Lampasas met in regular session on the above date with Board member Hudson presiding.

LEDC Members Present:

Neal Leavell
T.J. Monroe
Ryan Shahan
Roland Schaub
Bobby Carroll- Ex Officio

LEDC Members Absent:

Misti Talbert
Sid Ball
David Millican-Ex-Officio

City Staff Present:

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

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

I. Call to Order

Vice President Hudson called the meeting to order at 5:30 p.m.

II. Open forum for citizen comments and questions (limited to five (5) minutes per person)

There were no citizen comments.

III. Discussion and possible action regarding approval of the minutes dated June 15, 2022.

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

IV. Update and possible action regarding June 2022 Financial Statements and Balance Sheets

Board member Schaub moved to approve the Financial Statements and Balance Sheet as presented, Board member Shahan seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)

V. Discussion and possible action regarding FY 2022/2023 Budget

Ms. Walsh presented the following changes to the LEDC Budget

- *Add \$5,000 for Engineering*
- *Increase Promotion & Advertising from \$7,500 to \$12,500*
- *Increase Professional Services from \$6,000 to \$12,500*
- *Add \$2,500 for Building and Grounds Maintenance for Business Park upkeep*
- *Contingency/Reserves balance \$49,955.00*

Board member Leavell moved to approve the FY 2022/2023 Budget as presented, Board member Schaub seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)

VI. Discussion and possible action regarding compensated time off for Economic Development Directors participation in community service activities and events.

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

VII. Discussion and possible action regarding Business Park Progress, project accounting and financing, and change orders.

The Board discussed the following:

- *Ryan Ward presented drone footage of improvements and progress at the Business Park*
- *Box culverts- supply availability*
 - *Prefer reinforced concrete pipe*
 - *Corrugated metal pipe is comparable; however, life expectancy is less*
- *Sewer and Water infrastructure approximately 75% complete*
- *Construction of storm drain collection system is 50%*
- *Anticipate a November completion date*

Ms. Walsh reported that we have received 3 Pay Applications, Staff is still reviewing Pay Application #3 in the amount of \$162,825.00. The full note will be drawn by September 12, 2022; which ends the interest only period.

Remaining LEDC payment estimate to Gage & Cade~\$1,328,711.20

Amount covered by ARPA Funds (City) for construction of water/wastewater ~\$971,176.00

Total bid amount \$2,747,544.50

There was no action taken on this item, only discussion and updates.

VIII. Update on the following

- County Update

Commissioner Carroll provided the following updates:

- *Paving*
- *EMS Service*
 - *Letter of Understanding with the City*
 - *Interlocal Agreement with the City*

- *Future plans for vacant lot where County Jail was located is still unknown.*

- LISD Update

In Mr. Millican's absence Board member Shahan advised of the following:

- *Security Discussions*
- *New Auto/Tech Building progressing*

- Staff Update

Development *Meeting with the property owner for the former Rutland's building to discuss a possible new tenant lease structure. (She will likely utilize the Life Safety Grant as well.) I've introduced her to a small business owner looking for a location for his gourmet popcorn/candy/gelato shop. He has several locations in Central Texas, and hopes to be open here in downtown Lampasas by late September. Additionally, Saloon 37 (former perks building) has had their soft opening the weekend of Spring Ho and reports very positive feedback. They have closed to make a few minor adjustments, and will notify us when they start promoting the grand opening. Starbucks poured perimeter footings last week, and they are officially going vertical on their shell. Building official has talked with the architect for the distillery going into the east side of the former Rutland's building and he reports the business owner is doing a topnotch job with the remodel and will likely be applying for the Life Safety grant. We haven't received an ETA yet on the opening. The former Lisa's Schnitzel House recently sold and the new owner hopes to create a business that flows well and complements all of the other recent developments in and around downtown. Will keep you updated as that progresses.*

Website *The new website design went live on July 5th. I'm working on a few edits, especially with internal pages. I'll be working to add additional content in the next several weeks as some of the pages are dated. I'll also be adding new businesses, particularly the updates with activity downtown. The new site has a more professional look and should be easier to navigate.*

TTIR *There is a new grant opportunity I received notice of on July 5th called the Texas Travel Industry Recovery Grant Program (TTIR). This grant was established by Senate Bill 8 during the 87th Legislature, Third Special Session, to administer \$180 million of funds received from the Coronavirus State Fiscal Recovery Fund, which was established under the American Rescue Plan Act of 2021. The purpose of TTIR is to provide grants for the recovery of Texas businesses in the tourism, travel, and hospitality industry that were negatively impacted due to COVID-19. TTIR will issue a one-time payment capped at \$20,000 to eligible Texas businesses that experienced an economic loss due to COVID-19. A grant will be available to eligible businesses in the following industries: Arts, Entertainment, and Recreation, Accommodation and Meetings, and food services and Drinking places. Applications will be accepted in phases by industry group. The Texas Economic Development & Tourism Office will be hosting a series of webinars for specific industry groups in order to provide more information and answer questions on the application process. I've talked with several local businessowners that may qualify, provided the webinar information and will be working with them to put together their application.*

CTCOG Central Texas Council of Governments recently held a Small-Town Summit webinar where over 15 City officials and EDCs discussed benefits of the Texas Triangle. By 2050, it is predicted 35 million people, or 85% of the Texas population, will live in the four metropolitan areas that comprise the Texas Triangle (Austin, DFW, San Antonio, Houston) The Central Texas MSA is the 7th best midsize area in the country for business creation. Killeen is the 9th fastest growing city over 100,000 pop. And Fort Hood's contribution to the Central Texas economy is \$28.9 billion annually. We discussed recent estimates of 1,500 people per day move to Texas, which equates to 30/day in Central Texas. This equates to over 3,600 new homes annually in our region, over 7,200 new cars on the road, 3,000 new students annually in the Centex region, which means two new 4A districts in our region each year!

- Rutlands Building
 - Candy/Gelato Shop
 - Distillery/Wine Tasting
- Pholicious- Possible relocation
- Sulphur Creek Clinic- almost completed
- Train Depot Project- Permit issued for slab, plumbing and building (shell)
- Industrial Park- Martins project still under review
- Bill Burgers- Closed Lampasas Location

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

There were no specific requests for the next board meeting.

X. Adjourn -Board member Schaub moved to adjourn the meeting at 6:17 p.m.; Board member Shahan seconded the motion and with a unanimous vote, the motion carried. (Talbert and Ball absent)

PASSED AND APPROVED this _____ day of _____, 2022.

Misti Talbert, President

Becky Sims, City Secretary