

**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 SEPTEMBER 20, 2023
5:30 P.M.**

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

LEDC Members Present:

T.J. Monroe
Sid Ball
Fin Erwin
Ryan Shahan- *left at 6:15 p.m.*

LEDC Members Absent:

Bobby Carroll-Ex-Officio
Misti Talbert
Roland Schaub

City Staff Present:

Finley deGraffenried, City Manager/Executive Director
Stacey Ybarra, LEDC 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 August 16, 2023.

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

IV. Discussion and possible action regarding Business Park Sign and Real Estate Sign.

Stacey Ybarra, LEDC Director advised that Studio 16:19; whom is the contractor working on the City's Wayfinding Master Plan advised that a business park monument sign will cost between \$50,000 to \$75,000 for design specifications, build and install. For sign specifications and renderings, it will cost approximately \$15,000, which would allow the board to seek qualified bids for the build and install.

The board directed staff to continue to research sign options for both medians into the business park and seek options for real estate signs.

V. Discussion and possible action regarding directing Staff to review and recommend amendments to the LEDC Incentive Guidelines & Principles.

Mrs. Ybarra advised the board that she would like to revamp, prioritize, clean-up some of the language, and condense like items in the LEDC Incentive Guidelines and Principles document that was adopted in 2018. The board was in agreement to updating the document to be used as a marketing tool and guideline for business prospects. Board member Shahan moved to direct staff to review and recommend amendments to the LEDC Incentive Guidelines & Principles, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried. (Talbert and Schaub absent)

VI. Discussion and possible action regarding an appointment to the Ad-Hoc Airport Master Plan Committee.

Board member Shahan moved to recommend the appointment of Board member Monroe to the Ad-Hoc Airport Master Plan Committee, the motion was seconded by Board member Ball and with a unanimous vote, the motion carried. (Talbert and Schaub absent)

VII. Discussion and possible action regarding Financial Statements and Balance Sheet.

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

VIII. Update on the following

County Update

Commissioner Carroll was not in attendance to provide County updates

LISD Update

Board member Shahan provided LISD updates

- Enrollment up
 - Approximately 30 new middle school and 20 new high school students
- Budget passed, with undetermined State funding to address Property Tax reductions
- Vaping Issues
 - DAEP mandatory 2 weeks
 - Vape detectors in restroom

Staff Update

LEDC Director Stacey Ybarra provided the following updates:

- Mineral Wells Recap
 - Audit
 - History/Storytelling
 - Branding
 - Investments
 - Incentives
 - Chamber, Tourism, EDC all located in one building
 - Market Incubators
 - Grants/Murals

- Leadership Classes
 - Community Projects
- Customer Service Training
- Cultural Arts Designation
- Music Friendly Community Workshop
 - Requires City designee to facilitate
 - Community workshop October 10, 2023 at 6:00 pm
 - Representative from Governor's office will be in attendance
- Action Plan
 - Working together with Chamber
 - Informal SWOT Analysis
 - Music friendly
- Lampasas Networking and/or Event Survey
 - In depth business meetings
 - Courtyard business meetings
 - Survey

IX. Adjourn into Executive Session

Board member Ball moved to adjourn into executive session at 6:15 pm, the motion was seconded by Board member Shahan and with a unanimous vote, the motion carried. Board member Shahan recused himself from executive session and exited the meeting venue. (Talbert and Schaub absent)

EXECUTIVE SESSION

The board of the Lampasas Economic Development Corporation will meet in closed Executive Session pursuant to the Texas Government Code, Chapter 551, as follows:

- Section 551.072 (deliberations about real property) – Deliberation concerning the potential purchase, exchange, lease, acquisition, sale and/or value of real property.
- Section 551.087 (economic development) - (1) to receive and evaluate financial information received from a business prospect, to discuss same, and /or to deliberate regarding commercial or financial information that the LEDC has received from a business prospect that the LEDC seeks to have locate, stay, or expand in or near the city, with which the LEDC is conducting economic development negotiations; and/or (2) to deliberate an offer of any financial or other incentives to any business prospect described above.

Adjourn Executive Session and Reconvene Regular Session.

The board reconvened into Regular Session at 6:35 pm

REGULAR SESSION

X. Discussion and possible action regarding items in Executive Session.

There was no action taken out of executive session.

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

- *Draft LEDC Incentive Guidelines & Principles*
- *Board appointments*

XII. Adjourn

Board member Monroe moved to adjourn the meeting at 6:36 p.m.; Board member Ball seconded the motion and with a unanimous vote, the motion carried. (Schaub and Talbert absent)

PASSED AND APPROVED this _____ day of _____, 2023.

Misti Talbert, President

Becky Sims, City Secretary