

**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 OCTOBER 18, 2023
5:30 P.M.**

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

LEDC Members Present:

T.J. Monroe
Sid Ball
Roland Schaub-arrived at 5:33 p.m.
Ryan Shahan
Steve Hudson

LEDC Members Absent:

Bobby Carroll-Ex-Officio
Fin Erwin

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

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 September 20, 2023.

Board member Monroe moved to approve the minutes as presented, the motion was seconded by Board member Ball, with President Talbert abstaining the motion carried. (Erwin absent)

IV. Discussion and possible action regarding the reappointment of members to the LEDC board.

Board member Monroe moved to recommend approval of the reappointment of board members Steve Hudson, Sid Ball, Ryan Shahan and Roland Schaub to the LEDC board, the motion was seconded by Board member Hudson and with a unanimous vote, the motion carried. (Erwin absent)

V. Discussion and possible action regarding signage for the Business Park.

Stacey Ybarra, LEDC Director advised that she met with Bill Metzger and Libby Bluntzer regarding sign concept for the Business Park.

By consensus, the board preferred option #2.

Recommended sign specifications:

- Smooth sides
- Roughback-faces
- 40-46" high for visibility
- Two-sided black metal lettering centered on stone
 - Consult with Oldham for lettering
- Need footing poured
 - LEDC responsibility

Board member Monroe moved to direct Staff obtain cost estimate for sign and footings and bring information back to the board for consideration, the motion was seconded by board member Ball and with unanimous vote, the motion carried (Erwin absent)

VI. Discussion and possible action regarding Economic Development Strategic Plan.

Stacy Ybarra, LEDC Director referred to the Angelou & Perryman economic impact analysis reports that were completed. Mrs. Ybarra inquired about engaging a firm to create an updated report. By consensus, the board recommended creating a strategic plan in house by combining data from both reports, guidance from comprehensive plan, and relying on data readily available. (Erwin absent)

VII. Discussion and possible action regarding draft amendments to the LEDC Incentive Guidelines.

Board member Shahan moved to approve the draft amendments to the LEDC Incentive Guidelines as presented, the motion was seconded by board member Schaub and with a unanimous vote, the motion carried. (Erwin absent)

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

No action was taken on this item by the board. Staff will update line items and provide update at next meeting.

IX. 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
- School voucher is being considered during the special session to allow for private school funding. Public school funding still not approved.
- Vaping usage on campus has gone down
- Staff Update

LEDC Director Stacey Ybarra provided the following updates.

- Alamo Coffee
 - Proposed new location at 401 S Key
 - 6 Month Timeline
 - Outdoor seating

- *Wine/Beer sales (variance received from Council)*
- *TML Conference*
- *Business Meetings*
 - *(29) Lampasas Networking and Learning Opportunities Surveys Completed*
- *Courtyard Square Meeting*
 - *Bylaws draft*
 - *Preparing 5013C non-profit application for donations and fundraising*
 - *Increasing Dues*
 - *Assisting with structure for organization*
 - *New Board Officers*
- *Cobblestone Hotels*
 - *Franchise*
 - *Rural Communities*
 - *Local Investors*

X. **Adjourn into Executive Session-** *Board member Monroe moved to adjourn into Executive Session at 6:23 pm, the motion was seconded by Board member Shaub and with a unanimous vote, the motion carried. (Erwin 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 6:26 pm

REGULAR SESSION

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

No action taken on items discussed during executive session

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

Sales Tax Analysis, September Financial Statements and Balance Sheets

XII. Adjourn

Board member Monroe moved to adjourn the meeting at 6:30 p.m.; Board member Shaub seconded the motion and with a unanimous vote, the motion carried. (Erwin absent)

PASSED AND APPROVED this _____ day of _____, 2023.

Misti Talbert, President

Becky Sims, City Secretary