

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, SEPTEMBER 18, 2024  
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, September 18, 2024 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 August 21, 2024
- IV. Discussion and possible action regarding July 2024 Financial Statements and Balance Sheet.
- V. Discussion and possible action regarding August 2024 Financial Statements and Balance Sheet.
- VI. Discussion and possible action regarding reappointment of current board members whose term will expire on September 30, 2024.
- VII. Discussion and possible action regarding ratification of expenditure of Business Park signage in the amount of \$7,250.00.
- VIII. Discussion and possible action regarding draft RFQ for broker representation for the Business Park.
- IX. Discussion regarding strategies for Marketing and Development of the LEDC Business Park.
- X. Discussion and possible action regarding the stakeholder meeting agenda and participants scheduled for November 13, 2024 @ 5:30 p.m.
- XI. Update on the following:
  - County Update
  - LISD Update
  - Staff Update

Adjourn into Executive Session

**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 551.074 (personnel matters) to deliberate the appointment, employment, evaluation, reassignment, duties of the Executive Director, Director, and other personnel matters as allowed by Texas Government Code, 551.
- 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

REGULAR SESSION

- XII. Discussion and possible action regarding items discussed during Executive Session.
- XIII. Any items that the board members may want to place on the next agenda.
- XIV. 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 11 day of September 2024 at 4:45pm

  
Becky Sims, City Secretary

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, AUGUST 21, 2024  
JACK CALVERT MUNICIPAL BUILDING  
302 EAST THIRD STREET  
5:30 PM**

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  
Steve Hudson  
Fin Erwin  
Roland Schaub  
Charlie Pratus  
Bobby Carrol, Ex-Officio- Commissioners Court

**City Staff Present:**

Ryan Ward, ACM  
Becky Sims, City Secretary  
Kayleigh Stanley, Executive Secretary

**LEDC Members Absent:**

N/A

**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).

- *Michael Gil inquired about any action items regarding Amermin presentation at the previous meeting.*
- *Stephanie Fitzharris recommended tabling hiring an EDC Director until the new City Manager is hired.*
- *Mike Irvin inquired about assistance with cleaning up Sulphur Creek.*

III. Discussion and possible action regarding approval of the minutes dated July 17, 2024.

*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.*

IV. Update on the following:

- *County Update-*
  - *Mr. Carroll updated the board on the proposed overflow building behind the annex and the renovation to the Courthouse.*
- *LISD Update*
  - *Mr. Randy Morris will represent LISD, however was not able to be present this evening.*
- *Staff Update*
  - *Business Park Signage*
    - Mr. Ward presented the following:*
      - *Board approved \$30,200.00 for the signage at the November 15, 2023 meeting.*
      - *To date \$14,950.00 has been spent on the setting and stone for the North entrance and both foundations.*

- Remaining expenses are \$22,500.00, which includes the lettering for both signs, setting and stone for the South entrance.
    - overall project is \$7,250 over budget.
  - By consensus the board would like to get additional quotes for lettering.
- Stakeholder Meeting
- Scheduled for November 13, 2024 @ 5:30 pm
- The board was provided with July financials to review, along with the draft RFQ for brokerage representation to be discussed at the September 18, 2024 LEDC meeting.

*Adjourn into Executive Session- Board member Pratus moved to adjourn into Executive Session at 5:42 pm, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried.*

**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 551.074 (personnel matters) to deliberate the appointment, employment, evaluation, reassignment, duties of the Executive Director, Director, and other personnel matters as allowed by Texas Government Code, 551.
- 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 Regular Session at 6:30 pm.*

**REGULAR SESSION**

- V. Discussion and possible action regarding items discussed during Executive Session.

*No action taken on items discussed during Executive Session*

- VI. Any items that the board members may want to place on the next agenda.
- July Financials
  - Ratification of BP signage expenditure
  - Draft RFQ for broker representation
  - Stakeholder Meeting

- VII. Adjourn- Board member Monroe moved to adjourn the meeting at 6:32 pm, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried.

*Adjourn- Board member Monroe moved to adjourn the meeting at 6:10 pm, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Misti Talbert, President

\_\_\_\_\_  
Becky Sims, City Secretary

Lampasas Economic Development Corporation		increase/	% increase/
Sales Tax Allocation		(decrease)	(decrease)
July 2023	July 2024	\$1,853.48	4.80%
\$38,618.02	\$40,471.50		
YTD FY 23	YTD FY 24		
\$406,632.37	\$405,819.87	(\$812.50)	-0.20%
Sales Tax Annual Budget			\$445,000.00
% Annual Budget Received to date			91.20%

Lampasas Economic Development Corporation		increase/	% increase/
Sales Tax Allocation		(decrease)	(decrease)
August 2023	August 2024	(\$508.59)	-1.18%
\$42,985.85	\$42,477.26		
YTD FY 23	YTD FY 24		
\$449,618.22	\$448,297.13	(\$1,321.09)	-0.29%
Sales Tax Annual Budget			\$445,000.00
% Annual Budget Received to date			100.74%

Fund 75, LEDC, Operating Fund Balance available \$1,483,159.04 (\$1,085,072.96 FSB Checking, and \$398,086.08 Claim on Cash held in Cash and Concentration). FSB Capital Fund Balance, \$160,941.33 July 31, 2024 Balance Sheet



CITY OF LAMPASAS  
BALANCE SHEET  
AS OF: JULY 31ST, 2024

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

1020	FSB CHECKING 7001092 LEDC	1,085,072.96	
1021	FSB CAPITAL FD CHECKING7002363	160,941.33	
1025	FSB LEDC LOAN 2678	0.00	
1026	BUSINESS BANK OF TX 4001561	0.00	
1030	CLAIM ON CASH	398,086.08	
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	PAG-BUILDINGS & IMPROVEMENTS	1,675,572.14	
1396	ACCUMULATED DEPRECIATION	( 315,730.00)	
1499	DUE FROM CASH & CONCENTRATION	0.00	
1999	LEDC CLEARING ACCOUNT	0.00	
	TOTAL ASSETS		4,729,559.12

LIABILITIES & FUND BALANCE

2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00	
2210	ACCOUNTS PAYABLE	7,982.99	
2220	ACCOUNTS PAYABLE PENDING	0.00	
2225	ACCRUED INTEREST PAYABLE	4,205.00	
2283	UNAPPLIED CREDIT	0.00	
2284	BONDS PAYABLE	220,019.00	
2285	NOTES PAYABLE	2,220,915.00	
2310	RETAINAGE PAYABLE	0.00	
3009	DESIGNATED RE/DONATIONS	0.00	
3010	UNASSIGNED FUND BALANCE	1,786,713.52	
3030	ASSIGNED FUND BALANCE	180,730.47	
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	308,993.14	
	TOTAL LIABILITIES & FUND EQUITY		4,729,559.12

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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
<b>REVENUE SUMMARY</b>							
<b>OPERATING REVENUE</b>							
	TAX REVENUE	445,000.00	40,471.50	405,819.87	91.20	0.00	39,180.13
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	15,000.00	3,626.01	45,986.07	306.57	0.00	( 30,986.07)
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OPERATING REVENUE	460,000.00	44,097.51	451,805.94	98.22	0.00	8,194.06
<b>BOND FUND REVENUE</b>							
	OTHER REVENUE	573,529.00	549.91	5,797.15	1.01	0.00	567,731.85
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL BOND FUND REVENUE	573,529.00	549.91	5,797.15	1.01	0.00	567,731.85
	FUND TOTAL REVENUE	1,033,529.00	44,647.42	457,603.09	44.28	0.00	575,925.91
<b>EXPENDITURE SUMMARY</b>							
<b>LEDC OPERATING FUNDS</b>							
	SUPPLIES	1,250.00	0.00	1,241.32	99.31	0.00	8.68
	CONTRACTUAL SERVICES	36,975.00	1,037.99	22,205.95	60.06	0.00	14,769.05
	MAINTENANCE	2,520.00	4,500.00	8,983.43	356.49	0.00	( 6,463.43)
	OTHER EXPENSES	153,658.00	0.00	4,369.27	3.00	238.88	149,049.85
	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	61,275.00	0.00	0.00	0.00	0.00	61,275.00
	DEBT SERVICE	204,322.00	0.00	101,346.99	49.60	0.00	102,975.01
	TOTAL LEDC OPERATING FUNDS	460,000.00	5,537.99	138,146.96	30.08	238.88	321,614.16
<b>LAMPASAS EDC BOND FUNDS</b>							
	CONTRACTUAL SERVICES	50,000.00	0.00	12.99	0.03	0.00	49,987.01
	MAINTENANCE	15,000.00	4,500.00	4,500.00	30.00	0.00	10,500.00
	CAPITAL EXPENDITURES	508,529.00	0.00	5,950.00	1.17	0.00	502,579.00
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL LAMPASAS EDC BOND FUNDS	573,529.00	4,500.00	10,462.99	1.82	0.00	563,066.01
	FUND TOTAL EXPENDITURES	1,033,529.00	10,037.99	148,609.95	14.40	238.88	884,680.17
	TOTAL PROFIT / (LOSS)	0.00	34,609.43	308,993.14	0.00	( 238.88)	( 308,754.26)

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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
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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JULY 31ST, 2024

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
<b>OPERATING REVENUE</b>							
<b>TAX REVENUE</b>							
400-4017	SALES TAX	445,000.00	40,471.50	405,819.87	91.20	0.00	39,180.13
	TOTAL TAX REVENUE	445,000.00	40,471.50	405,819.87	91.20	0.00	39,180.13
<b>SERVICE REVENUE</b>							
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
<b>OTHER REVENUE</b>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	15,000.00	3,626.01	45,986.07	306.57	0.00	( 30,986.07)
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	15,000.00	3,626.01	45,986.07	306.57	0.00	( 30,986.07)
<b>TRANSFERS</b>							
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	460,000.00	44,097.51	451,805.94	98.22	0.00	8,194.06
<b>BOND FUND REVENUE</b>							
<b>OTHER REVENUE</b>							
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	5,000.00	549.91	5,797.15	115.94	0.00	( 797.15)
410-4898	DESIGNATED RE/BOND FUNDS	568,529.00	0.00	0.00	0.00	0.00	568,529.00
	TOTAL OTHER REVENUE	573,529.00	549.91	5,797.15	1.01	0.00	567,731.85
<b>TRANSFERS</b>							
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	573,529.00	549.91	5,797.15	1.01	0.00	567,731.85

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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 ***	1,033,529.00	44,647.42	457,603.09	44.28	0.00	575,925.91

CITY OF LAMPASAS  
FINANCIAL STATEMENT  
AS OF: JULY 31ST, 2024

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
<b>SUPPLIES</b>							
500-5230	UNIFORMS	100.00	0.00	62.98	62.98	0.00	37.02
500-5250	HAND TOOLS & SMALL EQUIPMENT	100.00	0.00	59.54	59.54	0.00	40.46
500-5260	POSTAGE	0.00	0.00	0.00	0.00	0.00	0.00
500-5265	COMPUTER SOFTWARE & EQUIPMEN	750.00	0.00	0.00	0.00	0.00	750.00
500-5270	SUPPLIES	300.00	0.00	1,118.80	372.93	0.00	( 818.80)
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL SUPPLIES	1,250.00	0.00	1,241.32	99.31	0.00	8.68
<b>CONTRACTUAL SERVICES</b>							
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	475.00	37.99	568.62	119.71	0.00	( 93.62)
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	0.00	0.00	0.00	2,500.00
500-5373	PROMOTION AND ADVERTISING	7,000.00	0.00	4,662.33	66.60	0.00	2,337.67
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.00
500-5395	PROFESSIONAL SERVICES	15,000.00	0.00	6,400.00	42.67	0.00	8,600.00
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	10,000.00	83.33	0.00	2,000.00
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.00
500-5399	OTHER SERVICES	0.00	0.00	575.00	0.00	0.00	( 575.00)
	TOTAL CONTRACTUAL SERVICES	36,975.00	1,037.99	22,205.95	60.06	0.00	14,769.05
<b>MAINTENANCE</b>							
500-5405	BUILDING & GROUNDS MAINTENAN	0.00	4,500.00	5,950.00	0.00	0.00	( 5,950.00)
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,520.00	0.00	3,033.43	120.37	0.00	( 513.43)
	TOTAL MAINTENANCE	2,520.00	4,500.00	8,983.43	356.49	0.00	( 6,463.43)
<b>OTHER EXPENSES</b>							
500-5451	BUSINESS EXPENSES	3,000.00	0.00	0.00	0.00	0.00	3,000.00
500-5452	TRAVEL & TRAINING	10,000.00	0.00	4,369.27	46.08	238.88	5,391.85
500-5453	DUES & MEMBERSHIPS	1,200.00	0.00	0.00	0.00	0.00	1,200.00
500-5499	ECONOMIC DEVELOPMENT PROGRAM	139,458.00	0.00	0.00	0.00	0.00	139,458.00
500-5499.01	ECON DVLPMT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL OTHER EXPENSES	153,658.00	0.00	4,369.27	3.00	238.88	149,049.85
<b>CAPITAL EXPENDITURES</b>							
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

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JULY 31ST, 2024

75 -LAMPASAS ECONOMIC DEV CRP  
 LEDC OPERATING FUNDS  
 DEPARTMENT EXPENSES

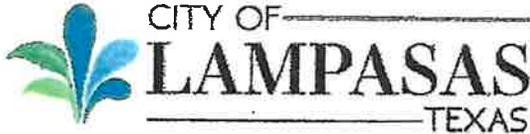
ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDGET BALANCE
<u>CONTINGENCY AND RESERVES</u>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
500-5610	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
<u>TRANSFERS</u>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.00
500-5722	TRANSFER TO FUND 22	61,275.00	0.00	0.00	0.00	0.00	61,275.00
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	61,275.00	0.00	0.00	0.00	0.00	61,275.00
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	121,112.00	0.00	59,366.79	49.02	0.00	61,745.21
500-5801	INTEREST PAYMENT	83,210.00	0.00	41,980.20	50.45	0.00	41,229.80
	TOTAL DEBT SERVICE	204,322.00	0.00	101,346.99	49.60	0.00	102,975.01
<b>TOTAL LEDC OPERATING FUNDS</b>		<b>460,000.00</b>	<b>5,537.99</b>	<b>138,146.96</b>	<b>30.08</b>	<b>238.88</b>	<b>321,614.16</b>

CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: JULY 31ST, 2024

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
<b>CONTRACTUAL SERVICES</b>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	50,000.00	0.00	0.00	0.00	0.00	50,000.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	12.99	0.00	0.00	( 12.99)
510-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
	TOTAL CONTRACTUAL SERVICES	50,000.00	0.00	12.99	0.03	0.00	49,987.01
<b>MAINTENANCE</b>							
510-5405	BUILDINGS AND GROUNDS	15,000.00	4,500.00	4,500.00	30.00	0.00	10,500.00
	TOTAL MAINTENANCE	15,000.00	4,500.00	4,500.00	30.00	0.00	10,500.00
<b>CAPITAL EXPENDITURES</b>							
510-5505	BUILDING AND GROUNDS	508,529.00	0.00	5,950.00	1.17	0.00	502,579.00
	TOTAL CAPITAL EXPENDITURES	508,529.00	0.00	5,950.00	1.17	0.00	502,579.00
<b>CONTINGENCY AND RESERVES</b>							
510-5600	CONTINGENCY/RESERVES	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
<b>TOTAL LAMPASAS EDC BOND FUNDS</b>		573,529.00	4,500.00	10,462.99	1.82	0.00	563,066.01
*** TOTAL EXPENSES ***		1,033,529.00	10,037.99	148,609.95	14.40	238.88	884,680.17
TOTAL PROFIT / (LOSS)		0.00	34,609.43	308,993.14	0.00	( 238.88)	( 308,754.26)

\*\*\* END OF REPORT \*\*\*



City Secretary's Office  
312 East Third Street  
Lampasas, Texas 76550  
(512) 556-6831  
Fax# (512) 556-8083  
Email: [Becky@cityoflampasas.com](mailto:Becky@cityoflampasas.com)

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment
- Airport Zoning Board of Adjustment

Name(print): Misti Talbert Email: [mistitalbert@yahoo.com](mailto:mistitalbert@yahoo.com)

Home Address: [REDACTED] Home Phone: [REDACTED]

Business Address: same Business Phone: same

Resident of City of Lampasas 25 years 2 months Years/Months  
Resident of Lampasas County 25 years 2 months Years/Months

Voter Registration Number: 1013531750

Occupation: self employed

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:  
10 year LEDC Board member, current president

Other Information (Civic Activities, etc)

Previous 2 term Mayor, Certified Municipal Official, 7 years on Lampasas City Council, Previous: Parks & Rec Board Member, School Health Advisory Council, CPS Board member, LYBA Coach & Member, Golf Course Advisory Board Member, President 2021 Project Grad, founding board member Christmas on the Creek,

***Please attach resume or additional experience to application – on file -***

I have attended one or more meetings of the board/commission/committee for which I have applied: X-yes  
no

Signature:  Date: 8/5/24

**PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL**

**Becky Sims**

---

**From:** noreply@civicplus.com  
**Sent:** Wednesday, September 11, 2024 12:01 PM  
**To:** Becky Sims; Finley deGraffenried  
**Subject:** Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

**Application for Appointment to a City Board or Commission**

Date 9/11/2024

**Personal Information**

First Name Fin

Last Name Erwin

Address1 [REDACTED]

City Lampasas

State TX

Zip 76550

Home Phone Number [REDACTED]

Mobile Phone Number [REDACTED]

Email Address fin.erwin@gmail.com

Business Address [REDACTED]

Business Phone Number [REDACTED]

Occupation Real Estate Broker

Please indicate board/commission/committe preference(s): Economic Development Corporation Board

**Residency Information**

Length of residency in City of Lampasas 7

Length of residency of Lampasas County 7

Are you a registered voter? No

Voter Registration Number *Field not completed.*

Did you vote in the last City Election? No

**Organization Membership Information**

Are you currently serving on other Boards, Commissions, or Committees? Yes

If yes, please list current service, including dates. EDC - current

Have you served on a Board, Commission, or Committee before? Yes

If yes, please list past service, including dates. EDC - current

Please state why you wish to serve. Continue implementing the vision of the EDC to attract, retain, and expand local economic growth

What are your top three goals and objectives for the City Board, Commission or Committee you are applying for?

1. Continue to implement the vision of the EDC Board
2. Help create new economic drivers and job opportunities for the Business Park
3. Attract, retain and expand employment and growth opportunities for local businesses

Please list any special knowledge or experience applicable to City Board, Commission, or Committee with that you are applying for.

Currently serve on EDC  
Active real estate broker for 15 years  
Licensed attorney in state of Texas

Please attach resume or additional experience to application *Field not completed.*

**Signature of Applicant**

Do you agree? Agree

**Kayleigh Stanley**

---

**From:** Becky Sims  
**Sent:** Wednesday, August 21, 2024 2:36 PM  
**To:** Kayleigh Stanley  
**Subject:** FW: Online Form Submittal: Application for Appointment to a City Board or Commission

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Wednesday, August 21, 2024 1:44 PM  
**To:** Becky Sims <bsims@cityoflampasas.com>; Finley deGraffenried <finley@cityoflampasas.com>  
**Subject:** Online Form Submittal: Application for Appointment to a City Board or Commission

**Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.**

Application for Appointment to a City Board or Commission

Date	8/21/2024
Personal Information	
First Name	TJ
Last Name	Monroe
Address1	[REDACTED]
City	Kempner
State	Texas
Zip	76539
Home Phone Number	[REDACTED]
Mobile Phone Number	[REDACTED]
Email Address	<a href="mailto:tjmonroe2002@yahoo.com">tjmonroe2002@yahoo.com</a>
Business Address	[REDACTED]
Business Phone Number	[REDACTED]



Please attach resume or additional experience to application

*Field not completed.*

Signature of Applicant

Do you agree?

Agree

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**CONFIDENTIALITY NOTICE:** This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. This information is intended only for the use of the individual to whom this e-mail is addressed. If you are not the intended recipient, or the employee or agent responsible to the intended recipient, you should return this e-mail to the sender immediately and delete this message from your computer. You are hereby notified, if you are not the intended recipient, any disclosure, copying, distribution, or taking of action based on the contents of this message is prohibited.

**Becky Sims**

---

**From:** noreply@civicplus.com  
**Sent:** Friday, August 30, 2024 5:15 PM  
**To:** Becky Sims; Finley deGraffenried  
**Subject:** Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

**Application for Appointment to a City Board or Commission**

Date 8/30/2024

**Personal Information**

First Name Michael

Last Name Gill

Address1 [REDACTED]

City Lampasas

State TX

Zip 76550

Home Phone Number [REDACTED]

Mobile Phone Number [REDACTED]

Email Address gillmm@yahoo.com

Business Address 407th AFSBn-Cavazos, Bldg 3850, Fort Cavazos, Texas  
76544

Business Phone Number [REDACTED]

Occupation Department of Defense

Please indicate board/commission/committe preference(s): Economic Development Corporation Board

### Residency Information

Length of residency in City of Lampasas	0/0
Length of residency of Lampasas County	13/1
Are you a registered voter?	Yes
Voter Registration Number	1188688978
Did you vote in the last City Election?	No

### Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees?	No
If yes, please list current service, including dates.	<i>Field not completed.</i>
Have you served on a Board, Commission, or Committee before?	No
If yes, please list past service, including dates.	<i>Field not completed.</i>

Please state why you wish to serve.	I have a vested interest in the long term growth of the City of Lampasas. I would like to be part of the development of real long term strategic visions for strengthening the economic landscape or our community. As a Veteran of the US Army for 21 years, I feel that I bring a unique viewpoint to the board and I feel that the veteran community is underrepresented in many of the boards across the city. The LEDC bylaws allow for County Residents to sit on the board and does not require me to live within the city limits. I am limited in the number of the boards I am allowed to apply for and serve on based on my home of record, so I have focused on the LEDC.
-------------------------------------	--

What are your top three goals and objectives for the City Board, Commission or Committee you are applying for?	<ul style="list-style-type: none"><li>• Fair and Equitable Voice to all citizens; Long term strategic plan for harnessing the economic whirlwind that Texas and our area will be encountering over the next 20 years; Work hard by ensuring existing businesses are represented as we continue to grow.</li></ul>
--	---

Please list any special knowledge or experience	I have served in one way or the other my country for 29 years. I am able to navigate budgets, long term/strategic goal
---	--

applicable to City Board, Commission, or Committee with that you are applying for.

management/project management, and some knowledge of real estate. Again, from what I know to be true, this board is under represented by Veterans/Disabled Veterans and active duty military families and spouses. I bring a unique background and experience to this position that I believe will benefit the long term development of our community.

Please attach resume or additional experience to application

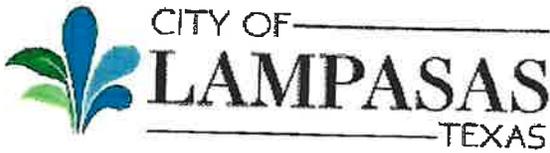
[Gill Resume AUG 2024.pdf](#)

Signature of Applicant

Do you agree?

Agree

Email not displaying correctly? [View it in your browser.](#)



City Secretary's Office  
312 East Third Street  
Lampasas, Texas 76550  
(512) 556-6831  
Fax# (512) 556-8083

Email: [bsims@cityoflampasas.com](mailto:bsims@cityoflampasas.com)

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment
- Airport Zoning Board of Adjustment

Name(print): Mike Irvin

Email: irvinsteelconstruction@gmail.com

Home Address: [REDACTED]

Home Phone: [REDACTED]

Business Address: 1010 E. ~~ave~~ 4th Suite E

Business Phone: \_\_\_\_\_

Resident of City of Lampasas ✓ Years/Months

Resident of Lampasas County ✓ Years/Months

Voter Registration Number: \_\_\_\_\_

Occupation: Construction

Education: h HS Graduate

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

Other Information (Civic Activities, etc)

**Please attach resume or additional experience to application**

I have attended one or more meetings of the board/commission/committee for which I have applied:  yes  
 no

Signature:

Date: 8-30-24

**PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL**

**Becky Sims**

---

**From:** noreply@civicplus.com  
**Sent:** Friday, August 30, 2024 3:43 PM  
**To:** Becky Sims; Finley deGraffenried  
**Subject:** Online Form Submittal: Application for Appointment to a City Board or Commission

Caution: This email originated from outside of the City's organization. Do not click links nor open attachments unless you recognize the sender and know the content is safe.

**Application for Appointment to a City Board or Commission**

Date 8/30/2024

Personal Information

First Name Alexis

Last Name Thompson

Address1 [REDACTED]

City Lampasas, TX

State TX

Zip 76550

Home Phone Number [REDACTED]

Mobile Phone Number [REDACTED]

Email Address athompson@bartrealtyllc.com

Business Address [REDACTED]

Business Phone Number [REDACTED]

Occupation Real Estate Broker

Please indicate board/commission/committe preference(s): Economic Development Corporation Board

Residency Information

Length of residency in City of Lampasas      Lampasas, TX

Length of residency of Lampasas County      TX

Are you a registered voter?      Yes

Voter Registration Number      1213205977

Did you vote in the last City Election?      Yes

#### Organization Membership Information

Are you currently serving on other Boards, Commissions, or Committees?      Yes

If yes, please list current service, including dates.      Lampasas Lions Club & County of Lampasas Rodeo Association

Have you served on a Board, Commission, or Committee before?      Yes

If yes, please list past service, including dates.      Lampasas County Chamber of Commerce

Please state why you wish to serve.      Serving on the Economic Development board aligns with my passion for fostering growth and prosperity within the community. As a real estate broker, I have a unique perspective on the local economy, understanding both the challenges and opportunities that businesses and residents face. My experience in real estate has equipped me with the knowledge to contribute meaningfully to discussions about land use, development, and strategic planning.

I am motivated by the desire to help create a thriving economic environment that benefits all stakeholders. By serving on the board, I can leverage my expertise to support initiatives that attract new businesses, retain existing ones, and promote sustainable development. Additionally, I believe that being part of this board will allow me to give back to the community, ensuring that our area continues to grow and provide opportunities for future generations.

What are your top three goals and objectives for the City Board, Commission or      My top three goals and objectives for serving on the City Economic Development Board are:

Committee you are applying for?

1. Promote Economic Growth: Support initiatives that attract and retain businesses, focusing on sustainable development that benefits the community.

2. Improve Infrastructure and Development: Leverage my real estate expertise to enhance land use planning and ensure balanced development that aligns with the city's long-term vision.

3. Foster Community Engagement: Encourage active participation from residents and businesses in decision-making, and promote collaboration between public and private sectors to drive growth.

Please list any special knowledge or experience applicable to City Board, Commission, or Committee with that you are applying for.

I bring the following special knowledge and experience relevant to the Economic Development Board:

1. Real Estate Expertise: Over several years as a licensed real estate broker, I have developed a deep understanding of land use, property values, and market trends, which are crucial for informed economic development decisions.

2. Business Acumen: As the owner of Bar T Realty, LLC and Bar T Excavation, LLC, I have experience in managing a business, which includes financial planning, strategic growth, and navigating regulatory environments—skills that translate directly to supporting local economic initiatives.

3. Community Engagement: My work involves constant interaction with a diverse range of clients, giving me insight into the needs and priorities of residents and businesses alike. This experience equips me to represent and advocate for a broad spectrum of community interests.

Please attach resume or additional experience to application

[Alexis Thompson Resume.pdf](#)

Signature of Applicant

Do you agree?

Agree

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City Secretary's Office  
312 East Third Street  
Lampasas, Texas 76550  
(512) 556-6831  
Fax# (512) 556-8083

Email: [Becky@cityoflampasas.com](mailto:Becky@cityoflampasas.com)  
[Christina@cityoflampasas.com](mailto:Christina@cityoflampasas.com)

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Joint Airport Board of Adjustment
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment

Name(print): Derrick Dewald Email: derrickdewald@gmail.com  
 Home Address: [REDACTED] Home Phone: [REDACTED]  
 Business Address: \_\_\_\_\_ Business Phone: \_\_\_\_\_

Resident of City of Lampasas \_\_\_\_\_ Years/Months  
 Resident of Lampasas County 45 Years/Months

Voter Registration Number: 1001391877

Occupation: Property Management / Construction

Education: High School / trades school

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

Property Management, Residential, multifamily and commercial development

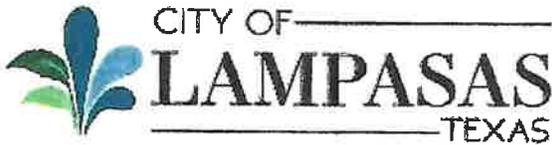
Other Information (Civic Activities, etc)

8 years Lampasas County Livestock Association Board - Coryell County Livestock Association Board  
city of Lampasas core advisory board for subdivision ordinance  
 Please attach resume or additional experience to application Lampasas Methodist Church Trustee Board

I have attended one or more meetings of the board/commission/committee for which I have applied:  yes  no

Signature: [Signature] Date: 9-9-2024

**PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL**



City Secretary's Office  
312 East Third Street  
Lampasas, Texas 76550  
(512) 556-6831  
Fax# (512) 556-8083

Email: [bsims@cityoflampasas.com](mailto:bsims@cityoflampasas.com)

Please indicate board/commission/committee preference(s):

- Airport Advisory Board
- Capital Improvement Program Committee
- Golf Course Advisory Board
- Economic Development Corporation Board
- Construction Board of Adjustments and Appeals
- Library Advisory Board
- Parks & Recreation Advisory Board
- Planning and Zoning Commission
- Zoning Board of Adjustment
- Airport Zoning Board of Adjustment

Name(print): DEORALD FINNEY

Email: DLFINNEY@HOTMAIL.COM

Home Address: 

Home Phone: \_\_\_\_\_

Business Address: Same

Business Phone: 

Resident of City of Lampasas 6 Years/Months ETJ

Resident of Lampasas County 50+ Years/Months

Voter Registration Number: 1001348552

Occupation: SELF-EMPLOYED

Education: BACHELOR'S DEGREE BA

Special Knowledge or Experience Applicable to City Board/Commission/Committee Function:

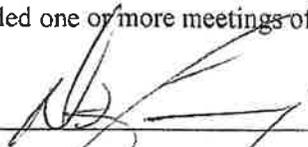
BUSINESS OWNER - DEVELOPER - HOME BUILDER

Other Information (Civic Activities, etc)

**Please attach resume or additional experience to application**

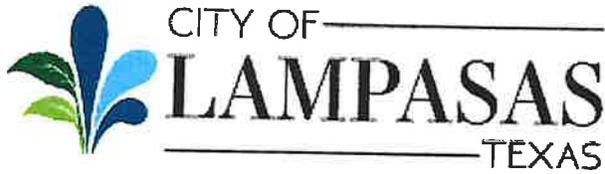
I have attended one or more meetings of the board/commission/committee for which I have applied:  Yes

No

Signature: 

Date: 8-30-24

**PLEASE RETURN COMPLETED FORM TO THE CITY SECRETARY'S OFFICE AT CITY HALL**



## **Business Park Signage Update**

Board Minutes Approved November 15, 2023 - **\$30,200** Business Park Signage

### **Expense to Date:**

- \$4,500 – Harrison Construction, Setting of North Entrance Pylon Stone (7/2/2024)
- \$4,500 – Mezger Stone, North Entrance (7/8/2024)
- \$5,950 – Wright Fencing, Concrete Foundation Both Entrances

**Total - \$14,950**

### **Remaining Expense:**

- \$13,500 – Metal Lettering Oldham Welding (\$6,750 Each Sign)
- \$4,500 – Setting of North Entrance Pylon Stone
- \$4,500 – Stone, South Entrance

**Total - \$22,500**

**Overall Total - \$37,450 or a shortfall of -\$7,250 based on approved budget**

# LAMPASAS

Economic Development Corporation

## Request For Proposal

### ***Introduction***

The Lampasas Economic Development Corporation ("LEDC" or "Owner") is seeking Proposals for commercial property brokerage and representation for the marketing and packaging of the LEDC Business Park Property to potential buyers. The total property parcel is +/- 144 acres and lies within the City limits of Lampasas on South US 183. The property is currently subdivided in blocks only, in anticipation of subdivision to meet the needs of potential buyers.

Zoning and Covenants have been approved by the City of Lampasas ("City") and Owner, and generally allow for commercial, professional and ancillary uses including hotel, service businesses and sit-down restaurants. Covenants allow for a variety of exterior finishes and outdoor uses, however; are generally more restrictive on property fronting US183, and on the north end of the parcel.

### ***Background and Utilities***

The LEDC Business Park has been developed over a number of years, and most recently the Owner and City invested in providing water, sewer and electricity to the north 45 acres. Roads have been designed and installed based on truck traffic of 30 loaded tractor trailers per day. The developed portion of the parcel is served entirely by the City including water, sewer and electric. Natural gas is currently not available, however; is available within the city limits.

### ***Submission Requirements***

The primary LEDC goal of property development is to create and support primary jobs. Proposals should ultimately represent the firm's ability, background, expertise in identifying and promoting the property to commercial buyers and developers.

Interested firms should provide the following in their submission:

- Name, address, phone numbers and point of contact for the firm.
- Brief resumes of team assigned to project.
- 5 examples of similar development/real estate/ and marketing work, including development size and final land use by developer/buyer.
- The firm's vision and approach to development and marketing of the LEDC Business Park.

### ***Selection Process***

Proposals will be reviewed and scored by members of the LEDC based on the following considerations:

- Experience of the firm in brokering sale and identification of qualified buyer/developers.
- Experience of Broker's team in commercial real estate development and conveyance.
- Firm and team members knowledge of and relationship with potential buyers/end users.

### ***Confidentiality***

The LEDC may request an in-person meeting, and to the extent allowed by law, information shared in the meeting may be kept confidential. Moreover, the LEDC is open to execution of a mutual Non-Disclosure Agreement at the proposing Firm's request. The Lampasas Economic Development Corporation was created under the Development Corporation Act, Chapters 501 and 505 of the Texas Local Government Code, and is subject to Texas Open Meetings Act and Texas Public Information Act.

### ***Submission Deadline and Contact***

Proposals should be received no later than September 11, 2024 by 3:00 pm attention Robyn White, Administrative Assistant, 312 East Third Street, Lampasas, Texas, 76550; or by email to Robyn White at [robyn@cityoflampasas.com](mailto:robyn@cityoflampasas.com). Inquiries should be forwarded to Finley deGraffenried, Executive Director, at 512-734-6375.

The LEDC may request in person interviews in closed session on September 10, 2024