

**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, APRIL 16, 2025
JACK CALVERT MUNICIPAL BUILDING
CITY COUNCIL CHAMBERS
302 EAST THIRD STREET
5:30 p.m.**

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, April 16, 2025 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 PM**

1. Call to order Regular Session

2. 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.

Adjourn Executive Session and Reconvene Regular Session

REGULAR SESSION

1. Call to Order Regular Session

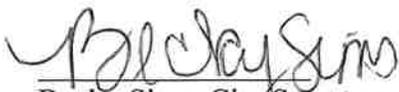
2. Open forum for citizen comments and questions (limited to five (5) minutes per person).

3. Discussion and possible action regarding approval of the minutes dated March 19, 2025

4. Discussion and possible action regarding March 2025 Financial Statements and Balance Sheet.

5. Discussion and possible action regarding setting a meeting with LEDC Bylaw Review Committee, to begin review and to identify proposed amendments.
6. Discussion and possible action regarding approval of grant opportunities for signage, façade, permitting, building improvements and rent assistance for new and existing businesses.
7. Discussion and possible action regarding approval and direction regarding economic development directives, strategic planning, goals and initiatives; specifically related to business retention, downtown revitalization and beautification.
8. Discussion and possible action regarding Marketing Package from Site Selector.
9. Discussion and possible action regarding appraisal of Business Park lot 4, approximately 80 acres from Herbst Real Estate Services.
10. Update on the following:
 - County Update
 - LISD Update
 - Staff Update
11. Any items that the board members may want to place on the next agenda.
12. 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 April 2025 at 4:30 pm.


Becky Sims, City Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, MARCH 19, 2025
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:

Sid Ball
Roland Schaub
Charlie Pratus
Fin Erwin
Steve Hudson
Deorald Finney
Randy Morris, Ex-Officio- LISD

City Staff Present:

Erin Corbell, City Manager/Executive Director
Becky Sims, City Secretary
Kayleigh Stanley, Executive Secretary

LEDC Members Absent:

Bobby Carrol, Ex-Officio- Lampasas County

PUBLIC HEARING

5:30 p.m.

1. Call to Order Public Hearing.

President Talbert called the meeting to order at 5:30 pm

2. Public hearing to receive citizen comments relating to the use of Type B Funds for Lampasas County Higher Education Center Workforce Development Training in an amount not to exceed \$20,000.00 as defined by Local Government Code Sec. 505.159 Hearing Required to Undertake Project.

No citizen comments.

3. Adjourn Public Hearing.

Board member Schaub moved to adjourn the Public Hearing, the motion was seconded by Board member Pratus and with a unanimous vote, the motion carried.

REGULAR SESSION

1. Call to Order Regular Session

President Talbert called the meeting to order at 5:30 pm

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

No citizen comments.

LEDC minutes- 031925

3. Discussion and possible action regarding approval of the minutes dated February 19, 2025

Board member Pratus moved to approve the minutes dated February 19, 2025, the motion was seconded by Board member Finney and with a unanimous vote, the motion carried.

4. Discussion and possible action regarding February 2025 Financial Statements and Balance Sheet.

Board member Schaub moved to approve the February 2025 Financial Statements and Balance Sheet, the motion was seconded by Board member Hudson and with a unanimous vote, the motion carried.

5. Discussion and possible action regarding appraisal of Business Park lot 4, approximately 80 acres.

No action taken at this time. The board requested time to review the appraisal provided.

6. Discussion and possible action regarding establishing an LEDC Bylaw Review Committee, identify review scope and tentative meeting schedule.

By consensus the board moved to appoint Pratus, Finney and Erwin to the LEDC Bylaw Review Committee.

7. Discussion and possible action regarding grant opportunities for signage, façade, permitting, building improvements and rent assistance for new and existing businesses.

No action taken at this time. The board requested time to review the application and process for these grant opportunities.

8. Discussion and possible action regarding economic development directives, strategic planning, goals and initiatives; specifically related to business retention, downtown revitalization and beautification.

No action taken at this time. The board requested the initiatives and directives be presented to the City Council to gauge their interest.

9. Update on the following:

- County Update – N/A
- LISD Update – *LISD is working towards securing a bond for improvements. The year is coming to an end and they are seeing some good numbers in staff retention. A meeting will take place in April and should result in a more detailed update.*
- Staff Update – *Staff is receiving several RFI's from the Governor's office. They are not a good fit for Lampasas but are still being reviewed as they come in.*

10. Any items that the board members may want to place on the next agenda.

- *Appraisal for the Business Park*
- *Grant Opportunities*
- *Incentive Program*
- *Executive Session to discuss an EDC Director*

11. Adjourn

Board member Pratus moved to adjourn at 5:56 pm, the motion was seconded by Board member Schaub and with a unanimous vote, the motion carried.

PASSED AND APPROVED this _____ day of _____, 2025.

Misti Talbert, President

Becky Sims, City Secretary

BALANCE SHEET

AS OF: MARCH 31ST, 2025

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

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1020	FSB CHECKING 7001092 LEDC	1,325,663.43
1021	FSB CAPITAL FD CHECKING7002363	160,905.34
1025	FSB LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	0.00
1030	CLAIM ON CASH	251,284.65
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	FAG-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	

4,823,312.17

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LIABILITIES & FUND BALANCE

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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	247.21
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	2,025,158.56
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	172,036.93

TOTAL LIABILITIES & FUND EQUITY

4,823,312.17

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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MARCH 31ST, 2025

75 -LAMPASAS ECONOMIC DEV CRP
 FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDG BALAN
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	445,000.00	38,588.65	259,909.21	58.41	0.00	185,090.
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.
	OTHER REVENUE	35,000.00	4,140.86	24,271.80	69.35	0.00	10,728.
	TRANSFERS	0.00	16.78	16.78	0.00	0.00	16.
	TOTAL OPERATING REVENUE	480,000.00	42,746.29	284,197.79	59.21	0.00	195,802.
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	135,000.00	401.71	2,440.66	1.81	0.00	132,559.
	TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL BOND FUND REVENUE	135,000.00	401.71	2,440.66	1.81	0.00	132,559.
	FUND TOTAL REVENUE	615,000.00	43,148.00	286,638.45	46.61	0.00	328,361.
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	1,800.00	0.00	487.67	27.09	0.00	1,312.
	CONTRACTUAL SERVICES	51,500.00	1,037.21	7,045.49	20.48	3,500.00	40,954.
	MAINTENANCE	4,000.00	0.00	3,381.16	84.53	0.00	618.
	OTHER EXPENSES	73,200.00	350.00	2,340.21	3.20	0.00	70,859.
	CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.
	CONTINGENCY AND RESERVES	80,182.00	0.00	0.00	0.00	0.00	80,182.
	TRANSFERS	65,000.00	0.00	0.00	0.00	0.00	65,000.
	DEBT SERVICE	204,318.00	81,347.22	101,346.99	49.60	0.00	102,971.
	TOTAL LEDC OPERATING FUNDS	480,000.00	82,734.43	114,601.52	24.60	3,500.00	361,898.
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	50,000.00	0.00	0.00	0.00	0.00	50,000.
	MAINTENANCE	15,000.00	0.00	0.00	0.00	0.00	15,000.
	CAPITAL EXPENDITURES	70,000.00	0.00	0.00	0.00	0.00	70,000.
	CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL LAMPASAS EDC BOND FUNDS	135,000.00	0.00	0.00	0.00	0.00	135,000.
	FUND TOTAL EXPENDITURES	615,000.00	82,734.43	114,601.52	19.20	3,500.00	496,898.
	TOTAL PROFIT / (LOSS)	0.00	(39,586.43)	172,036.93	0.00	(3,500.00)	(168,536.

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2025

75 -LAMPASAS ECONOMIC DEV CRP
FINANCIAL SUMMARY

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDG BALAN
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CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MARCH 31ST, 2025

75 -LAMPASAS ECONOMIC DEV CRP
 REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDG BALAN
<u>OPERATING REVENUE</u>							
<u>TAX REVENUE</u>							
400-4017	SALES TAX	445,000.00	38,588.65	259,909.21	58.41	0.00	185,090.
	TOTAL TAX REVENUE	445,000.00	38,588.65	259,909.21	58.41	0.00	185,090.
<u>SERVICE REVENUE</u>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0.00	0.00	0.
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0.00	0.00	0.
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0.00	0.00	0.
400-4383	DONATIONS	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.
<u>OTHER REVENUE</u>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.
400-4820	INTEREST & DIVIDENDS	35,000.00	4,140.86	24,271.80	69.35	0.00	10,728.
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0.00	0.00	0.
400-4822	INTEREST NOTE - HVM PECAN CR	0.00	0.00	0.00	0.00	0.00	0.
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00	0.00	0.
400-4897	DESIGNATED RE/DONATIONS	0.00	0.00	0.00	0.00	0.00	0.
400-4898	UNDESIGNATED RETAINED EARNIN	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL OTHER REVENUE	35,000.00	4,140.86	24,271.80	69.35	0.00	10,728.
<u>TRANSFERS</u>							
400-4910	TRANSFER FROM GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.
400-4999	MISCELLANEOUS REVENUES	0.00	16.78	16.78	0.00	0.00	(16.
	TOTAL TRANSFERS	0.00	16.78	16.78	0.00	0.00	(16.
	TOTAL OPERATING REVENUE	480,000.00	42,746.29	284,197.79	59.21	0.00	195,802.
<u>BOND FUND REVENUE</u>							
<u>OTHER REVENUE</u>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0.00	0.00	0.
410-4710	BOND FUNDS	0.00	0.00	0.00	0.00	0.00	0.
410-4820	INTEREST EARNED	7,000.00	401.71	2,440.66	34.87	0.00	4,559.
410-4898	DESIGNATED RE/BOND FUNDS	128,000.00	0.00	0.00	0.00	0.00	128,000.
	TOTAL OTHER REVENUE	135,000.00	401.71	2,440.66	1.81	0.00	132,559.
<u>TRANSFERS</u>							
410-4999	MISCELLANEOUS REVENUE	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL TRANSFERS	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL BOND FUND REVENUE	135,000.00	401.71	2,440.66	1.81	0.00	132,559.

CITY OF LAMPASAS
FINANCIAL STATEMENT
AS OF: MARCH 31ST, 2025

75 -LAMPASAS ECONOMIC DEV CRP
REVENUES

ACCT#	ACCOUNT NAME	ANNUAL BUDGET	CURRENT PERIOD	Y-T-D ACTUAL	% OF BUDGET	Y-T-D ENCUMB.	BUDG BALAN
***	FUND TOTAL REVENUE ***	615,000.00	43,148.00	286,638.45	46.61	0.00	328,361.

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MARCH 31ST, 2025

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.	BUDG BALAN
<u>SUPPLIES</u>							
500-5230	UNIFORMS	100.00	0.00	33.56	33.56	0.00	66.
500-5250	HAND TOOLS & SMALL EQUIPMENT	100.00	0.00	0.00	0.00	0.00	100.
500-5260	POSTAGE	100.00	0.00	0.00	0.00	0.00	100.
500-5265	COMPUTER SOFTWARE & EQUIPMEN	500.00	0.00	0.00	0.00	0.00	500.
500-5270	SUPPLIES	1,000.00	0.00	454.11	45.41	0.00	545.
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL SUPPLIES	1,800.00	0.00	487.67	27.09	0.00	1,312.
<u>CONTRACTUAL SERVICES</u>							
500-5300	CONTRACT LABOR	0.00	0.00	0.00	0.00	0.00	0.
500-5316	BOND AGENT FEES	0.00	0.00	0.00	0.00	0.00	0.
500-5320	TELEPHONE SERVICES	500.00	37.21	219.35	43.87	0.00	280.
500-5325	UTILITIES	0.00	0.00	0.00	0.00	0.00	0.
500-5346	ENGINEERING/SURVEYING SERVIC	1,000.00	0.00	0.00	0.00	0.00	1,000.
500-5355	INSURANCE-PROPERTY	0.00	0.00	0.00	0.00	0.00	0.
500-5361	LEGAL SERVICES	2,000.00	0.00	0.00	0.00	0.00	2,000.
500-5373	PROMOTION AND ADVERTISING	20,000.00	0.00	826.14	4.13	0.00	19,173.
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0.00	0.00	0.
500-5395	PROFESSIONAL SERVICES	15,000.00	0.00	0.00	23.33	3,500.00	11,500.
500-5397	ADMIN & OVERHEAD	12,000.00	1,000.00	6,000.00	50.00	0.00	6,000.
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0.00	0.00	0.
500-5399	OTHER SERVICES	1,000.00	0.00	0.00	0.00	0.00	1,000.
	TOTAL CONTRACTUAL SERVICES	51,500.00	1,037.21	7,045.49	20.48	3,500.00	40,954.
<u>MAINTENANCE</u>							
500-5405	BUILDING & GROUNDS MAINTENAN	1,000.00	0.00	0.00	0.00	0.00	1,000.
500-5425	OFFICE EQUIPMENT MAINTENANCE	3,000.00	0.00	3,381.16	112.71	0.00	381.
	TOTAL MAINTENANCE	4,000.00	0.00	3,381.16	84.53	0.00	618.
<u>OTHER EXPENSES</u>							
500-5451	BUSINESS EXPENSES	2,000.00	0.00	0.00	0.00	0.00	2,000.
500-5452	TRAVEL & TRAINING	10,000.00	0.00	1,230.21	12.30	0.00	8,769.
500-5453	DUES & MEMBERSHIPS	1,200.00	350.00	1,110.00	92.50	0.00	90.
500-5499	ECONOMIC DEVELOPMENT PROGRAM	60,000.00	0.00	0.00	0.00	0.00	60,000.
500-5499.01	ECON DVLPMT PROGRAM	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL OTHER EXPENSES	73,200.00	350.00	2,340.21	3.20	0.00	70,859.
<u>CAPITAL EXPENDITURES</u>							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0.00	0.00	0.
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0.00	0.00	0.
500-5545	STREETS & DRAINAGE	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL CAPITAL EXPENDITURES	0.00	0.00	0.00	0.00	0.00	0.

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MARCH 31ST, 2025

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.	BUDG BALAN
<u>CONTINGENCY AND RESERVES</u>							
500-5600	CONTINGENCY/RESERVES	80,182.00	0.00	0.00	0.00	0.00	80,182.
500-5601	DONATION RESERVES	0.00	0.00	0.00	0.00	0.00	0.
500-5610	DEPRECIATION	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL CONTINGENCY AND RESERVES	80,182.00	0.00	0.00	0.00	0.00	80,182.
<u>TRANSFERS</u>							
500-5710	TRANSFER TO GENERAL FUND	0.00	0.00	0.00	0.00	0.00	0.
500-5722	TRANSFER TO FUND 22	65,000.00	0.00	0.00	0.00	0.00	65,000.
500-5751	TRANSFER TO FUND 51 (EDUCATI	0.00	0.00	0.00	0.00	0.00	0.
500-5759	TRANSFER TO FUND 59	0.00	0.00	0.00	0.00	0.00	0.
500-5776	TRANSFER TO LEDC DESIGNATED	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL TRANSFERS	65,000.00	0.00	0.00	0.00	0.00	65,000.
<u>DEBT SERVICE</u>							
500-5800	PRINCIPAL PAYMENT	116,948.00	46,476.69	61,776.45	52.82	0.00	55,171.
500-5801	INTEREST PAYMENT	87,370.00	34,870.53	39,570.54	45.29	0.00	47,799.
	TOTAL DEBT SERVICE	204,318.00	81,347.22	101,346.99	49.60	0.00	102,971.
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	TOTAL LEDC OPERATING FUNDS	480,000.00	82,734.43	114,601.52	24.60	3,500.00	361,898.

CITY OF LAMPASAS
 FINANCIAL STATEMENT
 AS OF: MARCH 31ST, 2025

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.	BUDG BALAN
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.
510-5346	ENGINEERING/SERVEYING SERVIC	50,000.00	0.00	0.00	0.00	0.00	50,000.
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.
510-5395	PROFESSIONAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.
510-5399	OTHER SERVICES	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL CONTRACTUAL SERVICES	50,000.00	0.00	0.00	0.00	0.00	50,000.
<u>MAINTENANCE</u>							
510-5405	BUILDINGS AND GROUNDS	15,000.00	0.00	0.00	0.00	0.00	15,000.
	TOTAL MAINTENANCE	15,000.00	0.00	0.00	0.00	0.00	15,000.
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	70,000.00	0.00	0.00	0.00	0.00	70,000.
	TOTAL CAPITAL EXPENDITURES	70,000.00	0.00	0.00	0.00	0.00	70,000.
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0.00	0.00	0.
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	135,000.00	0.00	0.00	0.00	0.00	135,000.
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***	TOTAL EXPENSES	615,000.00	82,734.43	114,601.52	19.20	3,500.00	496,898.
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	TOTAL PROFIT / (LOSS)	0.00	(39,586.43)	172,036.93	0.00	(3,500.00)	(168,536.
<hr/>							

*** END OF REPORT ***

Incentive Applications for the Lampasas Economic Development Corporation



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Sign Grant

As part of the suite of incentives offered by the Lampasas EDC, the EDC Board of Directors recognizes the importance of professional, adequate signage to businesses within our community. Signage serves to identify location, services, historic status and other communication to the public.

Per Local Government Code Chapter SOS, Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES, the Lampasas EDC, as a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, can fund projects found by the board of directors to promote new or expanded business development.

The EDC will reimburse the cost of the materials, installation and permit fees of commercial signage up to 50% of the total signage costs and in an amount not to exceed \$2500. All applications will be considered on a first-come, first-served basis, and must be submitted a minimum of 7 business days prior to the regular Lampasas EDC meeting during which the applicant would like to be considered.

All signage included in the Sign Grant application must comply with the codes and ordinances of the City of Lampasas and be located within the Lampasas City Limits. Sign permits must be issued if required by the City of Lampasas prior to submission of an application for a Sign Grant, and applicants must provide proof of compliance as well as total receipts as part of the application process. The LEDC will consider all applications on a case-by- case basis. Attendance at the meeting during which your application is considered is recommended. **Applicants must maintain business/building for a minimum of 2 years after approval for funding. If applicant decides to sell, shut down, or move applicant must pay back the EDC any funding received.**

Signs that do not qualify for the Sign Grant include:

- Residential Signage
- Vinyl or other window applications
- Billboards
- Signage not on the property of the business for which the sign is intended
- Address numbers
- Sexually-oriented businesses
- Warning, trespassing, towing or private property signage
- Directional signs

For questions regarding the application or application process, please contact:

Erin Corbell
Executive Director
Lampasas Economic Development Corporation
(512)556-6831 ecorbell@cityoflampasas.com

Lampasas Economic Development Corporation Sign Grant Application

Please submit application materials in hard copy to Lampasas EDC, 312 E Third Street
Lampasas, Texas 76550, or via email to ecorbell@cityoflampasas.com

Business Name: _____ Year Founded: _____
Business Address: _____
Business Mailing Address (if different): _____
Business Contact Name: _____ Title: _____
Contact Phone: _____ Contact Email: _____

What type of business is it? _____

What services or goods are offered? _____

Is the business owner also the owner of the building for which the sign grant is requested? ____

Does the business remit sales taxes to the Texas State Comptroller? _____

Does the majority share of the business revenue come from local residents or visitors? _____

Is the sign for a new location for the business? ____ Is the sign to replace an existing sign? ____

Has a permit for the sign been issued by the City of Lampasas? _____

What is the total cost of the sign? _____

What is the amount of grant funding requested from the LEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Required Attachments:

1. Please attach a photo of the face of the building showing where the sign will be attached, or where the sign will be located.
2. Please attach a drawing or image showing the design of the sign and its materials.
3. Please attach a professional cost estimate or quote for the price of the sign, including materials and installation.

Please include receipts for materials or other evidence of cost.

Façade Improvement Grant

The Lampasas EDC recognizes the importance of supporting the ability of a business to have an attractive, accessible and professional frontage that positively communicates to residents and visitors its place in the fabric of the community. To assist building and business owners with improvements that will positively impact the image of Lampasas and conform to the City's Comprehensive Plan, the Lampasas EDC offers, as part of its suite of incentives, a Façade Improvement Grant. This grant covers repairs, improvements to or additions to the primary façade exterior of an existing building within the Lampasas City Limits, as well as permit fees.

Per Local Government Code Chapter 505, Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES, the Lampasas EDC, as a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, can fund projects found by the board of directors to promote new or expanded business development.

To qualify for a façade Improvement Grant, the project must:

- Meet all of the applicable codes and ordinances of the City of Lampasas
- Receive a permit for any work as required
- Be located within the service area of the LEDC
- Be used for commercial business purposes
- Be current on all taxes

The EDC Board of Directors will evaluate applications based on the following criteria:

- Future contribution of the property to the property tax revenue of the City of Lampasas
- Future contribution of the business to the sales tax revenue of the City of Lampasas
- Location of the building and frontage street of the business
- The nature of the improvements to the building
- Consistency with the City of Lampasas Comprehensive Plan
- The age and condition of the building for which the grant is sought

The Lampasas EDC will reimburse project costs on a 50% matching basis up to \$10,000. All applications will be considered on a first-come, first-served basis and according to available funds, and must be submitted a minimum of 7 business days prior to the regular Lampasas EDC meeting during which the applicant would like to be considered. Applicants will be required to provide proof of compliance with city regulations as well as proof of project costs. Applications will be considered on a case-by-case basis, and the Lampasas EDC makes final determination on all applications.

Applicants must maintain business/building for a minimum of 2 years after approval for funding. If applicant decides to sell, shut down, or move applicant must pay back the EDC any funding received.

For questions regarding the application or application process, please contact:

Erin Corbell, Executive Director

Lampasas Economic Development Corporation

(512)556-6831 ecorbell@cityoflampasas.com

Lampasas Economic Development Corporation Façade Grant Application

Please submit application materials in hard copy to Lampasas EDC, 312 E Third Street
Lampasas, Texas 76550, or via email to ecorbell@cityoflampasas.com

Business Name: _____ Year Founded: _____

Business Address: _____

Business Mailing Address (if different): _____

Business Contact Name: _____ Title: _____

Contact Phone: _____ Contact Email: _____

What type of business is it? _____

What services or goods are offered? _____

Is the business owner also the owner of the building for which the façade grant is requested? _____

Does the business remit sales taxes to the Texas State Comptroller? _____

Does the majority share of the business revenue come from local residents or visitors? _____

What is the nature of the work to improve the façade? Please describe.

Has a permit for the improvement work been issued by the City of Lampasas? _____

What is the total cost of the façade improvement? _____

What is the amount of grant funding requested from the LEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Required Attachments:

1. Please attach a photo of the current building façade.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work. OR

Please include receipts for materials or other evidence of cost.

Building Improvement Grant

To assist in the improvement, relocation or expansion of businesses in the City of Lampasas, the Lampasas EDC offers, as part of its suite of incentives, a Building Improvement Grant (BIG). This grant is available to new and existing businesses, and covers repairs, improvements to or additions to the interior and/or exterior of an existing building within the Lampasas City Limits, as well as permit fees.

Per Local Government Code Chapter SOS, Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES, the Lampasas EDC, as a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, can fund projects found by the board of directors to promote new or expanded business development.

To qualify for a Building Improvement Grant, the project must:

- Meet all of the applicable codes and ordinances of the City of Lampasas
- Receive a permit for any work as required
- Be located within the service area of the LEDC
- Be used for commercial business purposes
- Be current on all taxes

The EDC Board of Directors will evaluate applications based on the following criteria:

- Future contribution of the property to the property tax revenue of the City of Lampasas
- Future contribution of the business to the sales tax revenue of the City of Lampasas
- Number and type of jobs created and/or retained by the business
- The nature of the improvements to the building
- Consistency with the City of Lampasas Comprehensive Plan
- The age and condition of the building for which the grant is sought

The Lampasas EDC will reimburse project costs on a 50% matching basis up to \$10,000. All applications will be considered on a first-come, first-served basis and according to available funds, and must be submitted a minimum of 7 business days prior to the regular Lampasas EDC meeting during which the applicant would like to be considered. Applicants will be required to provide proof of compliance with city regulations as well as proof of project costs. Applications will be considered on a case-by-case basis, and the Lampasas EDC makes final determination on all applications. **Applicants must maintain business/building for a minimum of 2 years after approval for funding. If applicant decides to sell, shut down, or move applicant must pay back the EDC any funding received.**

For questions regarding the application or application process, please contact:

Erin Corbell

Executive Director

Lampasas Economic Development Corporation

(512)556-6831 ecorbell@cityoflampasas.com

Lampasas Economic Development Corporation Building Improvement Grant Application

Please submit application materials in hard copy to Lampasas EDC, 312 E Third Street
Lampasas, Texas 76550, or via email to ecorbell@cityoflampasas.com

Business Name: _____ Year Founded: _____

Business Address: _____

Business Mailing Address (if different): _____

Business Contact Name: _____ Title: _____

Contact Phone: _____ Contact Email: _____

What type of business is it? _____

What services or goods are offered? _____

Is the business owner also the owner of the building for which the façade grant is requested? ____

Does the business remit sales taxes to the Texas State Comptroller? _____

Does the majority share of the business revenue come from local residents or visitors? _____

What is the nature of the work to improve the building? Please describe.

Has a permit for the improvement work been issued by the City of Lampasas? _____

What is the total cost of the building improvement? _____

What is the amount of grant funding requested from the LEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Required Attachments:

1. Please attach a photo of the current building.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work. OR

Please include receipts for materials or other evidence of cost.

Rent Assistance

The Lampasas EDC acknowledges the importance of entrepreneurs and business startups to the economic vitality of the community. Startup costs can be a barrier to new business, and with that consideration the EDC offers rent assistance to new businesses in order to reduce their initial costs.

Per Local Government Code Chapter 505, Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES, the Lampasas EDC, as a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, can fund projects found by the board of directors to promote new or expanded business development.

To qualify for rent assistance, a business must meet the following criteria:

- Have been established less than two years prior to application
- Be located within the service area of LEDC
- Provide taxable goods or services that contribute to City of Lampasas sales tax revenue
- Not have previously received any other grants, loans or incentives from the Lampasas EDC

Rent assistance is offered for a maximum 12-month period. The standard rent assistance program reimburses rent at 75% of rent costs for the first 4 months, 50% of rent costs for the second 4 months and 25% of rent costs for the third four months. Reimbursement is for rent payments only. Inclusion of utilities is not a consideration for application approval. Rents must be within a standard range for the area and the building rented. Higher than standard rents may be provided with assistance at a lower rate than the standard percentages.

The EDC Board of Directors will evaluate applications based on the following criteria:

- Future contribution of the business to the sales tax revenue of the City of Lampasas
- Number and type of jobs created and/or retained by the business
- The type of business and how it contributes to the community
- The business plan
- Location of the business

All applications will be considered on a first-come, first-served basis and according to available funds, and must be submitted a minimum of 7 business days prior to the regular Lampasas EDC meeting during which the applicant would like to be considered. Applicants will be required to provide proof of compliance with applicable city regulations as well as proof of rent costs. The business must also receive a Certificate of Occupancy. Applications will be considered on a case-by-case basis, and the Lampasas EDC makes final determination on all applications. **Applicants must maintain business/building for a minimum of 2 years after approval for funding. If applicant decides to sell, shut down, or move applicant must pay back the EDC any funding received.**

For questions regarding the application or application process, please contact:

Erin Corbell, Executive Director

Lampasas Economic Development Corporation

(512)556-6831 ecorbell@cityoflampasas.com

Lampasas Economic Development Corporation Rent Assistance Application

Please submit application materials in hard copy to Lampasas EDC, 312 E Third Street
Lampasas, Texas 76550, or via email to ecorbell@cityoflampasas.com

Business Name: _____ Year Founded: _____
Business Address: _____
Business Mailing Address (if different): _____
Business Contact Name: _____ Title: _____
Contact Phone: _____ Contact Email: _____

What type of business is it? _____
What services or goods are offered? _____
Is the business owner also the owner of the building for which the façade grant is requested? ____
Does the business remit sales taxes to the Texas State Comptroller? _____
Does the majority share of the business revenue come from local residents or visitors? _____
Has a Certificate of Occupancy for the business been issued by the City of Lampasas? _____
What is the monthly rent charged to the business? _____
Does the rent charged include utilities or any other costs that the use of the space? _____
If yes, what costs are included? _____
What is the amount of grant funding requested from the LEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Required Attachments:

1. Please attach photos of the rented space.
2. Please attach receipts or other evidence of rent costs.

Permit Assistance Grant

The Lampasas EDC acknowledges the importance of entrepreneurs and business startups to the economic vitality of the community. Startup costs can be a barrier to new business, and with that consideration the EDC offers permit assistance to new businesses in order to reduce their initial costs.

To qualify for a Building Improvement Grant, the project must:

- Meet all of the applicable codes and ordinances of the City of Lampasas
- Be located within the service area of the LEDC
- Be used for commercial business purposes
- Be current on all taxes

The EDC Board of Directors will evaluate applications based on the following criteria:

- Future contribution of the property to the property tax revenue of the City of Lampasas
- Future contribution of the business to the sales tax revenue of the City of Lampasas
- Number and type of jobs created and/or retained by the business
- The nature of the improvements to the building
- Consistency with the City of Lampasas Comprehensive Plan
- The age and condition of the building for which the grant is sought

The Lampasas EDC will reimburse project costs on a 50% matching basis up to \$10,000. All applications will be considered on a first-come, first-served basis and according to available funds, and must be submitted a minimum of 7 business days prior to the regular Lampasas EDC meeting during which the applicant would like to be considered. Applicants will be required to provide proof of compliance with city regulations as well as proof of project costs. Applications will be considered on a case-by-case basis, and the Lampasas EDC makes final determination on all applications. **Applicants must maintain business/building for a minimum of 2 years after approval for funding. If applicant decides to sell, shut down, or move applicant must pay back the EDC any funding received.**

For questions regarding the application or application process, please contact:

Erin Corbell

Executive Director

Lampasas Economic Development Corporation

(512)556-6831 ecorbell@cityoflampasas.com

Lampasas Economic Development Corporation Permit Grant Application

Please submit application materials in hard copy to Lampasas EDC, 312 E Third Street
Lampasas, Texas 76550, or via email to ecorbell@cityoflampasas.com

Business Name: _____ Year Founded: _____

Business Address: _____

Business Mailing Address (if different): _____

Business Contact Name: _____ Title: _____

Contact Phone: _____ Contact Email: _____

What type of business is it? _____

What services or goods are offered? _____

Is the business owner also the owner of the building for which the façade grant is requested? ____

Does the business remit sales taxes to the Texas State Comptroller? _____

Does the majority share of the business revenue come from local residents or visitors? _____

What is the nature of the work to improve the building? Please describe.

Has a permit for the improvement work been issued by the City of Lampasas? _____

What is the total cost of the building improvement? _____

What is the amount of grant funding requested from the LEDC? _____

I hereby certify that the information provided in this application and attachments is true, correct and complete to the best of my knowledge. Omissions or submission of incorrect information will render this application invalid.

Applicant's Signature

Date

Required Attachments:

1. Please attach a photo of the current building.
2. Please attach a drawing or image showing the design and its materials.
3. Please attach a professional cost estimate or quote for the work. OR

Please include receipts for materials or other evidence of cost.

TRADE & INDUSTRY DEVELOPMENT™

2025 Economic Development Marketing Campaign Proposal

prepared for

City of Lampasas, Texas Economic Development



Presented to:

Erin Corbel
City Manager / Economic Development Director

Presented by:

Kim McDonald

April 10, 2025

Trade and Industry Development is a publication of Due North Media
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Phone: (800) 899-2676 Fax: (205) 989-9384
TradeandIndustryDev.com

About Trade and Industry Development:

The *Trade & Industry Development* magazine is the only publication dedicated to site selection in a vertical format and reaches more decision makers per industry than any other publication dedicated to site selection. This vertical form of targeted marketing allows for greater market penetration in a publication where the editorial fits the audience.

The *Trade & Industry Development* magazine is written exclusively for C-Level Executives involved in the site location decision-making process. Written by experts and thought leader, the Trade & Industry Development magazine provides in-depth coverage of industry specific issues that impact site selection. Through incisive and relevant articles as well as insightful, real-world case studies, Trade & Industry Development showcases best practices of expansion and/or relocation initiatives.

Published quarterly, the circulation of the *Trade & Industry Development* magazine is unique in that it changes each issue therefore matching the industry focus to the readers. This vertical industry approach ensures your message is delivered with the right content and presented to your desired audience. Each issue of the *Trade & Industry Development* magazine reaches C-Level Executives based on industry as well as certain growth factors indicating location activity. The total circulation of 25,000 reaches site selection teams involved in location activity as well as commercial real estate professionals and site consultants.

Each issue is mailed to:

20,000 C-Level Executives in specific related industry segments

+5,000 Commercial Real Estate Professionals and Site Consultants

25,000 Total printed circulation per issue

In addition, the digital version of the publication is distributed via e-mail, and each digital article is promoted to the consumers of tradeandindustrydev.com through a unique site re-targeting method called Dynamic Digital Delivery.

Our website, tradeandindustrydev.com, is an interactive resource for industry knowledge and site selection insight!

The website includes the following features:

- A searchable database of site selection articles and news from thought leaders and experts in the field.
- Vertically natured, industry-specific channels.
- Extensive array of resources including polls, videos and research.
- A comprehensive list of North American economic development agencies.
- User-oriented design allows visitors to interact and provide personal insight.
- A database of available properties, searchable by region and industry.

In 2020, *Trade & Industry Development* took this process one step further by re-targeting the entire audience of tradeandindustrydev.com across the internet via Google, YouTube, Facebook, and LinkedIn. We can reach them wherever they are organically searching for or consuming online content. What we confirmed is that our audience is highly engaged in the site location process and in-market. Advertisers have enjoyed tremendous CTR through budget-based impression campaigns reaching our audience beyond our traditional media. We call it Audience Extension.

This suite of products makes *Trade and Industry Development* unparalleled in the industry in terms of reach and quality of content.

Program Objectives:

The following marketing program has been designed to reach C-Level Executives, site consultants and commercial real estate professionals involved in the site location decision-making process. The program consists of specific touch points including print and digital with a goal of creating awareness, educating, and positioning Lampasas, Texas as a premier destination to start, grow or relocate their company.

Program

Option 1

Print: Site/Location Profile

Issue: Q3 2025 Automotive/Aerospace/Tier 1-2 Suppliers/Food & Agriculture

(Advertorial + Display Ad) For the last 20 years, Trade & Industry Development has produced our magazine that is delivered to C Suite executives known as "In Market Prospects." The audience of each issue changes, matching the industry focus to the readers. This consists of Site Consultants, Corporate/ Commercial Real Estate Executives/ Brokers, among many others Highlights successful sites or projects with a custom, point-by-point review that includes a half-page of advertorial and a consecutive half-page ad. In short form, gain exposure to your area! This 250-word + half page ad is great for adding context to your brand!

Digital:(1) Audience Extension 242,000 Guaranteed Impressions. (Dates: Duration of Run)

Guaranteed impression retargeting campaign to our audience of subscribers to the magazine, issue promo e-newsletter, and site users of tradeandindustrydev.com. This works across different channels, including Google Ad Network, YouTube, and Facebook. The average CTR for this program is currently .63%.

Banner Ad (728x90) (Duration of Run: 6 months)

This is ROS placement on tradeandindustrydev.com, each banner placement can rotate up to 5 advertisers. T&ID's website receives over 18,000 unique monthly views and the average CTR is .12%.

Added Value:

Enhanced Listing (Duration of Run: 12 months)

Includes agency contact information with e-mail & URL links and logo along with enhanced features: 500-750-character description of the organization or venue, social links, video, logo, header/masthead image as well as 4-6 gallery images.

Full Rate:	\$ 17,106
Lampasas Net Rate:	\$ 15,000

Option 2

Print: (1) Half Page Placement

Issues: Q3 2025 Automotive/Aerospace/Tier 1-2 Suppliers/Food & Agriculture

For over 20 years, Trade & Industry Development has served the economic development community by providing a unique targeted approach to marketing. Each issue focuses on different industries and is mailed solely to those audiences! This approach provides for greater market penetration and allows the economic development community to develop messaging that is relevant to those industries. Published quarterly, TID has circulation of 25,000, comprised of C-level Executives, Corporate Real Estate Professionals, and Site Selection Consultants.

Digital:(1) Audience Extension 120,000 Guaranteed Impressions. (Duration of Run: 4 months)

Guaranteed impression retargeting campaign to our audience of subscribers to the magazine, issue promo e-newsletter, and site users of tradeandindustrydev.com. This works across different channels, including Google, YouTube, Facebook. The average CTR for this program is currently .63%.

Banner Ad (728x90) (Duration of Run: 6 months)

This is ROS placement on tradeandindustrydev.com, each banner placement can rotate up to 5 advertisers. T&ID's website receives over 18,000 unique monthly views and the average CTR is .12%.

Added Value:

Enhanced Listing (Duration of Run: 12 months)

Includes agency contact information with e-mail & URL links and logo along with enhanced features: 500–750-character description of the organization or venue, social links, video, logo, header/masthead image as well as 4–6 gallery images.

Full Rate: \$ 12,595

Lampasas Net Rate: \$ 10,000

Option 3

Print: (1) Half Page Placement

Issues: Q3 2025 Automotive/Aerospace/Tier 1-2 Suppliers/Food & Agriculture

For over 20 years, Trade & Industry Development has served the economic development community by providing a unique targeted approach to marketing. Each issue focuses on different industries and is mailed solely to those audiences! This approach provides for greater market penetration and allows the economic development community to develop messaging that is relevant to those industries. Published quarterly, TID has circulation of 25,000, comprised of C-level Executives, Corporate Real Estate Professionals, and Site Selection Consultants.

Digital:(1) Audience Extension 90,000 Guaranteed Impressions. (Duration of Run: 3 months)

Guaranteed impression retargeting campaign to our audience of subscribers to the magazine, issue promo e-newsletter, and site users of tradeandindustrydev.com. This works across different channels, including Google, YouTube, Facebook. The average CTR for this program is currently .63%.

Added Value:

Enhanced Listing (Duration of Run: 12 months)

Includes agency contact information with e-mail & URL links and logo along with enhanced features: 500–750-character description of the organization or venue, social links, video, logo, header/masthead image as well as 4-6 gallery images.

Full Rate:	\$ 7,895
Lampasas Net Rate:	\$ 6,000