

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, JUNE 17, 2026  
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, June 17, 2026 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**

1. Call to Order Regular Session
2. Open forum for citizen comments (limited to five (5) minutes per person).
3. Discussion and possible action regarding approval of the minutes dated May 13, 2026.
4. Discussion and possible action regarding approval of the May 2026 Financial Statement and Balance Sheet.
5. Presentation from Eric Davis with Commercial Industrial Properties.
6. Discussion and possible action regarding approving a Building Improvement Grant Application in the amount of \$10,000 for Radiance Clinical Research for building improvements to 209 S Key Avenue.
7. Discussion and possible action regarding approving a Façade Improvement Grant Application in the amount of \$26,312.03 for Radiance Clinical Research for façade improvements to 209 S Key Avenue.
8. Discussion and possible action regarding approving a Sign Grant Application in the amount of \$2,500 for Radiance Clinical Research for sign installation to 209 S Key Avenue.
9. Discussion and possible action regarding approving a Building Improvement Grant Application in the amount of \$10,000 for Lampasas Lawyer PLLC for building improvements to 219 E 3<sup>rd</sup> Street.
10. Discussion and possible action regarding approving a Façade Improvement Grant Application in the amount of \$10,000 for Lampasas Lawyer PLLC for façade improvements to 219 E 3<sup>rd</sup> Street.
11. Discussion and possible action regarding approving a \$20,000 donation to Vision Lampasas for Christmas on the Creek.

12. Discussion and possible action regarding the FY '27 Budget.

13. 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 551.087 (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: Project Heavy Load.
- 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. Discussion and possible action regarding items discussed during Executive Session.
2. Any items that the board members may want to place on the next agenda.
3. Adjourn

I, Kayleigh Stanley, 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 11th day of June 2026 at 12:00pm.

  
\_\_\_\_\_  
Kayleigh Stanley, City Secretary

**MINUTES OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, MAY 13, 2026  
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 Deorald Finney presiding.

**LEDC Members Present:**

Derrick Dewald  
Michael Irvin  
Fin Erwin  
Charley Kennington  
Michael Gill  
Bobby Carrol, Ex-Officio- Lampasas County  
Randy Morris, Ex-Officio- LISD

**City Staff Present:**

Erin Harrison, City Manager/Executive Director  
Kayleigh Stanley, City Secretary

**LEDC Members Absent:**

Tonja Gebert

**REGULAR SESSION**

**1. Call to Order Regular Session**

*President Finney called the meeting to order at 5:30 p.m.*

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

*N/A*

**3. Discussion and possible action regarding approval of the minutes dated April 15, 2026 and April 29, 2026.**

*Board member Kennington made a motion to approve the minutes as presented, the motion was seconded by Board member Irvin and with a unanimous vote, the motion carried. (Gebert absent)*

**4. Discussion, consideration and possible action regarding standard guidelines for funding non-profit initiatives.**

*Board member Dewald made a motion to accept the guidelines with the modification to include verbiage requiring a post-event survey if the requested amount exceeds \$5,000. As well as, notate that none of the funds are to be used for administrative cost. The motion was seconded by Board member Kennington and with a unanimous vote, the motion carried. (Gebert absent)*

**5. Discussion and possible action regarding the FY '27 Budget.**

*Board member Gill requested for a line item to be created specifically for funding for non-profits, with the amount of \$30,000.*

**6. Discussion and possible action regarding a marketing expenditure of \$30,000 to Chase and Jordan Kuker.**

*Jordan and Chase Kuker provided a statement to the Board expressing their denial in proceeding with the originally proposed plan. They will be completing the film and will provide a short commercial for the City and EDC to use at their discretion.*

*No action was taken by the Board.*

**7. Discussion and possible action regarding increasing the award amount for the Life Safety Grant.**

*The Board would like this to be an ongoing conversation. No action was taken.*

**8. Update on the following:**

- County Update – *Courthouse striping to begin soon. Battery storage facility and solar farm to be going in soon. They have very little control over transmission lines and data centers.*
- LISD Update – *Bond election completed. Will begin preparation for new Middle School. One year planning time and preparing to open in 2029.*
- Staff Update – *N/A*

**Adjourn into Executive Session**

*Board member Irvin moved to adjourn into executive session at 6:29, the motion was seconded by Board member Dewald and with a unanimous vote, the motion carried. (Gebert absent)*

*City Manager, Erin Harrison entered executive session at this time.*

*City Secretary, Kayleigh Stanley entered executive session at this time.*

<b>EXECUTIVE SESSION</b>
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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 551.087 (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: Project Heavy Load
- 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.

*The Board adjourned executive session and reconvened regular session at 7:01pm.*

<b>REGULAR SESSION</b>
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**1. Discussion and possible action regarding items discussed during Executive Session.**

*N/A*

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

- *Spec Building – Business Park*

**3. Adjourn**

*With all business completed, the Board adjourned at 7:01.*

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Deorald Finney, LEDC President

\_\_\_\_\_  
Kayleigh Stanley, City Secretary

BALANCE SHEET

AS OF: MAY 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS  
=====

1020	CADENCE CHECKING 7001092 LEDC	408,011.32
1021	CADENCE CAP FD CHECKING7002363	165,874.61
1025	CADENCE LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	0.00
1027	TEXPRIME EDC	1,013,718.19
1030	CLAIM ON CASH	335,484.30
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	1,777,853.31
1396	ACCUMULATED DEPRECIATION	( 723,864.00)
1499	DUE FROM CASH & CONCENTRATION	0.00
1999	LEDC CLEARING ACCOUNT	<u>0.00</u>
	TOTAL ASSETS	

4,702,694.34  
=====

LIABILITIES & FUND BALANCE  
=====

2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	37.20
2220	ACCOUNTS PAYABLE PENDING	0.00
2225	ACCRUED INTEREST PAYABLE	3,141.00
2283	UNAPPLIED CREDIT	0.00
2284	BONDS PAYABLE	0.00
2285	NOTES PAYABLE	2,034,373.00
2310	RETAINAGE PAYABLE	0.00
3009	DESIGNATED RE/DONATIONS	0.00
3010	UNASSIGNED FUND BALANCE	2,229,377.06
3030	ASSIGNED FUND BALANCE	180,730.47
	CURRENT INCREASE / (DECREASE) IN FUND BALANCE	<u>255,035.61</u>

TOTAL LIABILITIES & FUND EQUITY 4,702,694.34  
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CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MAY 31ST, 2026

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
<u>REVENUE SUMMARY</u>							
<u>OPERATING REVENUE</u>							
	TAX REVENUE	455,000.00	50,111.10	341,396.12	75.03	0.00	113,603.88
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	38,500.00	4,233.08	29,386.94	76.33	0.00	9,113.06
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL OPERATING REVENUE	493,500.00	54,344.18	370,783.06	75.13	0.00	122,716.94
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	168,000.00	392.13	2,585.64	1.54	0.00	165,414.36
	TRANSFERS	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL BOND FUND REVENUE	<u>168,000.00</u>	<u>392.13</u>	<u>2,585.64</u>	<u>1.54</u>	<u>0.00</u>	<u>165,414.36</u>
	FUND TOTAL REVENUE	661,500.00	54,736.31	373,368.70	56.44	0.00	288,131.30
		=====	=====	=====	=====	=====	=====

<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	1,800.00	0.00	320.83	17.82	0.00	1,479.17
	CONTRACTUAL SERVICES	41,500.00	2,662.20	12,596.10	30.35	0.00	28,903.90
	MAINTENANCE	4,500.00	0.00	0.00	0.00	0.00	4,500.00
	OTHER EXPENSES	68,200.00	840.00	17,293.94	25.36	0.00	50,906.06
	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	123,201.00	0.00	0.00	0.00	0.00	123,201.00
	DEBT SERVICE	<u>164,330.00</u>	<u>0.00</u>	<u>81,347.22</u>	<u>49.50</u>	<u>0.00</u>	<u>82,982.78</u>
	TOTAL LEDC OPERATING FUNDS	403,531.00	3,502.20	111,558.09	27.65	0.00	291,972.91
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	10,000.00	0.00	4,075.00	40.75	0.00	5,925.00
	MAINTENANCE	10,000.00	0.00	2,700.00	27.00	0.00	7,300.00
	CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
	CONTINGENCY AND RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL LAMPASAS EDC BOND FUNDS	<u>70,000.00</u>	<u>0.00</u>	<u>6,775.00</u>	<u>9.68</u>	<u>0.00</u>	<u>63,225.00</u>
	FUND TOTAL EXPENDITURES	473,531.00	3,502.20	118,333.09	24.99	0.00	355,197.91
		=====	=====	=====	=====	=====	=====

TOTAL PROFIT / (LOSS) 187,969.00 51,234.11 255,035.61 135.68 0.00 ( 67,066.61)



CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MAY 31ST, 2026

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
<u>OPERATING REVENUE</u>							
<u>TAX REVENUE</u>							
400-4017	SALES TAX	455,000.00	50,111.10	341,396.12	75.03	0.00	113,603.88
	TOTAL TAX REVENUE	455,000.00	50,111.10	341,396.12	75.03	0.00	113,603.88
<u>SERVICE REVENUE</u>							
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
<u>OTHER REVENUE</u>							
400-4710	BONDS	0.00	0.00	0.00	0.00	0.00	0.00
400-4820	INTEREST & DIVIDENDS	38,500.00	4,233.08	29,386.94	76.33	0.00	9,113.06
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	38,500.00	4,233.08	29,386.94	76.33	0.00	9,113.06
<u>TRANSFERS</u>							
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	493,500.00	54,344.18	370,783.06	75.13	0.00	122,716.94
<u>BOND FUND REVENUE</u>							
<u>OTHER REVENUE</u>							
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	392.13	2,585.64	51.71	0.00	2,414.36
410-4898	DESIGNATED RE/BOND FUNDS	163,000.00	0.00	0.00	0.00	0.00	163,000.00
	TOTAL OTHER REVENUE	168,000.00	392.13	2,585.64	1.54	0.00	165,414.36
<u>TRANSFERS</u>							
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	168,000.00	392.13	2,585.64	1.54	0.00	165,414.36

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2026

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 ***		661,500.00	54,736.31	373,368.70	56.44	0.00	288,131.30





CITY OF LAMPASAS  
 FINANCIAL STATEMENT  
 AS OF: MAY 31ST, 2026

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
<u>CONTRACTUAL SERVICES</u>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0.00	0.00	0.00
510-5346	ENGINEERING/SERVEYING SERVIC	10,000.00	0.00	0.00	0.00	0.00	10,000.00
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0.00	0.00	0.00
510-5395	PROFESSIONAL SERVICES	0.00	0.00	3,500.00	0.00	0.00	( 3,500.00)
510-5399	OTHER SERVICES	<u>0.00</u>	<u>0.00</u>	<u>575.00</u>	<u>0.00</u>	<u>0.00</u>	<u>( 575.00)</u>
	TOTAL CONTRACTUAL SERVICES	10,000.00	0.00	4,075.00	40.75	0.00	5,925.00
<u>MAINTENANCE</u>							
510-5405	BUILDINGS AND GROUNDS	<u>10,000.00</u>	<u>0.00</u>	<u>2,700.00</u>	<u>27.00</u>	<u>0.00</u>	<u>7,300.00</u>
	TOTAL MAINTENANCE	10,000.00	0.00	2,700.00	27.00	0.00	7,300.00
<u>CAPITAL EXPENDITURES</u>							
510-5505	BUILDING AND GROUNDS	<u>50,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>50,000.00</u>
	TOTAL CAPITAL EXPENDITURES	50,000.00	0.00	0.00	0.00	0.00	50,000.00
<u>CONTINGENCY AND RESERVES</u>							
510-5600	CONTINGENCY/RESERVES	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTINGENCY AND RESERVES	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL LAMPASAS EDC BOND FUNDS		70,000.00	0.00	6,775.00	9.68	0.00	63,225.00
*** TOTAL EXPENSES ***		473,531.00	3,502.20	118,333.09	24.99	0.00	355,197.91
TOTAL PROFIT / (LOSS)		187,969.00	51,234.11	255,035.61	0.00	0.00	( 67,066.61)

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

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 [eharrison@cityoflampasas.com](mailto:eharrison@cityoflampasas.com)

Business Name: Radiance Clinical Research Year Founded: 2015  
Business Address: 209 S. Key Ave, Lampasas  
Business Mailing Address (if different): 201 W. Ave E, Lampasas TX 76550  
Business Contact Name: Mia Monroe-Mann Title: member / CEO  
Contact Phone: 512-556-4130 Contact Email: mmonroe@radianceclinical.com

What type of business is it? Clinical Research site  
What services or goods are offered? clinical research studies  
Is the business owner also the owner of the building for which the façade grant is requested? Yes, see note  
Does the business remit sales taxes to the Texas State Comptroller? No  
Does the majority share of the business revenue come from local residents or visitors? Pharma (visitors)  
What is the nature of the work to improve the building? Please describe.  
Update electrical, add exam rooms, offices, add restroom

Has a permit for the improvement work been issued by the City of Lampasas? Yes  
What is the total cost of the building improvement? 411,607.50  
What is the amount of grant funding requested from the LEDC? 10,000

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.

Mia Monroe-Mann  
Applicant's Signature

6-9-2026  
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.

# CLEAR CREEK CONSTRUCTION

## COST MANAGEMENT SHEET - COMMERCIAL CONSTRUCTION

Customer Name: Radiance Clinical Research	Total Slab
Address: 207 S. Key Ave. Lampasas TX 76550	
Plan #:	Total Living
Date: July 17, 2025	3692

#	Description	Estimate	Actual Cost	Sales Tax	Under Budget	Over Budget
1	DEMO	\$ 14,800.00				
2	BUILDERS RISK & BOND & TAS	\$ 1,500.00				
3	PERMITS, TAPS, WATER, SEWER & SEPTIC	\$ 5,000.00				
4	PAD, CIVILWORK, UTILITIES & TOPSOIL					
5	STAKE LOT, SWPPP & INSPECTIONS					
6	CONCRETE & CRUSHER FINES & FINISH	\$ 5,000.00				
7	SLAB LABOR - CUTTING & BUSTING	\$ 5,000.00				
8	PLUMBING WITH FIXTURES (WALL HUNG SINKS)	\$ 19,000.00				
9	HVAC	\$ 25,200.00				
10	FRAMING LABOR	\$ 9,500.00				
11	BUILDING MATERIALS	\$ 10,000.00				
12	PLANS & ENGINEERING	\$ 8,000.00				
13	ELECTRICAL & FIXTURES	\$ 55,000.00				
14	DRYWALL, TAPE, FLOAT & TEXTURE	\$ 20,000.00				
15	INTERIOR CARPENTRY	\$ 8,000.00				
16	PAINT & LABOR	\$ 15,000.00				
17	SUSPENDED CEILING	\$ 18,000.00				
18	INTERIOR DOORS & TRIM	\$ 8,000.00				
19	CABINETS / MILLWORK	\$ 30,000.00				
20	CONEX & DUMPSTER	LINE 1				
21	LANDSCAPING, TOPSOIL, ETC.					
22	FLATWORK / WALKS / DUMPSTER					
23	LOCKOUT MATERIAL	\$ 2,500.00				
24	MIRRORS & ONE WAY MIRRORS	\$ 3,500.00				
25	KNOX BOX / BATHROOM ACCESSORIES / SIGNAGE	\$ 1,000.00				
26	METAL BUILDING & ERECTION COST					
27	STRIPPING & SEALING	\$ 9,000.00				
28	REPAIRS & JOB CLEANING	\$ 5,000.00				
29	CURB / GUTTER / RETAINING WALL					
30	UTILITIES ( ELECTRIC, WATER, ETC)	O.P.				
31	L.V.P FLOORING	\$ 31,000.00				
32	GRANITE COUNTER TOPS	\$ 22,000.00				
33	EIFS / WATER PROOF EXT. WALL & STONES	\$ 9,000.00				
34	PORTABLE TOILET					
35	CUBICLES	\$ 11,000.00				
36	BUSINESS SIGN ON ROAD					
37	EXTRAS	\$ 20,000.00				
38	FINAL CLEANING	\$ 2,000.00				
39	ASPHALT					
40	BOLLARDS					
41						
42						
43						
44						
45						
46						
47						
48						
49						
	<b>BUILDING COST SUB-TOTAL</b>	\$ 371,000.00				
	OVERHEAD	\$ 10,000.00				
	<b>Totals:</b>	<b>Estimate</b>	<b>Actual Cost</b>	<b>Sales Tax</b>	<b>Under Budget</b>	<b>Over Budget</b>
	Building Cost	\$ 381,000.00	\$ -		\$ -	\$ -
	Interim, Interest and Commitment	O.P				
	Closing Cost (Permanent Loan)	O.P				
	Builder's Fee	\$ -				
	Sales Tax	\$ 30,607.50	\$ -			
	Total Cost	\$ 411,607.50	\$ -			

Interim Amount:		Remaining Balance:	\$0.00
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# Lampasas Economic Development Corporation Building Improvement Grant Application

**Applicant:** GMG Partnership, LLC

**Property:** 209 S. Key Avenue, Lampasas, Texas

## Ownership Information

GMG Partnership, LLC owns the commercial building located at 209 S. Key Avenue. GMG Partnership is owned by Dr. Vanna Gold, Lauren Garner, and Mia Monroe-Mann. The same ownership group also owns Radiance Clinical Research, which will occupy the renovated space.

## Project Overview

This project converts a former retail space into a purpose-built clinical research facility for Radiance Clinical Research. The renovation will support continued growth of the company in Lampasas and create a modern facility designed specifically for pharmaceutical-sponsored clinical research.

## Economic Impact Statement

Radiance Clinical Research currently employs 13 team members and is actively hiring two additional employees, with plans to add at least one more employee before year-end. Radiance conducts an average of 10 enrolling clinical research studies annually. These studies bring outside investment directly into Lampasas through sponsor-funded contracts, participant reimbursements, laboratory services, and local employment. Sponsors, monitors, auditors, and vendors routinely travel to Lampasas to oversee research activities and support study operations. Each active study typically includes one or more monitor visits per month. These visits generate additional local spending through lodging, dining, fuel purchases, and other business services. The proposed renovation represents a private investment of \$411,607.50 and will provide infrastructure that supports continued business growth, job creation, and economic activity within the community.

## Project Scope

The total estimated project cost is **\$411,607.50**.

- Electrical system upgrades
- Construction of seven exam rooms
- Clinical laboratory space
- Drug storage and pharmacy areas
- Medical records archive room
- Public restroom improvements
- Remodeling of existing restrooms
- Administrative and research staff workspaces
- Reception and patient intake areas
- Monitoring and records review space

GMG Partnership, LLC respectfully requests **\$10,000** from the Lampasas Economic Development Corporation Building Improvement Grant Program to assist with these renovation costs.

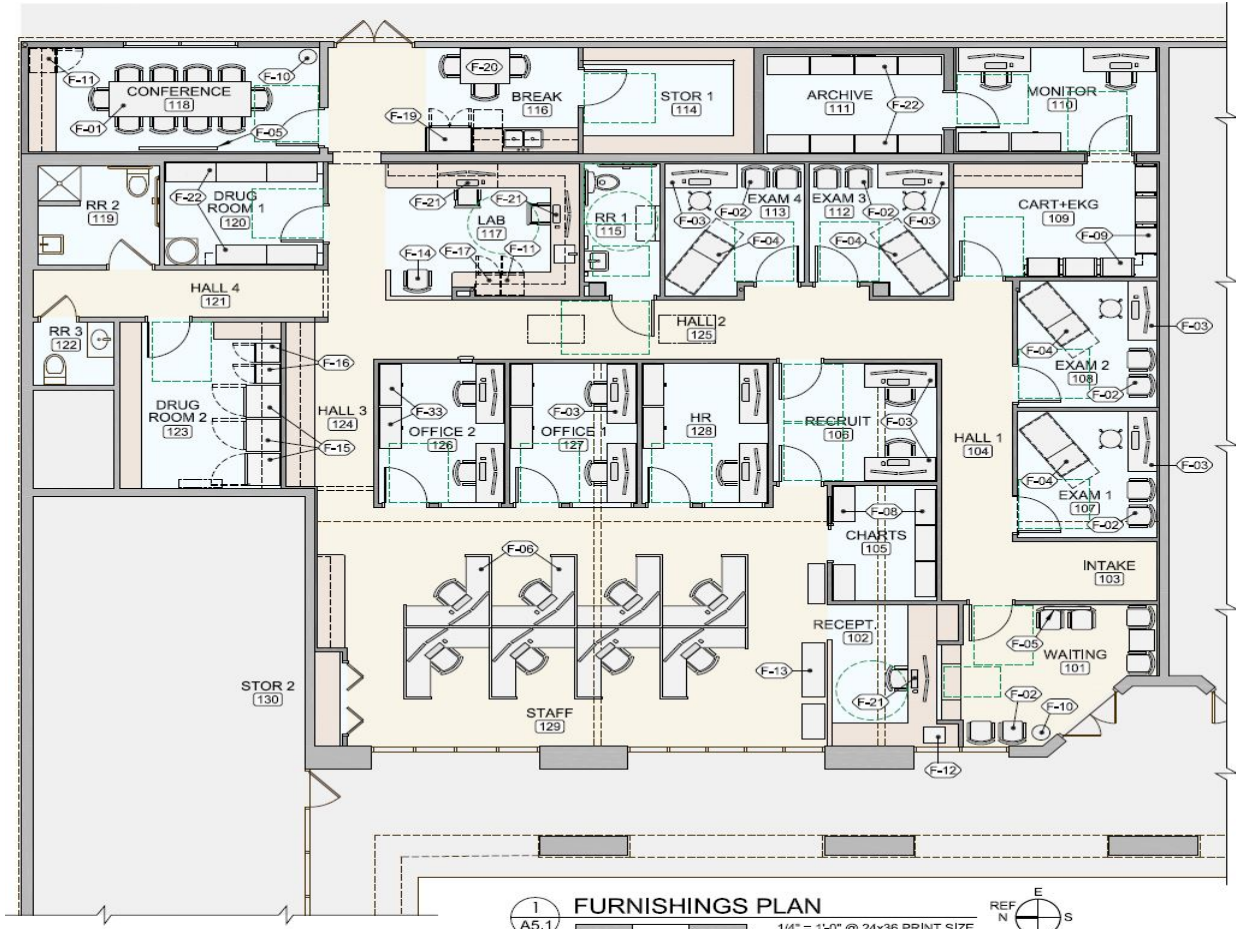
## Existing Interior Space – Before Renovation



## Existing Interior Space – Additional View



## Proposed Clinical Research Facility Floor Plan



1
A5.1
**FURNISHINGS PLAN**
REF  
N  
E  
S  
W

0' 4' 8' 12' 1/4" = 1'-0" @ 24x36 PRINT SIZE

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 [eharrison@cityoflampasas.com](mailto:eharrison@cityoflampasas.com)

Business Name: Radiance Clinical Research Year Founded: 2015  
Business Address: 209 S. Key Ave, Lampasas  
Business Mailing Address (if different): 207 W. Ave E, Lampasas TX 76550  
Business Contact Name: Mia Monroe-Mann Title: member/CFO  
Contact Phone: 512 556 4130 Contact Email: mmonroe@radianceclinical.com

What type of business is it? Clinical Research Site  
What services or goods are offered? drug trials - research studies  
Is the business owner also the owner of the building for which the façade grant is requested? yes  
Does the business remit sales taxes to the Texas State Comptroller? No

Does the majority share of the business revenue come from local residents or visitors? visitors  
What is the nature of the work to improve the façade? Please describe.

Restripe parking lot  
paint building exterior, repair stucco, fix broken tile,  
new light fixtures

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

What is the total cost of the façade improvement? \_\_\_\_\_

What is the amount of grant funding requested from the LEDC? 10,000.00

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.

M. Monroe-Mann  
Applicant's Signature

6.9.26  
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.

**R/T Construction** P. O. box 1202 Lampasas Tx. 76550 (512-557-3371) **Proposal**

Date: 5/18/2026  
Customer: Mia Home No.: \_\_\_\_\_  
Street Address: \_\_\_\_\_ Cell No.: \_\_\_\_\_  
City/State/Zip: Lampasas, Tx. Work No: \_\_\_\_\_

The Contractor proposes to furnish all labor necessary for the completion of the following job specifications:

**exterior pain:**

**Replace some tiles that are broken on walkway floor. Terrakota tile.**  
**pressure wash the metal walls on the back of the building and the ceiling at breezeway.**  
**Repair the stucco at front and around the south side of building.**  
**Exterior paint all the exterior walls, ceiling walkway ceiling and the old bank drive through.**  
**One good heavy coat of primer and one of paint paint exterior grade from Sherwin-Williams.**  
**Estimated paint as stucco soaks in a lot of paint. \$4400 for 40 gallons of paint & 40 primer.**  
**Estimated labor cost \$13000.00.**

The Contractor proposes hereby to furnish labor with above specifications for the sum of: Dollars (\$17,400.00).  
Payment schedule as follows. 50% at start & 50% when finish.

The work will be completed in a workmanlike manner in accordance to specifications. Any and all alterations or deviations from the stated specifications involving extra costs and materials will be executed only upon written orders. These changes turn into an extra charge, over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond contractor's control.

Submitted by: Roger Torres 5/18/2026

This proposal may be withdrawn if not accepted within 15 days.

**Acceptance of Proposal**

As stated in the above specifications, the costs, materials and specifications are satisfactory and are hereby accepted. I authorized the contractor to perform the work as specified and payments will be made as summarize above.

Customer Signature: *De Honsett* Date: 6.9.26



3543 North US HWY 281  
Burnet, TX 78611  
hindspaving@yahoo.com  
Desa P. Hinds  
512-755-0198 Cell  
512-756-6859 Office

# Hinds Paving

## Estimate

For: Vanna Gold  
vgold@radianceclinical.com  
207 S Key Ave  
Lampasas, TX, 76550-2722  
(512) 525-1209

Estimate No: 16925  
Date: 04/09/2025

### Description

### Amount

207 S. Key Avenue Lampasas, TX \$8,232.82

#### Asphalt Seal Coating, Crack Sealing, and Line Striping

Clean existing asphalt of vegetation, and debris. Apply Thermoflex hot applied crack sealant. Apply two coats of Jennite AE asphalt pavement Sealer. Stripe parking areas following existing line layout with white traffic paint. Paint ADA Handicap parking emblem with blue traffic paint.

Sales tax 8.25% \$679.21

Subtotal \$8,912.03

Total \$8,912.03

**Total \$8,912.03**

Photo 1



Photo 2



# Lampasas Economic Development Corporation Façade Improvement Grant Narrative

**Property:** 209 S. Key Avenue, Lampasas, Texas

## **Ownership**

Radiance Clinical Research is owned by Dr. Vanna Gold, Lauren Garner, and Mia Monroe-Mann. The same ownership group also owns the commercial building located at 209 S. Key Avenue, Lampasas, Texas.

## **About Radiance Clinical Research**

Radiance Clinical Research is an independent clinical research site that conducts pharmaceutical and biotechnology-sponsored clinical trials. Through these studies, outside investment from pharmaceutical sponsors is brought directly into Lampasas. Sponsors routinely fund study-related services, participant activities, laboratory testing, and operational expenses that support local jobs and economic activity.

Sponsors also send clinical research monitors and other representatives to Lampasas on a regular basis to oversee study conduct and data quality. These visits generate additional economic activity through lodging, dining, fuel purchases, and other local expenditures.

## **Purpose of Façade Improvements**

The proposed project will enhance the appearance of the Key Avenue corridor through exterior painting, stucco repair, replacement of exterior light fixtures, updated signage, and restriping of the parking lot. These improvements will modernize the property's appearance, improve curb appeal, and contribute to the continued revitalization and attractiveness of this commercial area of Lampasas.

## **Current Building Condition**







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 [eharrison@cityoflampasas.com](mailto:eharrison@cityoflampasas.com)

Business Name: Radiance Clinical Research Year Founded: 2015  
Business Address: 209 S. Key Ave, Lampasas  
Business Mailing Address (if different): 207 W. Ave G, Lampasas 76550  
Business Contact Name: Mik Monroe-Mann Title: member/CFO  
Contact Phone: 512-556-4130 Contact Email: mmonroe@radianceclinical.com

What type of business is it? Clinical Research Site  
What services or goods are offered? drug-trials, research studies  
Is the business owner also the owner of the building for which the sign grant is requested? Yes  
Does the business remit sales taxes to the Texas State Comptroller? No  
Does the majority share of the business revenue come from local residents or visitors? visitors  
Is the sign for a new location for the business? No Is the sign to replace an existing sign? Yes  
Has a permit for the sign been issued by the City of Lampasas? Yes, or in progress  
What is the total cost of the sign? 19,160.20  
What is the amount of grant funding requested from the LEDC? 2,500.00

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.

Mik Monroe-Mann  
Applicant's Signature

6.9.2026  
Date

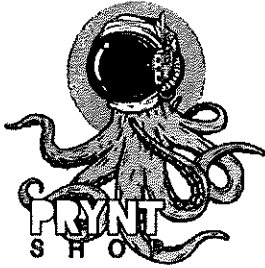
Required Attachments:

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.

**PAID****Invoice #17035**

Thank you for your business!

**Non-Electrical Multi-Tenant Signage -  
Radiance Clinical Research**

**Prynt Shop**  
 2404 W. Wallace St.  
 San Saba, Texas 76877  
 +13253723825  
<https://www.mypryntshop.com/>  
 devon@mypryntshop.com

<b>Delivery Method</b>	Installation
<b>Created</b>	April 28, 2026
<b>Customer Due Date</b>	June 19, 2026
<b>Invoice Date</b>	May 13, 2026
<b>Payment Due Date</b>	May 13, 2026
<b>Total</b>	\$19,160.20
<b>Outstanding</b>	\$0.00

**Customer Billing**

Radiance Clinical Research  
 Lauren Garner  
 209 South Key Avenue  
 Lampasas, Texas 76550  
 512-556-4130  
 lgarner@radianceclinical.com

**Customer Shipping**

Radiance Clinical Research  
 Lauren Garner  
 209 South Key Avenue  
 Lampasas, Texas 76550

**Customer Notes**

Custom multi-tenant plaza sign. 2-sided all steel frame with ACM, UV printed faces with clear over laminate.  
 Top face is a 10'x5' ACM panel for Plaza branding. While the lower 4 panels are 10'x3' for all tenants and the bottom panel is 120"x18"

*NOTE: This quote is based on current steel pricing. Due to volatility in the materials market, pricing may be subject to adjustment if there are increases in steel costs before the project is approved and materials are secured.*

**FIVE-YEAR LIMITED WARRANTY:**

**Prynt Shop warrants that all ACM products it manufactures will be free from defects in materials and workmanship for a period of five (3) years from the original installation date, provided the products remain in their original installed location. During this warranty period, Prynt Shop will, at its discretion, repair or replace any product found to be defective at no cost to the customer.**


***This warranty covers defects or breakage occurring under normal use and conditions. The warranty does not cover damage or deterioration caused by vandalism, abuse, improper installation, lack of maintenance,***

**or exposure to natural elements, including but not limited to extreme weather conditions.**

**Products installed outdoors are subject to environmental exposure and may accumulate dirt or experience finish changes over time due to climatic or industrial conditions. Routine cleaning is recommended to maintain appearance. Cleaning with mild dish soap and water will help preserve the product's original finish and luster.**

**1-YEAR LIMITED WARRANTY:**

**Prynt Shop warrants its labor for a period of one (1) year from the date of completion or installation of the signage. This warranty applies solely to workmanship performed by Prynt Shop. It does not extend to, and expressly excludes, any damage, deterioration, or loss resulting from vandalism, misuse, unauthorized alterations, accidental impact, or natural weather and storm-related events.**

Category	Description	Qty	Items	Price	Taxed	Total
Signs (Electrical/Custom)	Multi-Tenant Signage - Radiance Clinical Research	1	1	\$11,910.91	X	\$11,910.91
						

Category	Description	Qty	Items	Price	Taxed	Total
Installation (Including Rental Fees)	Remove Existing, Dig/Pour/Set footer, Post and Sign	1	1	\$5,816.64	-	\$5,816.64

Category	Description	Qty	Items	Price	Taxed	Total
Permitting & Acquisition Fees	City Permitting/Eng Drawings	1	1	\$450.00	-	\$450.00

<b>Total Quantity</b>	3
<b>Item Total</b>	\$18,177.55
<b>Fees Total</b>	\$0.00
<b>Sub Total</b>	\$18,177.55
<b>Tax</b>	\$982.65 ( 8.25% )
<b>Total Due</b>	\$19,160.20
<b>Paid</b>	\$19,160.20
<b>Outstanding</b>	\$0.00

#### TERMS AND CONDITIONS:

Payment: All prices and amounts shown on this Site are in U.S. Dollars (USD). All prices set forth on the Site and stated herein are based on current costs and subject to change without notice. If a User submits an order on the Site to purchase printing products, promotional products, mailing services, design services or other services, the User agrees that all charges, taxes and shipping/handling fees will automatically be charged to the credit card or paid by User with an approved payment method. Production of all items ordered is subject to the terms outlined below in the "Turnaround Time" section, and will not begin until an order is fully paid, including shipping and handling fees, if applicable except where Prynt Shop has explicitly agreed to special delayed payment terms (e.g. Net 30) with the User prior to placing an order. **INSTALLMENT FEES ARE SUBJECT TO CHANGE DURING THE TIME OF A SIGN INSTALLATION, AND ALL INSTALLATION FEES ARE DUE ON THE DAY OF INSTALLATION.** Prynt Shop charges sales tax on orders picked-up from or shipped to addresses in accordance with state and local regulations unless you are tax exempt. If you are tax exempt, please email your tax exemption form to [sales@myprynthshop.com](mailto:sales@myprynthshop.com) so that your account may be corrected to reflect your tax exemption status BEFORE placing your order.

Turnaround Time: Any production turnaround time communicated to you on the Site for a particular item begins after we have received your print-ready files, approval for your proof and full payment for your order. Please allow time for a 12 Hour order processing time + a 24-48 Hour Art design time (if art design is needed). If you have chosen to waive your proof approval, printing turnaround time begins after we have received your print-ready files and full payment for your order. For orders that do not have complete digital source files, or have files that are not print-ready, printing turnaround time will begin after we receive acceptable print-ready files (including files generated using the Site's online design tool) regardless of when payment was made. The Site's online design tool will allow you to generate files that we can use as a basis for printing your order. This online design tool is provided for your convenience only, and we make no representation or warranty that any files that are generated when you use the Site's online design tool are adequate for printing or will meet your specific requirements, as set forth in the Terms & Conditions. Please note that there is no production or shipping on Saturdays, Sundays and holidays. As a result, these days are not considered when calculating printing turnaround time. In addition, while printing turnaround time includes printing, cutting, and binding, it does not include design, mailing, or shipping transit times. You should allow additional business days for delivery based on the shipping method you selected. The estimated printing turnaround time advertised on this site is based on the typical number of hours or days that a print job is completed under normal circumstances, excluding Saturdays, Sundays and holidays. **RUSH SERVICES ARE AVAILABLE, and fees may apply.**

# Lampasas Economic Development Corporation Sign Grant Application Narrative

**Property:** 209 S. Key Avenue, Lampasas, Texas

This project proposes the installation of a new monument sign for Radiance Plaza. The sign will provide improved visibility for tenants, create a cohesive identity for the property, and enhance the appearance of the Key Avenue corridor. The proposed sign complements the planned façade improvements and supports continued investment in the property.

## Proposed Sign Placement – Front Elevation



## Proposed Sign Placement – Highway View





**RADIANCE  
— PLAZA —**

**AREA WIDE LOCKSMITH**

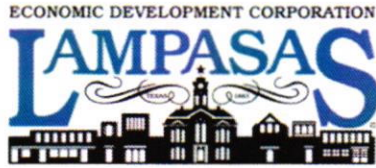


**RENFREW  
REAL ESTATE, LLC.**

**TENANT INFO**

**SPACE AVAILABLE  
555-555-5555**

**SPACE AVAILABLE  
555-555-5555**



Please see completed form info  
 UBluntzer

**Lampasas EDC Donation, Contribution, Sponsorship Request Form**

Please see guiding principles document on the second page of this form. This form must be signed for an application to be considered complete.

Allow 4 weeks for review. All requests should be sent to [eharrison@cityoflampasas.com](mailto:eharrison@cityoflampasas.com).

<b>Requestor Info</b>		Organization: <u>VISION LAMPASAS- Christmas On The Creek</u> <sup>Event</sup>
Name of representative:	Email:	
Organization mailing address:		
Organization phone number:	Representative phone number:	
<b>About the organization</b>		
Geographic area served:		
Organization website:		
Programs and activities:		
Organization mission:		
Purpose	<input type="checkbox"/> Event sponsorship	Amount requested:
	<input type="checkbox"/> Fundraising	Overall funding goal:
<input type="checkbox"/> Other: _____		
Purpose of request:		
Explain how the funding results in the overall benefit of Lampasas residents and local businesses:		
Please indicate if funding is to support a specific event, program, service, etc. Provide specific details about how funding will be used:		
Timeline for utilization of the funding:		
Highlight other sources of funding sought:		
If an event or program will take place, are you also seeking additional EDC/City assistance? If so, please explain:		
Indicate total anticipated costs to run the event or program, if applicable. Provide details about anticipated costs:		
Indicate how EDC will be recognized for participation:		

**Guiding Principles for Donations and/or Contributions and/or Sponsorships approved by the Lampasas Economic Development Corporation Board of Directors**

1. Note: these guiding principles refer to requests for funding from the EDC sales tax.
2. Staff must receive a request form for each request, even events occurring annually, unless funding has already been approved as part of the annual EDC budget.
3. Non-profits 501(c)3s or other Internal Revenue Service defined non-profit, educational, or service organizations may be supported. Upon written request from the organization to the EDC or introduced by a Board member, consideration will be given and voted upon for financial support.
4. The monetary support for the organization or organization event must result in the overall benefit of Lampasas.
5. No politically affiliated individual, group, or organization will be considered for donations or financial support.
6. The organization must be in 'good standing' with the Internal Revenue Service. The EDC maintains the right to request Year End Reports from the organization at any time.
7. EDC funding shall not be used for Administrative Costs.
8. If a donation, contribution, or sponsorship is provided by the EDC for a specific event, program, service, or cause, and that event, program, service, or cause is canceled, postponed, or otherwise does not occur, the funding must be refunded back to the EDC. At the discretion of the Board and/or staff, the funding can be applied to the same event if postponed to a specific date.
9. If funding is granted, the EDC must be recognized or otherwise promoted for participating.
10. Staff and/or the EDC Board may take into consideration whether an organization requesting funding has already received funds from the EDC when considering the request.
11. Organizations requesting \$5,000 in funding or more shall provide the EDC with post-event survey results no more than 60 days after the event.

I acknowledge that I have read and understand the guiding principles for donations and/or contributions and/or sponsorships approved by the Lampasas Economic Development Corporation Board of Directors. I understand that any request for consideration will be contingent upon meeting the guiding principles. I also understand that meeting the guiding principles does not guarantee my organization will receive any funding from the City of Lampasas and/or the Lampasas Economic Development Corporation.

Printed name	Signature	Date

For more information, please call (512) 556-6831

Completed requests should be submitted to the Lampasas City Manager's Office

eharrison@cityoflampasas.com

Lampasas EDC Donation, Contribution, Sponsorship Request Form

Date Submitted 6-5-2026 Received 6/5/26 eh

Name of recipient

Request Info Vision Lampasas- Specific Event **Christmas on the Creek**

Libby Bluntzer [marybluntzer9@yahoo.com](mailto:marybluntzer9@yahoo.com)

Organization mailing address: PO Box 211, Lampasas, TX 76550

About the organization

Geographic area served: Lampasas, Copperas Cove, Killeen, Kempner, Lometa, San Saba, Goldthwaite and areas 50 + miles from Lampasas

Organization website: [www.visionlampasas.org](http://www.visionlampasas.org)

Programs and activities: Indian Artifact and Gem Show

Squared Silly, Carol of Lights Parade

**Christmas on the Creek**, Casino Night

Actively participate in the following activities:

Welcome Back to School Event , Hunter's Welcome Event, Night Sky Events, and LAFTA- Kids in the Park Event

We participate in other non-profits events with baskets for auction items, buying tickets for their events , (Boys and Girls club yearly event, LAFTA yearly event, etc.)

We also provide a scholarship for a graduating senior.

Organization mission: Remembering the past with Vision for the Future

**PURPOSE** Event Sponsorship **Amount requested** \$20,000

Funding Goal: We need to pay an individual local business to install the W.M. Brook Christmas Lights. The lights are inspected, repaired and installed each year , leaving them up for approximately 6 weeks. Then taking them down,

taking stock for the next year and packing them away for storage. In 2025 there was an-exchange- of- services, with Lucien Hodges and the city in the amount of \$10,000 to equal a total contribution of \$20,000( this included \$10,000 that COTC committee approved for last year ) for the installation of the lights. The city council approved and paid their usual amount of \$20,000.

The total amount for installation has been \$40,000 for the past several years.

COTC committee does not have funds to give to the installation cost , we are not a fund raising committee. We are gifted a small amount each year from interested citizens to help with the repair and upkeep of the decorations. We care for the park decorations, repair when we can, replace when its necessary and host a one-night festival of lights that is remembered for years. And with the expert help of the park employees we manage the six weeks that the decorations and lights are on exhibit.

**Overall Benefits** Boosts Tourism, Local businesses benefit from additional income ( sales of ) products, This is a free activity for all to enjoy, builds our reputations with surrounding towns and cities by exhibiting activities for families...supports our many non profits who participate in our 1 night event, Boy Scouts, Girl Scouts, Jr Pierien Members, Cheerleaders, choirs, Wings of Eagles, Chamber of Commerce and many others

Pony rides, sleigh rides ,Santa and Mrs. Claus visit, Church Choirs, manmade snow, S'Mores are served free, Christmas crafts, hot dogs, popcorn, hot cider -and hot chocolate, cookies.....on and on...

...Can you put a price on making a memory for all who come to be apart of this festive event?

**Timeline:** Installation of the lights starts before Thanksgiving, takes about 2-4 weeks to complete and takes, several weeks to take them down.

**Other Funding:** Individual donations and Visions budgeted amount each year which is received through our Casino Night Event. Each year is a different amount.

**Additional Funding from EDC/City assistance** The city council has in the past paid \$20,000 from the \$40,000 cost of the lighting installation. We do not anticipate any further amount, if the Final sum pays for the installation in full, which at this time is \$40,000.

Just to be clear COTC can not pay \$10,000 again this year. We have dedicated funds from donations made for specific donor's requests for items in the park.

**HOW WILL EDC BE RECOGNIZED FOR THEIR PARTICIPATION IF WE RECEIVE FUNDS FROM THEM ?**

Recognition for EDC's participation will come in the form of accolades from citizens and visitors who attend this event every year. Building memories, building pride in what Lampasas has to offer our visitors free of charge, and sharing their wonderful experience with others. Our community needs these types of activities to demonstrate the interest, pride and effort that goes into each and every event. Many people want to show-off what we're doing to bring visitors into our town, in turn Facebook, gets a little HOT with photos . Lights, activities, food, ponies, snow, a sleigh, and who can resist Santa and the magical lights.....

You can individually COME to this event where we can properly thank you for investing in our city's reputation, building a community who shares our wonderful people and our history, beautiful parks, lovely churches, sincere citizens and a winning attitude to make others want to be from here.....participate in your decisions and feel the glow.

Submitted by \_\_\_\_\_,

Contact Information \_\_\_\_\_

City of Lampasas  
FY27 Proposed Budget

75- LAMPASAS ECONOMIC DEVELOPMENT FUND

	2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ADOPTED	2025-2026 PROJECTED	2026-2027 PROPOSED
<b>SUMMARY OF REVENUE</b>						
TAX REVENUE	487,471.79	487,743.47	504,181.45	455,000	505,000	510,000
SERVICE REVENUE	0.00	0.00	0.00	0	0	0
OTHER REVENUE	39,350.16	58,163.20	47,284.55	38,500	42,000	40,000
TRANSFERS- OPERATING	0.00	0.00	16.78	0	0	0
OTHER REVENUE- BOND FUNDS	7,504.65	6,820.50	4,824.29	168,000	4,000	4,000
TRANSFERS- BOND FUNDS	0.00	0.00	0.00	0	0	0
<b>TOTAL LEDC FUND REVENUE</b>	<b>534,326.60</b>	<b>552,727.17</b>	<b>556,307.07</b>	<b>661,500</b>	<b>551,000</b>	<b>554,000</b>
<b>SUMMARY OF EXPENDITURES</b>						
OPERATING EXPENSES	298,291.68	382,998.11	371,101.74	403,531	259,706	357,690
BOND EXPENSES	107,921.17	8,012.99	575.00	70,000	6,000	5,000
<b>TOTAL LEDC FUND EXPENDITURES</b>	<b>406,212.85</b>	<b>391,011.10</b>	<b>371,676.74</b>	<b>473,531</b>	<b>265,706</b>	<b>362,690</b>
<b>EXCESS REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>128,113.75</b>	<b>161,716.07</b>	<b>184,630.33</b>	<b>187,969</b>	<b>285,294</b>	<b>191,310</b>

City of Lampasas  
FY27 Proposed Budget

75- LAMPASAS ECONOMIC DEV. CORP

		2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ADOPTED	2025-2026 PROJECTED	2026-2027 PROPOSED
<b>OPERATING REVENUE</b>							
<b><u>TAX REVENUE</u></b>							
400-4017	SALES TAX	487,471.79	487,743.47	504,181.45	455,000	505,000	510,000
	<b>TOTAL TAX REVENUE</b>	<b>487,471.79</b>	<b>487,743.47</b>	<b>504,181.45</b>	<b>455,000</b>	<b>505,000</b>	<b>510,000</b>
<b><u>SERVICE REVENUE</u></b>							
400-4330	LEASE REVENUE	0.00	0.00	0.00	0	0	0
400-4330.01	LEASE REVENUE (QUONSET HUT)	0.00	0.00	0.00	0	0	0
400-4335	WEBSITE REVENUES	0.00	0.00	0.00	0	0	0
400-4383	DONATIONS	0.00	0.00	0.00	0	0	0
	<b>TOTAL SERVICE REVENUE</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>OTHER REVENUE</u></b>							
400-4710	BONDS	0.00	0.00	0.00	0	0	0
400-4820	INTEREST & DIVIDENDS	39,350.16	58,163.20	47,284.55	38,500	42,000	40,000
400-4821	INTEREST NOTE BACHMAYER	0.00	0.00	0.00	0	0	0
400-4822	INTEREST NOTE - HVM PECAN	0.00	0.00	0.00	0	0	0
400-4830	SALE OF FIXED ASSETS	0.00	0.00	0.00	0	0	0
400-4897	DESIGNATED RE/ DONATIONS	0.00	0.00	0.00	0	0	0
400-4898	UNDESIGNATED RETAINED EARNINGS	0.00	0.00	44,107.31	0	0	0
	<b>TOTAL OTHER REVENUE</b>	<b>39,350.16</b>	<b>58,163.20</b>	<b>91,391.86</b>	<b>38,500</b>	<b>42,000</b>	<b>40,000</b>
<b><u>TRANSFERS</u></b>							
400-4910	FROM GENERAL FUND	0.00	0.00	0.00	0	0	0
400-4999	MISCELLANEOUS REVENUES	0.00	0.00	16.78	0	0	0
	<b>TOTAL TRANSFERS</b>	<b>0.00</b>	<b>0.00</b>	<b>16.78</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL OPERATING REVENUE</b>	<b>526,821.95</b>	<b>545,906.67</b>	<b>595,590.09</b>	<b>493,500</b>	<b>547,000</b>	<b>550,000</b>

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75- LAMPASAS ECONOMIC DEV. CORP

		2022-2023 ACTUAL	2023-2024 ACTUAL	2024-2025 ACTUAL	2025-2026 ADOPTED	2025-2026 PROJECTED	2026-2027 PROPOSED
<b>BOND FUND REVENUE</b>							
<b><u>OTHER REVENUE</u></b>							
410-4520	LOAN PROCEEDS	0.00	0.00	0.00	0	0	0
410-4710	BOND FUNDS	0.00	0.00	0.00	0	0	0
410-4820	INTEREST EARNED	7,504.65	6,820.50	4,824.29	5,000	4,000	4,000
410-4898	DESIGNATED RE/BOND FUNDS	0.00	0.00	0.00	163,000	0	0
	<b>TOTAL OTHER REVENUE</b>	<b>7,504.65</b>	<b>6,820.50</b>	<b>4,824.29</b>	<b>168,000</b>	<b>4,000</b>	<b>4,000</b>
<b><u>TRANSFERS</u></b>							
410-4999	MISCELLANEOUS REVENUES	0.00	0.00	0.00	0	0	0
	<b>TOTAL TRANSFERS</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL BOND FUND REVENUE</b>	<b>7,504.65</b>	<b>6,820.50</b>	<b>4,824.29</b>	<b>168,000</b>	<b>4,000</b>	<b>4,000</b>

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75- LAMPASAS ECONOMIC DEVELOPMENT CORP  
LEDC OPERATING FUNDS

		2022-2023	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
		ACTUAL	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
<b>DEPARTMENT EXPENSES</b>							
<b><u>SUPPLIES</u></b>							
500-5230	UNIFORMS	46.00	62.98	33.56	100	100	150
500-5250	HAND TOOLS & SMALL EQUIPMENT	0.00	59.54	0.00	100	100	100
500-5260	POSTAGE	0.00	0.00	0.00	100	190	100
500-5265	COMPUTER SOFTWARE & EQUIPMENT	0.00	0.00	0.00	500	500	500
500-5270	SUPPLIES	276.66	1,403.43	454.11	1,000	1,000	1,000
500-5295	BOOKS & PUBLICATIONS	0.00	0.00	0.00	0	0	0
	<b>TOTAL SUPPLIES</b>	<b>322.66</b>	<b>1,525.95</b>	<b>487.67</b>	<b>1,800</b>	<b>1,890</b>	<b>1,850</b>
<b><u>CONTRACTUAL SERVICES</u></b>							
500-5300	CONTRACTUAL SERVICES	0.00	0.00	0.00	0	0	0
500-5316	BOND AGENT FEES	-1,623.02	0.00	0.00	0	0	0
500-5320	TELEPHONE SERVICES	227.94	595.27	219.35	500	450	450
500-5325	UTILITIES	0.00	0.00	0.00	0	0	0
500-5346	ENGINEERING & SURVEYING	0.00	0.00	0.00	1,000	1,000	0
500-5355	INSURANCE- PROPERTY	0.00	0.00	0.00	0	0	0
500-5361	LEGAL SERVICES	2,315.00	0.00	0.00	2,000	500	2,000
500-5373	PROMOTION & ADVERTISING	5,386.38	4,662.33	826.14	10,000	30,000	20,000
500-5388	TAXES ON PROPERTY	0.00	0.00	0.00	0	0	0
500-5395	PROFESSIONAL SERVICES	15,096.10	10,600.00	14,810.00	15,000	15,000	15,000
500-5397	ADMIN & OVERHEAD	12,000.00	12,000.00	12,000.00	12,000	12,000	12,000
500-5398	VISION LAMPASAS	0.00	0.00	0.00	0	0	0
500-5399	OTHER SERVICES	0.00	575.00	0.00	1,000	1,000	1,000
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>33,402.40</b>	<b>28,432.60</b>	<b>27,855.49</b>	<b>41,500</b>	<b>59,950</b>	<b>50,450</b>

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<b><u>MAINTENANCE</u></b>							
500-5405	BUILDING & GROUNDS MAINTENANCE	0.00	5,950.00	0.00	1,000	1,000	1,000
500-5425	OFFICE EQUIPMENT MAINTENANCE	2,440.48	3,033.43	3,381.16	3,500	3,500	3,500
<b>TOTAL MAINTENANCE</b>		<b>2,440.48</b>	<b>8,983.43</b>	<b>3,381.16</b>	<b>4,500</b>	<b>3,500</b>	<b>3,500</b>
<b><u>OTHER EXPENSES</u></b>							
500-5451	BUSINESS EXPENSES	470.68	-1,625.02	0.00	2,000	500	500
500-5452	TRAVEL & TRAINING	2,992.93	4,608.15	1,230.21	5,000	5,000	5,000
500-5453	DUES & MEMBERSHIPS	605.00	6,820.00	3,630.00	1,200	1,000	1,200
500-5499	ECONOMIC DEVELOPMENT PROGRAM	0.00	0.00	40,000.00	60,000	60,000	100,000
500-5499.01	NON-PROFIT PROGRAMMING	0.00	0.00	0.00	0	0	30,000
<b>TOTAL OTHER EXPENSES</b>		<b>4,068.61</b>	<b>9,803.13</b>	<b>44,860.21</b>	<b>68,200</b>	<b>66,500</b>	<b>136,700</b>
<b><u>CAPITAL EXPENDITURES</u></b>							
500-5505	BUILDING & GROUNDS	0.00	0.00	0.00	0	0	0
500-5530	WATER SYSTEMS	0.00	0.00	0.00	0	0	0
500-5535	ELECTRIC SYSTEMS	0.00	0.00	0.00	0	0	0
500-5540	SEWER SYSTEMS	0.00	0.00	0.00	0	0	0
500-5545	STREETS & DRAINANGE	0.00	0.00	0.00	0	0	0
<b>TOTAL CAPITAL EXPENDITURES</b>		<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>CONTINGENCY AND RESERVES</u></b>							
500-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0	0	0
500-5601	DONATION RESERVES	0.00	0.00	0.00	0	0	0
500-5610	DEPRECIATION	115,775.00	204,067.00	0.00	0	0	0
<b>TOTAL CONTINGENCY AND RESERVES</b>		<b>115,775.00</b>	<b>204,067.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>TRANSFERS</u></b>							
500-5710	TO GENERAL FUND	0.00	0.00	0.00	0	0	0
500-5722	TO FUND 22	55,127.53	47,241.00	17,975.31	123,201	61,601	98,890
500-5751	TO FUND 51	0.00	0.00	0.00	0	0	0
500-5759	TO FUND 59	0.00	0.00	0.00	0	0	0
500-5776	TO LEDC DESIGNATED	0.00	0.00	0.00	0	0	0
<b>TOTAL MAINTENANCE</b>		<b>55,127.53</b>	<b>47,241.00</b>	<b>17,975.31</b>	<b>123,201</b>	<b>61,601</b>	<b>98,890</b>

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<b>DEBT SERVICE</b>						
500-5800	PRINCIPAL PAYMENT	0.00	0.00	108,445.35	98,065	98,100
500-5801	INTEREST PAYMENT	87,155.00	82,945.00	74,248.86	66,265	66,300
<b>TOTAL CONTINGENCY AND RESERVES</b>		<b>87,155.00</b>	<b>82,945.00</b>	<b>182,694.21</b>	<b>66,265</b>	<b>66,300</b>
<b>TOTAL LEDC OPERATING EXPENDITURES</b>		<b>298,291.68</b>	<b>382,998.11</b>	<b>277,254.05</b>	<b>403,531</b>	<b>259,706</b>

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75- LAMPASAS ECONOMIC DEVELOPMENT CORP  
LEDC BONDS FUNDS

		2022-2023	2023-2024	2024-2025	2025-2026	2025-2026	2026-2027
		ACTUAL	ACTUAL	ACTUAL	ADOPTED	PROJECTED	PROPOSED
<b>DEPARTMENT EXPENSES</b>							
<b><u>CONTRACTUAL SERVICES</u></b>							
510-5316	BANK CHARGES	0.00	0.00	0.00	0	0	0
510-5346	ENGINEERING/SUREVEYING SERVICE	11,590.00	0.00	0.00	10,000	1,000	0
510-5361	LEGAL SERVICES	0.00	0.00	0.00	0	0	0
510-5395	PROFESSIONAL SERVICE	0.00	12.99	0.00	0	0	0
510-5399	OTHER SERVICES	0.00	0.00	575.00	0	0	0
	<b>TOTAL CONTRACTUAL SERVICES</b>	<b>11,590.00</b>	<b>12.99</b>	<b>575.00</b>	<b>10,000</b>	<b>1,000</b>	<b>0</b>
<b><u>MAINTENANCE</u></b>							
510-5405	BUILDING AND GROUNDS	0.00	8,000.00	0.00	10,000	5,000	5,000
	<b>TOTAL MAINTENANCE</b>	<b>0.00</b>	<b>8,000.00</b>	<b>0.00</b>	<b>10,000</b>	<b>5,000</b>	<b>5,000</b>
<b><u>CAPITAL EXPENDITURES</u></b>							
510-5505	BUILDING AND GROUNDS	96,331.17	0.00	120.00	50,000	0	0
	<b>TOTAL CAPITAL EXPENDITURES</b>	<b>96,331.17</b>	<b>0.00</b>	<b>120.00</b>	<b>50,000</b>	<b>0</b>	<b>0</b>
<b><u>CONTINGENCY AND RESERVES</u></b>							
510-5600	CONTINGENCY/RESERVES	0.00	0.00	0.00	0	0	0
	<b>TOTAL CONTINGENCY AND RESERVES</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>
	<b>TOTAL LEDC OPERATING EXPENDITURES</b>	<b>107,921.17</b>	<b>8,012.99</b>	<b>695.00</b>	<b>70,000</b>	<b>6,000</b>	<b>5,000</b>