

**NOTICE OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, MAY 13, 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, May 13, 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 April 15, 2026 and April 29, 2026.
4. Discussion, consideration and possible action regarding standard guidelines for funding non-profit initiatives.
5. Discussion and possible action regarding the FY '27 Budget.
6. Discussion and possible action regarding a marketing expenditure of \$30,000 to Chase and Jordan Kuker.
7. Discussion and possible action regarding increasing the award amount for the Life Safety Grant.
8. 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 7th day of May 2026 at 12:00pm.

Kayleigh Stanley

Kayleigh Stanley, City Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, MARCH 18, 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
Tonja Gebert
Fin Erwin
Charley Kennington
Michael Gill
Michael Irvin
Bobby Carrol, Ex-Officio- Lampasas County

City Staff Present:

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

LEDC Members Absent:

Randy Morris, Ex-Officio- LISD

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 March 18, 2026.

Board member Erwin made a motion to approve the minutes as presented, the motion was seconded by Board member Kennington and with a unanimous vote, the motion carried.

4. Discussion and possible action regarding March 2026 Financial Statements and Balance Sheets.

Board member Gill made a motion to approve the March 2026 Financial Statements and Balance Sheets, the motion was seconded by Board member Irvin and with a unanimous vote, the motion carried.

5. Discussion, consideration and possible action approving a Building Improvement Grant Application in the amount of \$10,000 for Lampasas Leader Partners I, L.P. (Lampasas Dispatch Record) for building improvements to 416 S. Live Oak.

Board member Irvin made a motion to approve a Building Improvement Grant Application in the amount of \$10,000 for Lampasas Leader Partners I, L.P. (Lampasas Dispatch Record) for building improvements to 416 S. Live Oak. The motion was seconded by Board member Gebert and with Gill in opposition, the motion carried.

6. Discussion, consideration and possible action approving a Façade Improvement Grant Application in the amount of \$7,942.50 for Lampasas Leader Partners I, L.P. (Lampasas Dispatch Record) for façade improvements to 416 and 418 S. Live Oak.

Board member Irvin made a motion to approve a Façade Improvement Grant Application in the amount of \$7,942.50 for Lampasas Leader Partners I, L.P. (Lampasas Dispatch Record) for façade improvements to 416 and 418 S. Live Oak, The motion was seconded by Board member Kennington and with a unanimous vote, the motion carried.

7. Discussion, consideration and possible action regarding First Texas Bank lending product.

Board member Kennington made a motion to approve entering into lending opportunities with local banking institutions, the motion was seconded by Board member Erwin and with a unanimous vote, the motion carried.

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

The Board directed Staff to work on an application to present at the next meeting.

9. Discussion, consideration and possible action regarding LEDC incentive programming.

The Board directed Staff to update the website with all options for assistance.

10. 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 – N/A
- Staff Update – Kuker Brothers have completed filming.

Adjourn into Executive Session

Board member Dewald moved to adjourn into executive session at 6:17, the motion was seconded by Board member Irvin and with a unanimous vote, the motion carried.

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

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

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.
- Section 551.072 (deliberations about real property)- Deliberation concerning the potential purchase, exchange, lease, acquisition, sale and/or value of real property.

Adjourn Executive Session and Reconvene Regular Session.

The Board adjourned executive session and reconvened regular session at 6:52pm.

REGULAR SESSION

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.

- *Non-Profit Funding Guidelines*
- *Life Safety Grant*

3. Adjourn

With all business completed, the Board adjourned at 6:52.

PASSED AND APPROVED this _____ day of _____, 2026.

Deorald Finney, LEDC President

Kayleigh Stanley, City Secretary

**MINUTES OF REGULAR MEETING OF THE
LAMPASAS ECONOMIC DEVELOPMENT CORPORATION BOARD
OF THE CITY OF LAMPASAS, TEXAS
WEDNESDAY, APRIL 29, 2026
JACK CALVERT MUNICIPAL BUILDING
302 EAST THIRD STREET
12:00 PM**

The Lampasas Economic Development Corporation of the City of Lampasas met in special session on the above date with President Deorald Finney presiding.

LEDC Members Present:

Derrick Dewald
Tonja Gebert
Fin Erwin
Charley Kennington (via zoom)
Michael Gill (12:13)
Michael Irvin

City Staff Present:

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

LEDC Members Absent:

Randy Morris, Ex-Officio- LISD
Bobby Carrol, Ex-Officio- Lampasas County

SPECIAL SESSION

1. Call to Order Special Session

President Finney called the meeting to order at 12:10 p.m.

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

N/A

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

Chase Kuker, Pillar Productions, approached the Board to notify them that during the process of filming and editing, they came to the conclusion that the project was larger than anticipated. It evolved into a full feature film and therefore could be used in different ways. They are proposing for the EDC to keep their initial \$30,000 of funds to use on their own in terms of marketing this film. Pillar Productions would maintain the rights to the film and the EDC would be listed as an executive producer and have licensing rights to it as well.

Board member Gill expressed that the Board, him personally, understood that the EDC would exclusively own the rights to the product. In addition, he does understand the evolution and feels the EDC could distribute the film as needed to work with their marketing needs.

President Finney expressed concern that the original idea that was pitched to the largest attended meeting and to the City Council is not what is moving forward. He does not appreciate the progression with no notification to the EDC. Would prefer to move forward with the original proposed plan.

Board member Dewald expressed frustration with the way this has been handled. The original proposal was discussed and clearly laid out and without any discussion to the Board, evolved into something that was not approved. He would also prefer to move forward with the original proposed plan.

Additional Board conversation consisted of the approval to move forward with a contract and setting a committee consisting of Board member Irvin, Gebert and Finney to go through the contract line by line and propose changes.

4. Adjourn

With all business completed, the Board adjourned at 1:04pm.

PASSED AND APPROVED this _____ day of _____, 2026.

Deorald Finney, LEDC President

Kayleigh Stanley, City Secretary