

**NOTICE OF REGULAR MEETING OF THE  
LAMPASAS ECONOMIC DEVELOPMENT BOARD  
OF THE CITY OF LAMPASAS, TEXAS  
WEDNESDAY, APRIL 15, 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, April 15, 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 March 18, 2026.
4. Discussion and possible action regarding March 2026 Financial Statements and Balance Sheets.
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.
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 S. Live Oak
7. Discussion, consideration and possible action regarding First Texas Bank lending product.
8. Discussion, consideration and possible action regarding standard guidelines for funding non-profit initiatives.
9. Discussion, consideration and possible action regarding LEDC incentive programming.
10. 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.

<b>REGULAR SESSION</b>
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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 9th day of April 2026 at 3:30pm.

*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  
Mayor Pro Tem Cathy Kuehne

**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 February 11, 2026.**

*Board member Irvin 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 January 2026 and February 2026 Financial Statements and Balance Sheets.**

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

**5. Discussion and possible action regarding executing a contract with Chase and Jordan Kuker for a marketing package in the amount of \$30,000.00.**

*City Manager, Erin Harrison, notified the Board that a budget amendment could be necessary to move funds to the marketing line item.*

*Board member Gill mentioned his concern for the marketing of the final version. He would like to*

mention that it is the family culture that brings people to Lampasas but it is important to showcase local businesses from the EDC perspective.

Board member Irvin made a motion to approve the City Manager to execute a contract with Chase and Jordan Kuker for a marketing package in the amount of \$30,000.00. The motion was seconded by Board member Gebert and with a unanimous vote, the motion carried.

**6. Update on the following:**

- County Update – Elections are over and things have calmed down at the County. They will be starting paving around the Courthouse soon.
- LISD Update – N/A
- Staff Update – Erin Harrison provided an apology to the Board for canceling the Strategic Planning session. Also notified of the applications that have been received for the EDC Coordinator position. As well as, elections are coming up May 2, 2026 and we encourage everyone to vote.

**Adjourn into Executive Session**

Board member Kennington moved to adjourn into executive session at 5:52, 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 6:21pm.

**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.**

*N/A*

**3. Adjourn**

*Board member Irvin moved to adjourn at 6:22. The motion was seconded by Board member Gebert and with a unanimous vote, the motion carried.*

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

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

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

Lampasas Economic Development Corporation Sales Tax Allocation			
Mar-25	Mar-26	increase/ (decrease)	% increase/ (decrease)
\$38,588.65	\$36,834.11	-\$1,754.54	-4.55%
YTD FY 25	YTD FY 26		
\$259,909.21	\$253,307.16	-\$6,602.05	-2.54%
Sales Tax Annual Budget			\$455,000.00
% Annual Budget Received to date			55.67%

Lampasas Economic Development Corporation Sales Tax Allocation			
Apr-25	Apr-26	increase/ (decrease)	% increase/ (decrease)
\$33,227.43	\$37,977.86	\$4,750.43	14.30%
YTD FY 25	YTD FY 26		
\$293,136.64	\$291,285.02	-\$1,851.62	-0.63%
Sales Tax Annual Budget			\$455,000.00
% Annual Budget Received to date			64.02%

Fund 75 LEDC Operating Fund Balance available \$425,147.79 FSB Checking, \$1,007,331.05 TexPrime, \$248,293.80 Claim on Cash held in Cash and Concentration.

FSB Capital Fund Balance: \$165,103.87 March 31, 2026 Balance Sheet

BALANCE SHEET  
AS OF: MARCH 31ST, 2026

75 -LAMPASAS ECONOMIC DEV CRP

ACCT# ACCOUNT NAME

ASSETS

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1020	CADENCE CHECKING 7001092 LEDC	425,147.79
1021	CADENCE CAP FD CHECKING7002363	165,103.87
1025	CADENCE LEDC LOAN 2678	0.00
1026	BUSINESS BANK OF TX 4001561	0.00
1027	TEXPRIME EDC	1,007,331.05
1030	CLAIM ON CASH	248,293.80
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	

4,625,482.43

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LIABILITIES & FUND BALANCE

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2209	ACCOUNTS PAYABLE CAPITAL ACCT	0.00
2210	ACCOUNTS PAYABLE	514.63
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>177,346.27</u>

TOTAL LIABILITIES & FUND EQUITY

4,625,482.43

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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](mailto:ecorbell@cityoflampasas.com)

Business Name: Lampasas Leader Partners I, L.P. Year Founded: 2004  
Business Address: 416 S. Live Oak St., Lampasas, TX 76550  
Business Mailing Address (if different): Box 634, Lampasas, TX 76550  
Business Contact Name: Jim Lowe Title: President  
Contact Phone: (512) 556-6262 (o) Contact Email: jlowe@lampasas.com  
(512) 556-1100 (c e i d)

What type of business is it? building owner - tenants Lampasas Dispatch Record newspaper  
What services or goods are offered? Rental property  
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? The newspaper at this location does remit sales taxes.

Does the majority share of the business revenue come from local residents or visitors? Local residents  
What is the nature of the work to improve the façade? Please describe.  
Restore exterior and interior of doors, and repaint; replace 1"x6" trim on 416 building and repaint; reseal and retrim windows; repaint frames on second-story windows; repaint cornice on both buildings (416 & 418 S. Live Oak St.)  
Has a permit for the improvement work been issued by the City of Lampasas? No, Permitting not required for aesthetic changes.  
What is the total cost of the façade improvement? \$15,885  
What is the amount of grant funding requested from the LEDC? \$1,942.50

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.

James F. Lowe  
Applicant's Signature

4-6-26  
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.

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	36,834.11	253,307.16	55.67	0.00	201,692.84
	SERVICE REVENUE	0.00	0.00	0.00	0.00	0.00	0.00
	OTHER REVENUE	38,500.00	4,316.92	19,092.90	49.59	0.00	19,407.10
	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	41,151.03	272,400.06	55.20	0.00	221,099.94
<u>BOND FUND REVENUE</u>							
	OTHER REVENUE	168,000.00	390.30	1,814.90	1.08	0.00	166,185.10
	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>390.30</u>	<u>1,814.90</u>	<u>1.08</u>	<u>0.00</u>	<u>166,185.10</u>
	FUND TOTAL REVENUE	661,500.00	41,541.33	274,214.96	41.45	0.00	387,285.04
<u>EXPENDITURE SUMMARY</u>							
<u>LEDC OPERATING FUNDS</u>							
	SUPPLIES	1,800.00	187.92	320.83	17.82	0.00	1,479.17
	CONTRACTUAL SERVICES	41,500.00	1,326.71	7,296.70	17.58	0.00	34,203.30
	MAINTENANCE	4,500.00	0.00	0.00	0.00	0.00	4,500.00
	OTHER EXPENSES	68,200.00	0.00	1,703.94	2.50	0.00	66,496.06
	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	1,514.63	90,668.69	22.47	0.00	312,862.31
<u>LAMPASAS EDC BOND FUNDS</u>							
	CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
	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>6,200.00</u>	<u>8.86</u>	<u>0.00</u>	<u>63,800.00</u>
	FUND TOTAL EXPENDITURES	473,531.00	1,514.63	96,868.69	20.46	0.00	376,662.31
	TOTAL PROFIT / (LOSS)	187,969.00	40,026.70	177,346.27	94.35	0.00	10,622.73





C I T Y O F L A M P A S A S  
FINANCIAL STATEMENT  
AS OF: MARCH 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	41,541.33	274,214.96	41.45	0.00	387,285.04





C I T Y O F L A M P A S A S  
 FINANCIAL STATEMENT  
 AS OF: MARCH 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>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
	TOTAL CONTRACTUAL SERVICES	10,000.00	0.00	3,500.00	35.00	0.00	6,500.00
<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
<hr/>							
	TOTAL LAMPASAS EDC BOND FUNDS	70,000.00	0.00	6,200.00	8.86	0.00	63,800.00
<hr/>							
***	TOTAL EXPENSES ***	473,531.00	1,514.63	96,868.69	20.46	0.00	376,662.31
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	TOTAL PROFIT / (LOSS)	187,969.00	40,026.70	177,346.27	0.00	0.00	10,622.73
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\*\*\* 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 [ecorbell@cityoflampasas.com](mailto:ecorbell@cityoflampasas.com)

Business Name: Lampasas Leader Partners I, L.P. Year Founded: 2004  
Business Address: 416 S. Live Oak St, Lampasas, TX 76550  
Business Mailing Address (if different): Box 631, Lampasas TX 76550  
Business Contact Name: Jim Lowe Title: President  
Contact Phone: (512) 556-6262 (o) Contact Email: jlowe@lampasas.com  
(512) 556-1100 (cell)

What type of business is it? Building owner - tenant is Lampasas Dispatch Record newspaper

What services or goods are offered? Rental property

Is the business owner also the owner of the building for which the facade grant is requested? Yes

Does the business remit sales taxes to the Texas State Comptroller? The newspaper at this location does remit sales taxes.

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

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

Interior and exterior work - repainting; installing 10x24 area of flooring to replace flooring damaged in March 2025 - 4th of July time period by heavy rains, roof failure caused by lightning strike, flooding inside; demolition of loose plaster; repairing restroom and adjacent areas damaged by the rains. (See back of page)

Has a permit for the improvement work been issued by the City of Lampasas? No, permitting not required for aesthetic changes.

What is the total cost of the building improvement? \$27,127

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.

James F. Lowe  
Applicant's Signature

4-6-26  
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.



**BSH Construction**  
1700 Canyon Springs, Belton, TX 76513  
P: (817) 480-5754  
Website: bshconstruction.com

Estimate: 526001  
Customer: Lampasas Dispatch  
Location: 416 S Live Oak St

Task	Description	TOTAL
<i>General Requirements</i>		
	Mobilization, Overhead, Insurance	
	Permitting	
	Dump Fees	
	Equipment	
	Subtotal	\$ 8,325.00
<i>Front Doors</i>		
	Restore Exterior of Front Doors Includes: Scraping, sanding, floating, trim replacement if necessary, priming, and repainting.	\$ 2,800.00
	Restore Interior of Front Doors Includes: scraping, sanding, floating, trim replacement if necessary, priming, and repainting.	\$ 2,600.00
	New front door hardware (3) sets	\$ 550.00
	Replacement of existing wood door thresholds with (3) metal thresholds	\$ 800.00
	Installation of (6) door kicks	\$ 250.00
	Subtotal	\$ 7,000.00
<i>Exterior Miscellaneous</i>		
	Replace rotting 1" x 6" trim with hardie board. Paint match to existing	\$ 1,000.00
	Fill in (4) old window spaces with hardie board and seal	\$ 2,200.00
	Paint PVC gutter	\$ 220.00
	Subtotal	\$ 3,420.00
<i>Back Doors</i>		
	Restore Exterior of Back Doors Includes: Scraping, sanding, floating, trim replacement if necessary, priming, and repainting.	\$ 1,600.00
	Install metal door threshold	\$ 270.00
	Subtotal	\$ 1,870.00
<i>Windows</i>		
	Reseal and retrim windows (If certain windows require less than others, price may reduce)	\$ 4,000.00
	Subtotal	\$ 4,000.00

<b>Upstairs Flooring</b>			
	Replace 10' x 24' area of flooring with 3/4" subfloor	\$	1,800.00
		Subtotal	\$ 1,800.00
<b>Bathroom</b>			
	patch 4' x 4' sheetrock ceiling and paint	\$	650.00
	Install new exhaust fan (similar to existing)	\$	200.00
		Subtotal	\$ 850.00
<b>Interior Miscellaneous</b>			
	Seal up HVAC duct from leaking	\$	150.00
		Subtotal	\$ 150.00
<b>Plaster Removal</b>			
	Demo and hauloff loose plaster throughout building	\$	1,500.00
		Subtotal	\$ 1,500.00
<b>Acoustic Ceiling Tiles</b>			
	Replace approximately (35) acoustic ceiling tiles	\$	450.00
	Fix drop down ceiling grid around register	\$	200.00
		Subtotal	\$ 650.00
<b>Masonry</b>			
	Tuck and point space at the bottom of the alley wall	\$	140.00
		Subtotal	\$ 140.00
<b>Clarifications</b>			
	Paint colors will be color matched		
	Only plaster that is deemed "loose" will be removed		
	Door hardware will be similar to existing		
	If certain windows require less work, price may reduce in this area		
<b>TOTAL</b>		\$	<b>29,705.00</b>

Customer Name: James F. Lowe

*3-9-26, 5pm+ - Gail scanned this & sent to Austin as per request.*

Accepted By: \_\_\_\_\_

Date: 3-9-26

Home Place Floors  
 502 E. 4th Street  
 Lampasas, TX 76550  
 512-556-4007

Proposal #: BU008724  
 Sale Date: 04/03/2026  
 Install Date:  
 Sales Rep: Tabor, Sharon  
 Sales Rep:

**SOLD TO**

Hill Country Publishing,  
 Downtown Lampasas

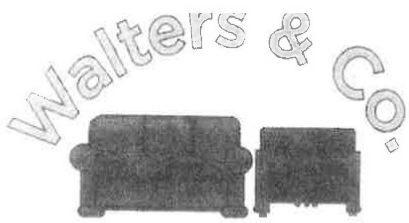
**SHIPPED TO**

Proposed Date: 4/3/2026

1	Proposal	Tearout VCT tile in Entries	Each 1 Each 1	800.00	\$800.00
2	Proposal	Install Entry in black/white pattern	Each 6 Each 6	459.00	\$2,754.00
3	Proposal	Install Entry in black/white pattern	Each 6.0 Each 6.0	459.00	\$2,754.00
4	Proposal	Labor to install with border and pattern	Each 1 Each 1	1300.00	\$1,300.00
5	Proposal	Adhesive	Each 2 Each 2	178.45	\$356.90

Does not include removing and replacing furniture  
 Does not include sealing/polishing VCT (Viny Composite tile)

**Subtotal:** \$7,964.90  
**Sales Tax:** \$657.10  
**Total:** \$8,622.00  
**Payments:**  
**Balance:** \$8,622.00



Date: April, 03, 2026 Invoice: Quote

# 512-734-2314

comehomejdw@hotmail.com

We service all surrounding counties. Guaranteed experience.  
Established in 2013. The best local and statewide moves!

**John Walters, Owner/Operator**

## Moving Services

<p>Lampasas Dispatch Record</p>	O:	D:	X:
	<p>416 S. Live Oak St. Lampasas</p>		
	INITIAL _____	INITIAL _____	INITIAL _____
Stairs: LW: Driveway:		Stairs: LW: Driveway:	
DRIVER/HELPER/TRAILER:		REFERRED BY:	

NOTICE: THIS PROPOSAL IS FOR THE LISTED ITEMS AND SERVICES ONLY. ADDITIONAL ITEMS AND SERVICES MAY RESULT IN ADDITIONAL COSTS.  MOVE BID/BINDING  HOURLY BID/NOT TO EXCEED

TRANSPORTATION RATES BASED ON TIME/MILEAGE		
START/END TIMES	CREW MEMBERS/RATE	NUMBER OF HOURS
START:	2 @ \$	
END:	3 @ \$	
TOTAL HOURS _____ X RATE OF \$ _____ + DISPATCH FEE/MILEAGE \$ _____ = TOTAL \$ _____		
I AGREE AND ACCEPT THIS PROPOSAL WITH AN HOURLY RATE QUOTE AND DO NOT REQUIRE THE NUMBER OF HOURS TO COMPLETE THIS PROPOSAL. I UNDERSTAND THAT WALTERS & CO. MOVING SERVICES REQUIRES AN HOURLY MINIMUM.		
SHIPPER INITIAL _____		CARRIER INITIAL _____

MOVING SERVICES TO BE PERFORMED:
<i>* Move items off Tile floor &amp; Back when New floors Completed</i>
THIS IS THE MAXIMUM AMOUNT THE SHIPPER COULD BE REQUIRED TO PAY FOR THE SERVICES \$ _____
SHIPPER INITIAL _____ CARRIER INITIAL _____

ADDITIONAL INVENTORY/PACKING		TOTAL CHARGES ASSESSED AND COLLECTED		
ADDITIONAL INVENTORY:		MOVE BID:	PACKING:	= INVOICE TOTAL \$ <u>300.00</u>
PACKING TIME	RATE	BOX COUNT:	MATERIAL:	
START:	2 @ _____ /hr. X _____ hrs.	EXTRAS:	TAX:	Transportation charges are due prior to unloading at final destination. <input type="checkbox"/> CASH <input type="checkbox"/> CHECK # _____ <input type="checkbox"/> CARD (4% fee) _____
END:	3 @ _____ /hr. X _____ hrs.			SHIPPER INITIAL _____ CARRIER INITIAL _____

CARRIER'S LIABILITY: A HOUSEHOLD GOODS CARRIER'S LIABILITY FOR LOSS OR DAMAGE TO ANY SHIPMENT IS \$0.60 PER POUND PER ARTICLE UNLESS THE CARRIER AND SHIPPER AGREE, IN WRITING, TO A GREATER LEVEL OF LIABILITY.

THIS IS A CONTRACT FOR MOVING SERVICES AND IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED, INCLUDING ANY ADDENDUM. YOUR SIGNATURE BELOW ACCEPTS THESE TERMS AND CONDITIONS.

Shipper Signature _____ Date _____ <i>The above signed authorizes the moving services</i>	Carrier Signature _____ Date _____
Shipper Signature _____ Date _____ <i>The above signed accepts delivery of the shipment</i>	Carrier Signature _____ Date _____
Shipper Signature _____ Date _____ <i>The above signed will not be present at the delivery of my shipment but authorizes and accepts my delivery</i>	Carrier Signature _____ Date _____

**THANK YOU FOR YOUR BUSINESS!**

**BSH Construction**

11 S Main St, STE 106  
Temple, TX 76501  
P: (817) 480-5754  
Website: bshconstruction.com

Estimate: 944786  
Customer: Jim Lowe  
Location: 416 S Live Oak  
Date: 3/31/2026

Task	Description	TOTAL
<i>General Requirements</i>	Mobilization Overhead Equipment	
		Subtotal \$ 2,075.00
<i>Repaint Cornice</i>	Preparation of existing cornice for paint (including basic cleaning and minor sanding) Prime & Paint Metal Cornice	
		Subtotal \$ 2,310.00
<i>Clarifications</i>	Does not include permitting (should not be required) Colors will be match to front door colors Does not include any work not specifically called out in this proposal If this work is accepted within original scope, and not at a later time, \$300 can be subtracted from the total listed below. Quote is valid for 30 days	
<b>TOTAL</b>		<b>\$ 4,385.00</b>

Customer Name: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

**BSH Construction**

11 S Main St Ste 106  
Temple, TX 76501-2375 US  
sam.stroder@bshconstruction.com



**Receipt**

BILL TO

Jim Lowe - Lampasas Dispatch

Date:

03/26/2026

	Invoice Number	Invoice Date	Payment
1	526001	03/16/2026	14852.50

Memo

BALANCE DUE

**\$14,852.50**

Lampasas Dispatch Record buildings



Photo of the current buildings; major renovation to tall doors, but more work in progress as of 4-6-26.

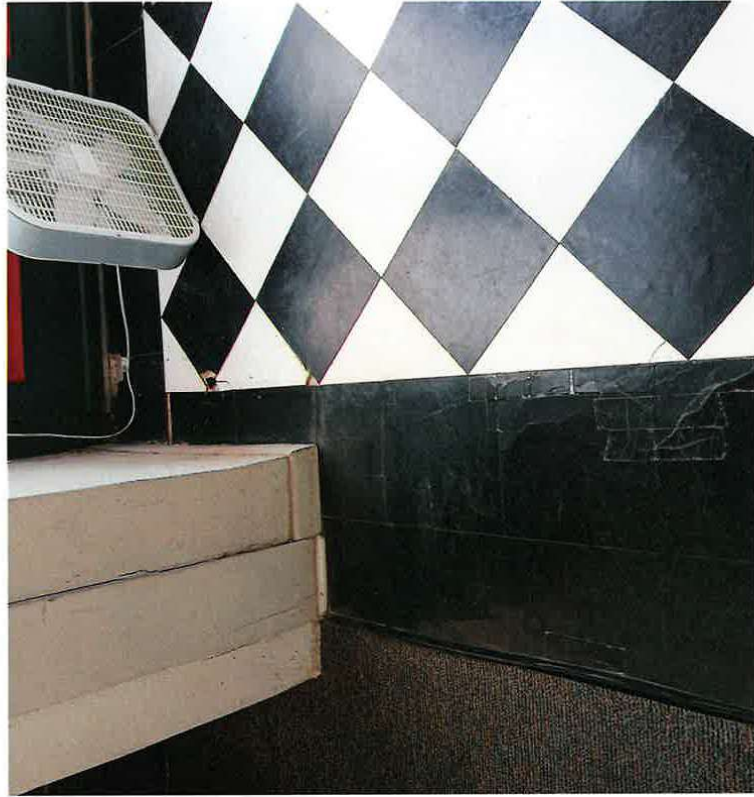
















Damage to bathroom after water came through roof and ceiling  
after heavy rains in spring of 2025.













February 19, 2025

Erin Corbell, City Manager  
Lampasas Economic Development Corporation  
City of Lampasas

Re: Business Improvement Loans

Dear Ms. Corbell:

First Texas Bank would like to propose a loan product that is designed to encourage the improvement/beautification of commercial real estate within the City of Lampasas. I envision this loan to be a low-cost alternative to conventional commercial improvement loans. I am proposing the following terms for this type of loan:

Maximum Loan Amount:	\$100,000.00
Maximum Term:	120 months
Loan-to-Value:	80% of lesser of improvement cost or property value (net of other liens).
Loan Origination Fee:	N/A
Initial Interest Rate:	7.50% (subject to change)
Interest Rate Adjustments:	60 months
Index for Adjustments:	Wall Street Journal Prime
Margin for Adjustments:	+0.00%
Payments:	Amortizing monthly payments
Collateral:	Real Estate (1 <sup>st</sup> or 2 <sup>nd</sup> lien)
Appraisal Cost:	N/A (based on our in-house valuation)
Title Search:	No Title Policy (Title Run required based on cost from title company)
Insurance:	Bank listed as additional insured on policy Flood insurance as required
Fees:	Filing or Recording Fees
Legal Documents:	\$180.00 (subject to change)

P.O. BOX 671 \* 501 E. Third St. \* Lampasas, Texas 76550  
(512)556-3691 \* [www.firsttexasbank.bank](http://www.firsttexasbank.bank)

We will require financial information on the business and/or the principal owners of the real estate to include balance sheet, income statement and tax returns. Financial information may be required annually throughout the life of the loan. Credit Reports will be required and updated/monitored annually for the life of the loan. Proof of property tax payment to be provided annually.

Down payment can be paid by the borrower or the Lampasas Economic Development Corporation. Option to allow LEDC to purchase and pledge a certificate of deposit for the 20% down payment that will be released when the loan pays down to 80% Loan to Value based on our in-house valuation at closing.

Based on the approval of the borrower we will provide the LEDC with borrower and loan information as required for monitoring the program.

Thank you for the opportunity to provide this information and I look forward to hearing from you if you have any interest in this program or have any questions.

Sincerely,



Kelvin Barkowsky  
President & CEO