



NOTICE OF MEETING OF THE COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a **Regular Meeting** of the Copperas Cove Economic Development Corporation will be held on **June 23, 2021, at 12:00 p.m.**

The public may participate in this meeting by the following method:

- Dial into the tollfree number: **(888) 475-4499** and use **Meeting ID: 338 329 0057**

The public will be permitted to offer public comments telephonically as provided by the agenda and as permitted by the presiding officer during the meeting. Written questions or comments may be submitted up to two hours before the meeting via email to Diane Drussell, Assistant Director at ddrussell@coveedc.com.

A recording of the telephonic meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon request.

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

F. CONSENT AGENDA

All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Regular Meeting held on May 26, 2021. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action on approving the Monthly Financial report for the month of April 2021. **Diane Drussell, Assistant Director, Copperas Cove EDC.**
2. Consideration and action on approving the Monthly Financial report for the month of May 2021. **Diane Drussell, Assistant Director, Copperas Cove EDC**
3. Consideration and action on the Defense Community Infrastructure Program (DCIP). **Jonas Titas, Executive Director, Copperas Cove EDC**

I. REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

1. Update on Capital Projects. Jonas Titas, Executive Director, Copperas Cove EDC
 - Spec Building
 - Economic Trends/Market Indicators
 - Multi-purpose Trail

J. ITEMS FOR FUTURE AGENDAS

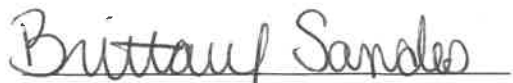
K. EXECUTIVE SESSION

L. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION.

M. ADJOURN

The Board of Directors reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible.

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Copperas Cove Economic Development Corporation was posted at **5:00 p.m. June 18, 2021** inside the Display Case of the Copperas Cove Economic Development Corporation, 113 W. Avenue D, Copperas Cove, Texas, a place convenient and readily accessible to the general public at all times.


Brittany Sanders, ED Specialist
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: June 23, 2021

Contact: Brittany Sanders, Economic Development Specialist, Copperas Cove EDC

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on May 26, 2021.

Brittany Sanders, Economic Development Specialist, Copperas Cove EDC

Attachments:

May 26, 2021 Regular Meeting Minutes



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for May 26, 2021

In accordance with the order of the Office of the Governor issued March 16, 2020, the Copperas Cove EDC will conduct a telephonic meeting in order to advance the public health goal of limiting face-to-face meetings (also called “social distancing”) to slow the spread of the Coronavirus (COVID-19).

A recording of the telephonic meeting will be made and will be available to the public in accordance with the Texas Public Information Act upon request.

A. CALL TO ORDER

Chairman JC Stubbs called the Regular meeting of the Copperas Cove Economic Development Corporation to order at 12:01 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Vice Chairman Joey Acfalle led the Invocation and the Pledge of Allegiance.

C. ROLL CALL

Roll call led by Brittany Sanders, Economic Development Specialist

Present: JC Stubbs, Chairman
Joey Acfalle, Vice Chairman
Elizabeth Ruszkiewicz, Director
Rick Kirkpatrick, Director
Jonas Titas, Executive Director-EDC

Others Present: Barbara Boulware-Wells, EDC Legal Counsel
Fred Chavez, Council Liaison

Absent: Jay Jackson, Secretary

Absent: Diane Drussell, Assistant Director -EDC

D. ANNOUNCEMENTS

None

E. CITIZENS FORUM

At this time, citizens will be allowed to speak on any matter other than personnel matters, matters under litigation, or matters on the regular agenda, for a length of time not to exceed five minutes per person. Thirty minutes total has been allotted for this section.

Angea Carroll, came and spoke about the storm drain located behind her home on 807 Mueller St, Copperas Cove, TX 76522.

F. CONSENT AGENDA - All matters listed under this item are considered to be routine by the EDC Board of Directors and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired, that item will be removed from the consent agenda and considered separately.

1. Consideration and action on approval of minutes for the Regular Meeting held on April 28, 2021. **Brittany Sanders, Economic Development Specialist, Copperas Cove EDC.**

Vice Chairman Joey Acfalle made a motion to approve Agenda Item F1. Director Rick Kirkpatrick seconded the motion and with a unanimous vote, motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEMS

1. Consideration and action on approving Resolution # EDC 2021-03 the Copperas Cove Economic Development Corporation FY 2021-2022 Proposed Budget. **Jonas Titas, Executive Director, Copperas Cove EDC.**

Director Rick Kirkpatrick made a motion to approve Agenda Item H1. Director Elizabeth Ruszkiewicz seconded the motion and with a unanimous vote, motion carried.

2. Consideration and action on authorizing EDC Staff to negotiate a contract with Choice Builders for the construction of a multipurpose trail. **Jonas Titas, Executive Director, Copperas Cove EDC.**

Director Rick Kirkpatrick made a motion to approve Agenda Item H2. Vice Chairman Joey Acfalle seconded the motion and with a unanimous vote, motion carried.

3. Consideration and action to accept and the First Amended Employment Contract between the Copperas Cove EDC and Executive Director Jonas Titas. **Jonas Titas, Executive Director, Copperas Cove EDC**

Vice Chairman Joey Acfalle made a motion to approve Agenda Item H3. Director Elizabeth Ruszkiewicz seconded the motion and with a unanimous vote, motion carried.

4. Motion to support a Short-Range Air Defense Artillery (SHORAD) Battalion at Fort Hood. **Jonas Titas, Executive Director, Copperas Cove EDC**

Vice Chairman made a motion to support Agenda Item H4. Director Rick Kirkpatrick seconded the motion and with a unanimous vote, motion carried.

5. Discussion and direction on a feasibility bid regarding construction of a Spec building in the Narrows Business and Technology Park. **Jonas Titas, Executive Director, Copperas Cove EDC**

Jonas Titas, Executive Director, presented for discussion and direction, the feasibility bid regarding construction of a Spec Building. Direction was given by the EDC Board of Directors to move forward with Community Development Strategies (CDS) proposal for feasibility research.

I. EDC REPORTS FROM STAFF, OUTSIDE ENTITIES, ADVISORY COMMITTEES AND BOARDS

1. EDC Activities. **Jonas Titas, Executive Director, Copperas Cove EDC**

- Natural Gas extension to the Narrows Business and Technology Park
- Business 190 Utility Burial
- Spec Building

Jonas Titas, Executive Director, gave an update on EDC Activities.

ITEMS FOR FUTURE AGENDAS

Rebuilding of Constitution Drive

J. EXECUTIVE SESSION CONVENE AT

K. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN EXECUTIVE SESSION

L. ADJOURN

Chairman JC Stubbs adjourned the meeting at 12:37 p.m.

ATTEST:

Brittany Sanders, ED Specialist

Jay Jackson, Secretary

Economic Development Corporation

H.1.

Meeting Date: June 23, 2021

Contact: Diane Drussell, Assistant Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Monthly Financial report for the month of April 2021. **Diane Drussell, Assistant Director, Copperas Cove EDC.**

Description/Information:

The Monthly Financial report for April 2021 has been prepared by the Donkbuilt, Service Exchange "Donkbuilt" as per the agreement between the CCEDC and Donkbuilt. The report is attached for review by the Board.

Financial Impact:

See the attached Monthly Financial report.

Action/Recommendation:

EDC staff recommends the Board approve the Monthly Financial report for April 2021 as presented by Diane Drussell.



DonkBuilt Service Exchange

Individual and Business Solutions

2208 US Business 190, Suite 1, Copperas Cove, TX 76522
254-518-1566

June 23, 2021

Members and Board of Directors of the Copperas Cove Economic Development Corporation:

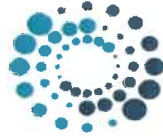
The Copperas Cove EDC is pleased to submit the Unaudited Monthly Financial Report for the month of April 2021. DonkBuilt Exchange Services performs all financial services for the Economic Development Corporation. The month of April included includes two payroll runs for the employees. Total expenditures for the month of April 2021 totaled \$37,950.79 which include payroll and disbursements to various vendors. All supporting documentation is available for review at the Copperas Cove EDC. Sales Tax collected for the month was \$103,677.84.

As of April 30, the Economic Development Corporation investment portfolio consisted of bank deposits with National United Bank and Texpool. Total cash available at month end was \$8,273,343.22. Interest earned during this month from Tex Pool was 62.33 and 423.73 from National United, totaling 486.06

We anticipate regular monitoring of the Economic Development Corporation's financial position, and we will continue to provide the City Council and the Board of Directors with information that is useful for making sound policy decisions.

Respectfully submitted,

Annette Donker,
DonkBuilt Service Exchange



DonkBuilt Service Exchange

Individual and Business Solutions

2208 US Business 190, Suite 1, Copperas Cove, TX 76522
254-518-1566

Monthly Financial Report for Copperas Cove EDC Apr-21

OPERATING REVENUES AND EXPENDITURES

Apr-21

Beginning fund balance:	\$ 2,582,419.50	National United
	\$ 5,624,710.61	Tex Pool
	<u>\$ 8,207,130.11</u>	
Sales Tax Revenue	\$ 103,677.84	
Interest:	\$ 423.73	National United
	\$ 62.33	Tex Pool
Total Revenues	<u>\$ 104,163.90</u>	
Total Expenditures:	\$ 37,950.79	
Ending fund balance:	\$ 2,648,570.28	National United
	\$ 5,624,772.94	Tex Pool
	<u>\$ 8,273,343.22</u>	

Economic Development Corporation

H.2.

Meeting Date: June 23, 2021

Contact: Diane Drussell, Assistant Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Monthly Financial report for the month of May 2021. **Diane Drussell, Assistant Director, Copperas Cove EDC.**

Description/Information:

The Monthly Financial report for May 2021 has been prepared by the Donkbuilt, Service Exchange "Donkbuilt" as per the agreement between the CCEDC and Donkbuilt. The report is attached for review by the Board.

Financial Impact:

See the attached Monthly Financial report.

Action/Recommendation:

EDC staff recommends the Board approve the Monthly Financial report for May 2021 as presented by Diane Drussell.



DonkBuilt Service Exchange

Individual and Business Solutions

2208 US Business 190, Suite 1, Copperas Cove, TX 76522
254-518-1566

June 23, 2021

Members and Board of Directors of the Copperas Cove Economic Development Corporation:

The Copperas Cove EDC is pleased to submit the Unaudited Monthly Financial Report for the month of May 2021. DonkBuilt Exchange Services performs all financial services for the Economic Development Corporation. The month of May included includes two payroll runs for the employees. Total expenditures for the month of May 2021 totaled \$32,819.42 which include payroll and disbursements to various vendors. All supporting documentation is available for review at the Copperas Cove EDC.

As of May 31, the Economic Development Corporation investment portfolio consisted of bank deposits with National United Bank and Texpool. Total cash available at month end was \$8,415,631.32 Interest earned during this month from Tex Pool was 48.72 and 458.63 from National United, totaling 507.40. Sales tax for the month was 174,600.17.

We anticipate regular monitoring of the Economic Development Corporation's financial position, and we will continue to provide the City Council and the Board of Directors with information that is useful for making sound policy decisions.

Respectfully submitted,

Annette Donker,
DonkBuilt Service Exchange



DonkBuilt Service Exchange

Individual and Business Solutions

2208 US Business 190, Suite 1, Copperas Cove, TX 76522
254-518-1566

Monthly Financial Report for Copperas Cove EDC May-21

OPERATING REVENUES AND EXPENDITURES

May-21

Beginning fund balance:	\$ 2,648,570.28	National United
	\$ 5,624,772.94	Tex Pool
	<u>\$ 8,273,343.22</u>	
Sales Tax Revenue	\$ 174,600.17	
Interest:	\$ 458.63	National United
	\$ 48.72	Tex Pool
	<u>\$ 175,107.52</u>	
Total Revenues		
	\$ 175,107.52	
Total Expenditures:	\$ 32,819.42	
Ending fund balance:	\$ 2,790,809.66	National United
	\$ 5,624,821.66	Tex Pool
	<u>\$ 8,415,631.32</u>	

Economic Development Corporation

H.3.

Meeting Date: June 23, 2021

Contact: Jonas Titas, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on the Defense Community Infrastructure Program (DCIP). **Jonas Titas, Executive Director, Copperas Cove EDC**

Description/Information:

The State Highway 9 and Tank Destroyer Road Access Ramps Project (SH9 Access Ramp Project) was submitted for the Defense Economic Assistance Adjustment Grant (DEAAG) in 2019 and 2020. Both submission were not selected for funding by the Texas Military Preparedness Commission. The Copperas Cove EDC committed \$500,000 as a portion of the local cost share of the grant. Since the project was not selected for funding by TMPC, the local cost share was retained.

Current Activity:

Another grant opportunity opened in late May 2021 for the Defense Community Infrastructure Program (DCIP). A pre-proposal webinar was conducted on June 2, 2021. The grant application is due by July 12, 2021 with selections in August and funding released in September.

In conjunction with the Heart of Texas Defense Alliance (HOTDA) and Fort Hood, we intend to submit the same project for a grant from the Defense Community Infrastructure Program (DCIP). DCIP is similar to DEAAG but funded at the federal level. It is a new program in its second year of funding. DCIP this year is prioritizing selection criteria as follows: #1 Military Value, #2 Resiliency, and #3 Quality of Life. The SH9 Access Ramp Project directly impacts Military Value with ties to Resiliency and lessor ties to Quality of Life. This project is a good fit for DCIP given this year's criteria. HOTDA, Fort Hood, and Copperas Cove will expend the time, paper, and ink to put the grant together. HOTDA is coordinating the application process and requesting each city and county entity that contributed to the DEAAG grant applications to commit the same share for the DCIP application.

Financial Impact:

TBD

Action/Recommendation:

EDC staff request the Board to commit to \$500,000 as local cost share to the DCIP, which is the same amount committed for the DEAAG.

Economic Development Corporation

I.1.

Meeting Date: June 23, 2021

Contact: Jonas Titas, Executive Director, Copperas Cove EDC

INFORMATION

1. Update on Capital Projects. Jonas Titas, Executive Director, Copperas Cove EDC
 - Spec Building
 - Economic Trends/Market Indicators
 - Multi-purpose Trail
-

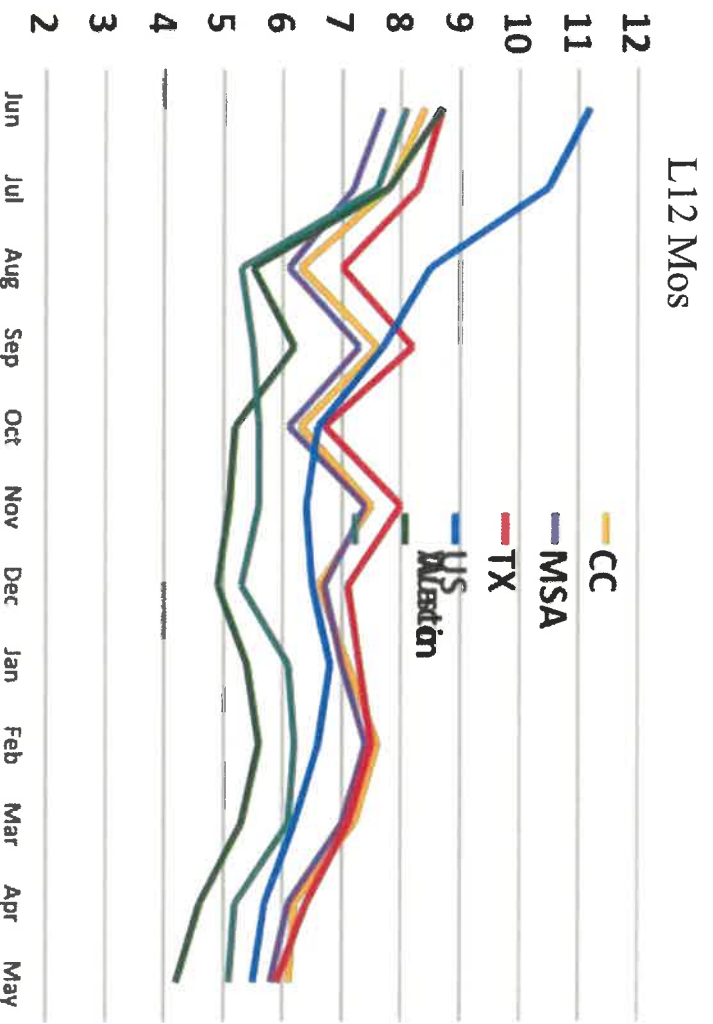
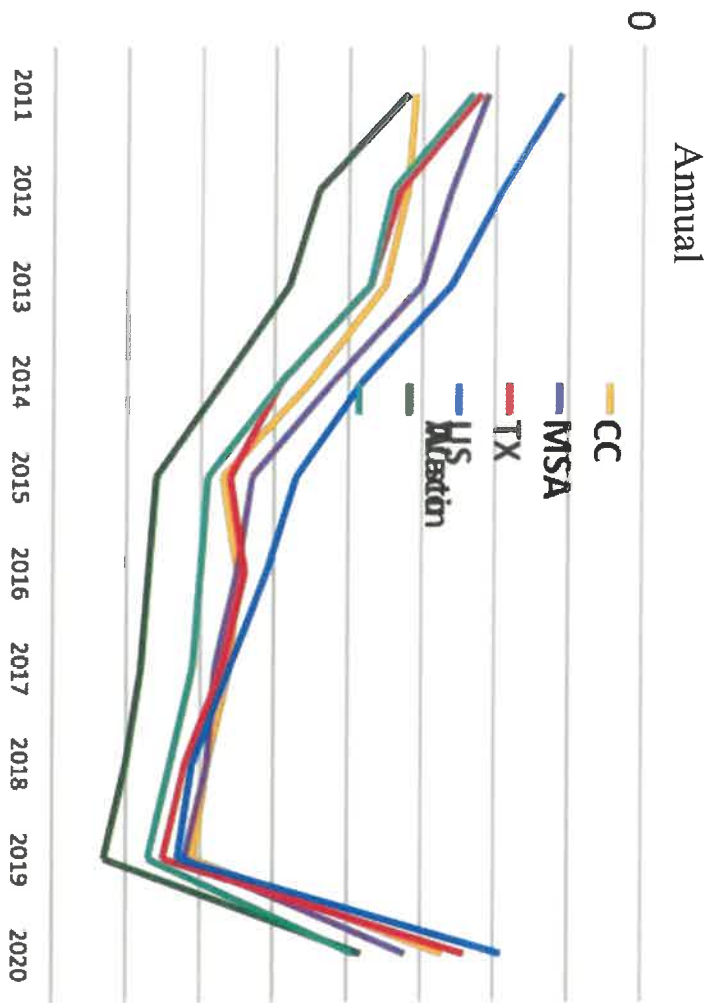


Copperas Cove EDC

Current Econ Trends – 6/23/2021

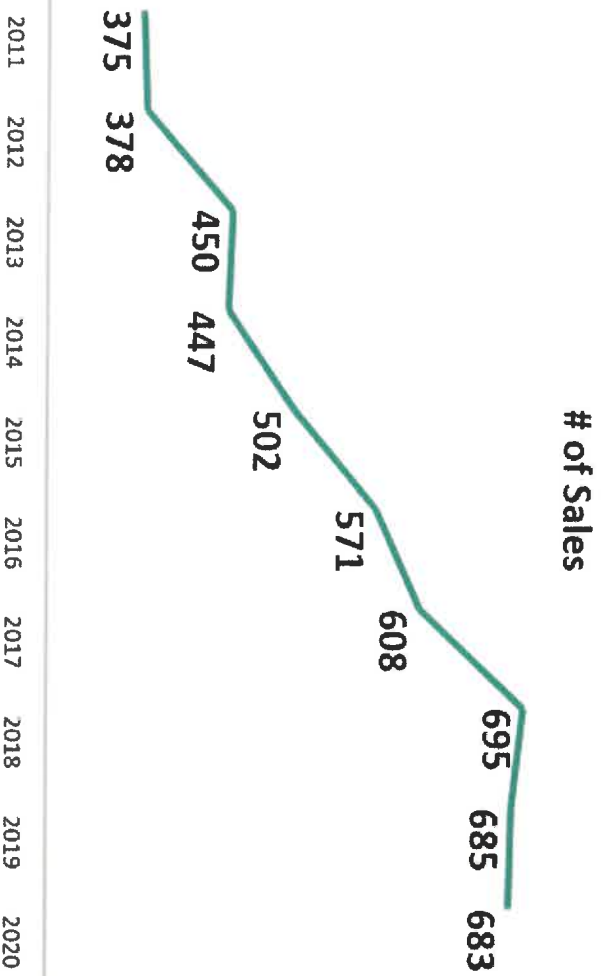


Unemployment

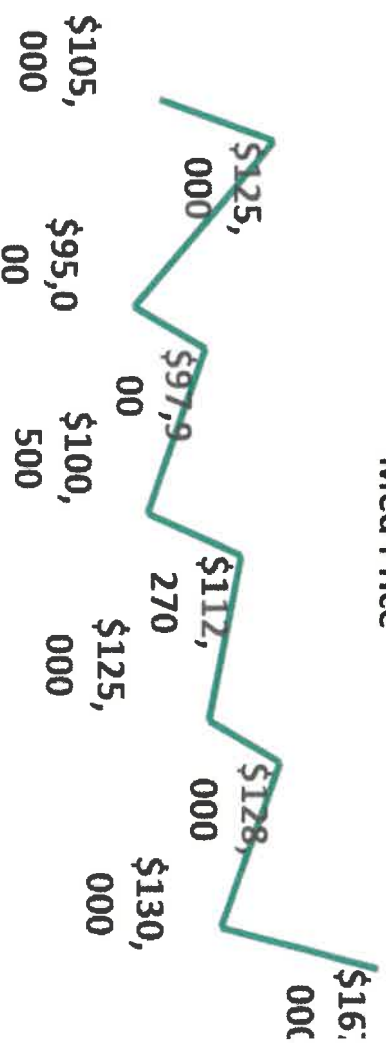


Home Sales

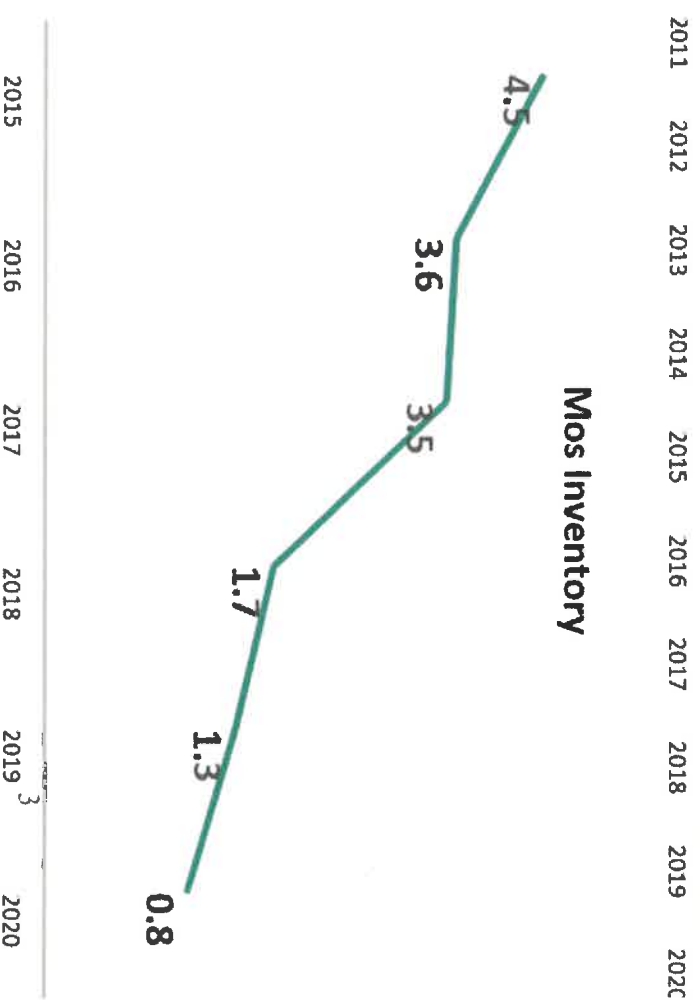
Annual



Med Price



Mos Inventory



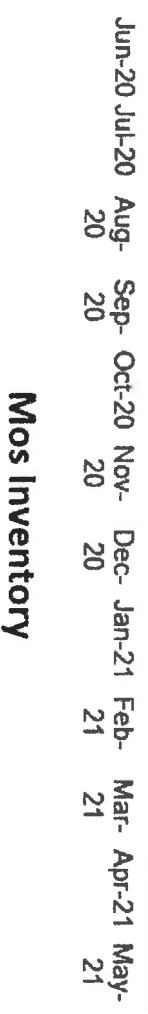
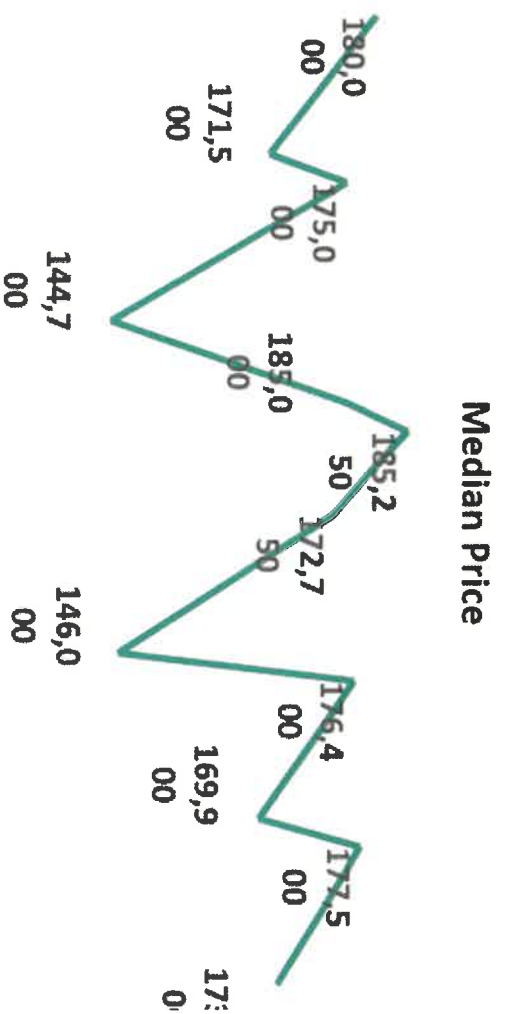
Home Sales

L12 Mos - YTD

Delta 19-5/21

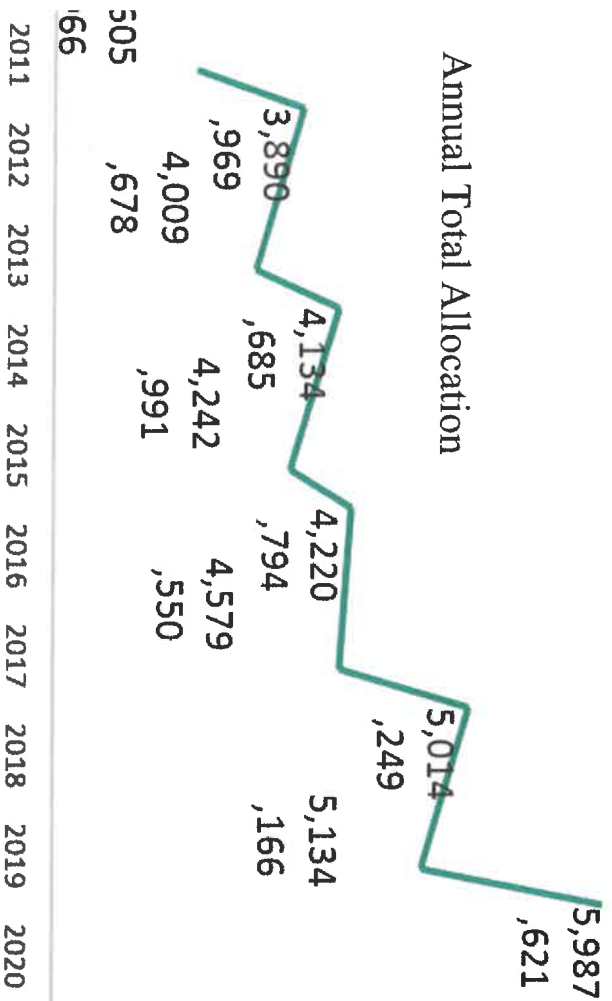
2019	2020	May-21	%	Real #
CC 130,000	167,000	173,000	33.1%	43,000

Killeen	140,000	158,000	189,000	35.0%	49,000
Temple	174,900	190,000	226,500	29.5%	51,600
Waco	185,000	195,000	235,000	27.0%	50,000
Belton	195,400	240,000	260,000	33.1%	64,600
H. Heights	215,000	225,000	263,000	22.3%	48,000
Hutto	230,000	251,332	354,000	53.9%	124,000
Georgetown	269,000	290,000	375,000	39.4%	106,000
Pflugerville	259,000	285,000	405,735	56.7%	146,735
Leander	288,000	315,000	462,500	60.6%	174,500
Cedar Park	323,000	352,000	530,000	64.1%	207,000
Austin	378,000	424,900	565,000	49.5%	187,000



Jun-20 Jul-20 Aug-20 Sep-20 Oct-20 Nov-20 Dec-20 Jan-21 Feb-21 Mar-21 Apr-21 May-21

Sales Tax



	<u>Annual</u>	<u>YTD</u>
Pflugerville	17.9	33.2
Hutto	27.6	30.3
Georgetown	14.9	28.3
Leander	28.5	26.6
Harker Heights	9.5	25.4
Killeen	-0.4	22.7
Lampasas	14.4	22.2
Waco	1.2	19.5
Cedar Park	5.9	19.4
Belton	13.3	19.1
Temple	5.4	15.9
Gatesville	4.7	13.9
Copperas Cove	16.6	12.4
Austin	-1.3	5.7

	2020	2021
YTD	\$2,864,568.28	\$3,218,755.50
		12.4%