



NOTICE OF MEETING OF COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION

Notice is hereby given that a Regular Meeting of the Copperas Cove Economic Development Corporation will be held on January 22, 2025, at 12:00 p.m. in the Technology Center at 508 S. 2nd Street, Copperas Cove, Texas 76522 at which time the following agenda will be discussed.

A. CALL TO ORDER

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. ANNOUNCEMENTS

- The regular meeting on February 26th will begin at 11:45 a.m. due to renovations of the council chambers

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 a 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 December 11, 2024. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**

G. PUBLIC HEARINGS

H. ACTION ITEMS

1. Consideration and action on approving the Profit and Loss Report for October 2024. **Fred Welch, Executive Director, Copperas Cove EDC.**
2. Discussion and direction regarding the strategic plan for the Copperas Cove EDC. **Fred Welch, Executive Director, Copperas Cove EDC**

3. Consideration and action on approving the plan of work for FY 2024-2025. **Fred Welch, Executive Director, Copperas Cove EDC.**

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

1. Presentation given by the Bell County Commissioners Court, regarding a Regional Habitat Conservation Plan (HCP).
2. Executive Director's Report. **Fred Welch, Executive Director, Copperas Cove EDC.**
3. Senior Director, BRE Report. **Sean Stevens, Senior Director BRE, Copperas Cove EDC.**
4. Marketing Director's Report. **Sheena Tanner, Marketing Director, Copperas Cove EDC.**
5. Workforce Development Specialist's Report. **Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.**
6. Special Projects Coordinator's Report. **Anne Seneca, Special Projects Coordinator, Copperas Cove EDC.**

J. ITEMS FOR FUTURE AGENDAS

K. EXECUTIVE SESSION

The Board of Directors may convene into Executive Session on any matter related to any of the above agenda items, as allowed under Chapter 551, Texas Government Code.

1. Pursuant to section 551.072, Texas Government Code - Deliberation Regarding Real Property, the Economic Development Corporation Board will go into executive session to discuss Item K.

L. RECONVENE INTO AN OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ANY ITEM POSTED AND LEGALLY DISCUSSED IN THE 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 p.m. on January 17th, 2025.**

Brittany Sanders, Workforce Development Specialist
Copperas Cove EDC

Economic Development Corporation

F.1.

Meeting Date: January 22, 2025

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

Subject:

Consideration and action on approval of minutes for the Regular Meeting held on December 11, 2024.

Brittany Sanders, Workforce Development Specialist, Copperas Cove EDC.

Attachments:

Regular Meeting Minutes – December 11, 2024.



COPPERAS COVE ECONOMIC DEVELOPMENT CORPORATION
Meeting Minutes for December 11, 2024

A. CALL TO ORDER

Chairman Bradi Diaz called the Regular Meeting of the Copperas Cove Economic Development Corporation to order at 12:00 p.m.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Executive Director Fred Welch led the Invocation and the Pledge of Allegiance.

C. ROLL CALL

Roll call led by Anne Seneca, Special Projects Coordinator.

<i>Present: Bradi Diaz, Chairman</i>	<i>Fred Welch, Executive Director</i>
<i>JC Stubbs, Vice Chairman</i>	<i>Sean Stevens, Senior Director, BRE</i>
<i>David McPhail, Treasurer</i>	<i>Sheena Tanner, Marketing Director</i>
<i>Fred Chavez, Council Liaison</i>	<i>Anne Seneca, Special Projects Coordinator</i>
<i>Anthony Martinez, Director</i>	<i>Isaac Almeida, Intern</i>
	<i>Barbara Boulware-Wells, Legal Counsel</i>

<i>Absent: Ted Gonzalez, Secretary</i>	<i>Brittany Sanders, Workforce Development Specialist</i>
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D. ANNOUNCEMENTS

E. CITIZENS FORUM

At this time, citizens will be allowed matters 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.

None

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 a separate discussion of this item. 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 Meeting held on November 13, 2024. **Brittany Sanders, Workforce Development Specialist.**

Vice Chairman JC Stubbs made a motion to approve Agenda Item F1. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried.

G. PUBLIC HEARINGS

None

H. ACTION ITEM

1. Consideration and action on approving the Profit and Loss report for September 2024. **Fred Welch, Executive Director, Copperas Cove EDC.**

Vice Chairman JC Stubbs made a motion to approve Agenda Item H1. Director Anthony Martinez seconded the motion, and with a unanimous vote, the motion carried.

2. Consideration and action on approving Resolution #EDC 2025-01 accepting the Quarterly Investment Report as presented for the quarter ending September 30, 2024, per the Investment Policy. **Fred Welch, Executive Director, Copperas Cove EDC**

Treasurer David McPhail made a motion to approve Agenda Item H2. Vice Chairman JC Stubbs seconded the motion and with a unanimous vote, the motion carried.

3. Consideration and action on approving Resolution #EDC 2025-02, adopting the Investment Policy of the Copperas Cove Economic Development Corporation. **Fred Welch, Executive Director, Copperas Cove EDC.**

Vice Chairman JC Stubbs made a motion to approve Agenda Item H3. Treasurer David McPhail seconded the motion and with a unanimous vote, the motion carried.

4. Discussion and direction regarding amending the City of Copperas Cove Ordinance to restrict certain uses in the Primary Corridor Overlay District. **Sean Stevens, Senior Director BRE, Copperas Cove EDC.**

Sean Stevens, Senior Director, BRE opened the discussion and provided directions on amending the City of Copperas Cove Ordinance to restrict certain uses in the Primary Corridor Overlay District. The ordinance would restrict mini storage facilities, recreational vehicle (RV) storage facilities, trailer storage facilities, wind turbines, and solar farms located in the Primary Corridor Overlay District. On November 12, 2024, EDC Staff met with the Development Review Committee (DRC) to discuss this amendment. The EDC Board advised EDC staff to move forward with amending the City of Copperas Cove ordinance to restrict certain uses in the Primary Corridor Overlay District.

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

1. Executive Director Fred Welch gave an update on the following topics listed below:
 - *Current and open EDC projects.*
 - *EDA Grant.*
 - *Rail Study Grant.*
 - *DCIP Grant.*
 - *Fort Cavazos Rail Project Data Collection Phase and meetings next year.*
 - *Marketing Events.*
2. Senior Director, BRE Sean Stevens gave an update on the following topics listed below:
 - *Strategic Plan Draft and Public Feedback.*
 - *Upcoming Restaurant Roundtable on January 13, 2025.*
 - *EDC efforts to establish a CenTex Texas Restaurant Association (TRA) Chapter.*
 - *Cove EDC's anticipated Participation in the Governors Small Business Summit.*
 - *SizeUp marketing campaign and launch.*
 - *Completion of Masters (MBA) Program from Grand Canyon University (GCU).*
 - *Upcoming travel to Dallas and Miami.*
3. Marketing Director Sheena Tanner gave an update on the following topics listed below:
 - *Surge in EDC website traffic due to the Killeen Daily Herald (KDH) coverage on the EDC's strategic plan.*
 - *Facebook audience growth.*
 - *LinkedIn Growth Maintained.*
 - *Top 4 most effective posts for November 2024.*
 - *Current Workforce, quality of life, Small Business and Economic Development campaigns.*
 - *Film and Digital Media Friendly Projects.*
 - *Designing of retail banner for International Council of Shopping Centers (ICSC).*
 - *Recent news coverage on EDC Strategic Plan and Small Business Saturday.*
4. Senior Director, BRE, Sean Stevens gave the report on behalf of Workforce Development Specialist Brittany Sanders on the following topics listed below:
 - *Upcoming Mini Career Fair February 2025*
 - *December 3rd meeting with Come and Take it Skilled Trades Training to discuss a partnership for the upcoming career fair in February.*
 - *December 9th meeting with the Texas Veterans Commission and Workforce Solutions of Central Texas to plan a Skilled Trades Mini Career Fair in February.*
 - *Upcoming career fair on January 28th.*
 - *Upcoming Resume Workshop with the Texas Veterans Commission during the 3rd week of January.*
5. Special Projects Coordinator Anne Seneca gave an update on the following topics listed below:
 - *Downtown Copperas Cove Special Event Procedures and Guidelines booklet.*
 - *Assisted two small businesses on assessing holiday price points.*
 - *Governors' Small Business Summit application.*
 - *EDC training in Waco.*

J. ITEM FOR FUTURE AGENDAS.

Presentation from Bell County head, Judge Blackburn.

K. EXECUTIVE SESSION CONVENED.

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

No action was taken

M. ADJOURN

Chairman Bradi Diaz adjourned the meeting at 12:41 p.m.

ATTEST:

Brittany Sanders, Workforce Development Specialist

Ted Gonzalez, Secretary of the Board

Economic Development Corporation

H.1.

Meeting Date: January 22, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Profit and Loss report for the month of October 2024. **Fred Welch, Executive Director, Copperas Cove EDC**

Description/Information:

The Profit and Loss report for October 2024, has been prepared by 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 attached.

Action/Recommendation:

EDC staff recommends the Board of Directors approve the Profit and Loss report for October 2024, as presented by Fred Welch.

Attachments:

October 2024, Financials:

Profit and Loss
Profit and Loss Budget Performance
Cadence Bank Reconciliation
Tex Pool Reconciliation

Balance Sheet
As of October 31, 2024
Oct 31, 24

ASSETS

Current Assets

Checking/Savings

Cash- Cadence Bank	595,898.71
TEXPOOL ACCOUNT	6,334,668.78

Total Checking/Savings	6,930,567.49
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Other Current Assets

70-0501 · Deferred Outflows - Pension	158,915.00
80-0501 · Deferred Outflows - OPEB SDBF	3,374.00
81-0501 · Deferred Outflows - OPEB RHP	2,593.00
Sales Tax Receivable	208,616.00

Total Other Current Assets	373,498.00
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Total Current Assets	7,304,065.49
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Fixed Assets

Land

63.95 Acres	349,902.10
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Total Land	349,902.10
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Equipment	92,942.38
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17000 · Accumulated Depreciation	-70,560.00
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Total Fixed Assets	372,284.48
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TOTAL ASSETS	7,676,349.97
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LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Accrued Wages	14,159.97
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05-0805 · Vacation Payable (Comp Abs)	12,828.66
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Accrued Interest	3,004.95
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A/P

TIB Card 0653	14,502.81
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Other Accrued Expenses	1,991.54
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Total A/P	16,494.35
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FICA Payable	3,270.26
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United Way Payable	2.00
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Benefits Payable

Insurance	5,811.38
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Total Benefits Payable	5,811.38
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Total Other Current Liabilities	55,571.57
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Total Current Liabilities	55,571.57
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Long Term Liabilities

80-0502 · Deferred Inflows - OPEB SDBF	8,993.00
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81-0502 · Deferred Inflows - OPEB RHP	8,442.00
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05-0802 · Net OPEB Obligation - RHP	9,263.00
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05-0803 · Net OPEB Liability - SDBF	21,474.00
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05-0804 · Net Pension Liability	290,931.00
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Copperas Cove Economic Development Corporation

Balance Sheet As of October 31, 2024

	<u>Oct 31, 24</u>
Bonds Payable	925,000.00
Total Long Term Liabilities	<u>1,264,103.00</u>
Total Liabilities	1,319,674.57
Equity	-
FUND BALANCE - Net Cap Aassets	2,507,629.12
FUND BALANCE - Unrestricted	6,715,032.62
Retained Earnings	-2,907,185.84
Net Income	<u>41,199.50</u>
Total Equity	<u>6,356,675.40</u>
TOTAL LIABILITIES & EQUITY	<u><u>7,676,349.97</u></u>

Copperas Cove Economic Development Corporation

Profit & Loss

October 2024

Oct 24

Ordinary Income/Expense

Income

Revenues

Sales Tax Income 101,521.26

Interest Income 27,910.56

Total Revenues 129,431.82

Total Income 129,431.82

Expense

EXPENDITURES

EDC ADMINISTRATION

PERSONNEL

00-1150 · Phone Reimbursement 400.00

00-1100 · Car Allowance 500.00

00-1000 · Staff Salary 33,266.08

00-1200 · Longevity 25.84

00-1500 · FICA Tax 2,146.28

00-1600 · Employee Insurance 2,726.62

00-1800 · Retirement 4,406.71

00-1901 · Other Personnel Expenses 248.99

Total PERSONNEL 43,720.52

SUPPLIES AND MATERIALS

00-2030 · Office Supplies 715.29

00-2200 · Postage/Shipping 73.00

Total SUPPLIES AND MATERIALS 788.29

REPAIRS AND MAINTENANCE

00-4100 · Repairs & Maint. - Bldg 903.80

00-4200 · Repairs & Maint. - Facility 160.00

00-4400 · Repairs & Maint. - Equipment 200.00

Total REPAIRS AND MAINTENANCE 1,263.80

CONTRACTUAL SERVICES

00-6012 · Consulting Fees (Legal) 542.50

00-6200 · Communication 778.16

00-6300 · Rental of Equip / Copier Lease 289.99

00-6350 · Rental of Property 2,702.49

00-6400 · Dues and Subscriptions 1,749.45

00-6600 · Professional Development 4,027.95

00-6800 · Professional Services 700.00

00-6900 · Utilities 749.04

Total CONTRACTUAL SERVICES 11,539.58

DESIGNATED EXPENSES

00-7000 · Insurance Expense 585.50

00-1998 · Board Related Expenses 85.64

00-1999 · Public Relations 97.59

Total DESIGNATED EXPENSES 768.73

Total EDC ADMINISTRATION 58,080.92

Copperas Cove Economic Development Corporation

Profit & Loss

October 2024

Oct 24

	<u>Oct 24</u>
DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	2,402.46
Total DEBT SERVICES	<u>2,402.46</u>
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	400.00
90-6610 · Business Attraction	7,490.40
90-6800 · Professional Services	16,666.67
Total CONTRACTUAL SERVICES	<u>24,557.07</u>
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	3,120.49
90-9104 · Travel	71.38
Total 90-9100 · BUSINESS RETENTION	<u>3,191.87</u>
Total EDC NON-DEPARTMENTAL	<u>27,748.94</u>
Total EXPENDITURES	<u>88,232.32</u>
Total Expense	<u>88,232.32</u>
Net Ordinary Income	<u>41,199.50</u>
Net Income	<u><u>41,199.50</u></u>

11:17 AM

11/12/24

Copperas Cove Economic Development Corporation

Reconciliation Summary

Cash- Cadence Bank, Period Ending 10/31/2024

	<u>Oct 31, 24</u>
Beginning Balance	708,852.51
Cleared Transactions	
Checks and Payments - 47 items	-141,563.35
Deposits and Credits - 2 items	103,108.86
Total Cleared Transactions	<u>-38,454.49</u>
Cleared Balance	<u><u>670,398.02</u></u>
Uncleared Transactions	
Checks and Payments - 11 items	-74,499.31
Total Uncleared Transactions	<u>-74,499.31</u>
Register Balance as of 10/31/2024	<u><u>595,898.71</u></u>
New Transactions	
Checks and Payments - 11 items	-16,366.89
Total New Transactions	<u>-16,366.89</u>
Ending Balance	<u><u>579,531.82</u></u>

9:59 AM
11/12/24

Copperas Cove Economic Development Corporation
Reconciliation Detail
TEXPOOL ACCOUNT, Period Ending 10/31/2024

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Name</u>	<u>Clr</u>	<u>Amount</u>	<u>Balance</u>
Beginning Balance						6,308,345.82
Cleared Transactions						
Deposits and Credits - 1 item						
General Journal	10/31/2024	103		X	26,322.96	26,322.96
Total Deposits and Credits					26,322.96	26,322.96
Total Cleared Transactions					26,322.96	26,322.96
Cleared Balance					26,322.96	6,334,668.78
Register Balance as of 10/31/2024					26,322.96	6,334,668.78
Ending Balance					26,322.96	6,334,668.78

Copperas Cove Economic Development Corporation

Balance Sheet

As of November 30, 2024

Nov 30, 24

ASSETS

Current Assets

Checking/Savings

Cash- Cadence Bank 642,813.91

TEXPOOL ACCOUNT 6,359,297.08

Total Checking/Savings 7,002,110.99

Other Current Assets

70-0501 · Deferred Outflows - Pension 158,915.00

80-0501 · Deferred Outflows - OPEB SDBF 3,374.00

81-0501 · Deferred Outflows - OPEB RHP 2,593.00

Sales Tax Receivable 208,616.00

Total Other Current Assets 373,498.00

Total Current Assets 7,375,608.99

Fixed Assets

Land

63.95 Acres 349,902.10

Total Land 349,902.10

Equipment 92,942.38

17000 · Accumulated Depreciation -70,560.00

Total Fixed Assets 372,284.48

TOTAL ASSETS 7,747,893.47

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

Accrued Wages 16,885.93

05-0805 · Vacation Payable (Comp Abs) 12,828.66

Accrued Interest 5,407.41

A/P

TIB Card 0653 3,261.03

Other Accrued Expenses 1,817.95

Total A/P 5,078.98

FUTA Payable 4.23

SUTA Payable 1.76

United Way Payable 2.00

Benefits Payable

Insurance 5,714.18

Total Benefits Payable 5,714.18

Total Other Current Liabilities 45,923.15

Total Current Liabilities 45,923.15

Long Term Liabilities

80-0502 · Deferred Inflows - OPEB SDBF 8,993.00

81-0502 · Deferred Inflows - OPEB RHP 8,442.00

05-0802 · Net OPEB Obligation - RHP 9,263.00

05-0803 · Net OPEB Liability - SDBF 21,474.00

Copperas Cove Economic Development Corporation

Balance Sheet

As of November 30, 2024

Nov 30, 24

05-0804 - Net Pension Liability	290,931.00
Bonds Payable	925,000.00
Total Long Term Liabilities	1,264,103.00
Total Liabilities	1,310,026.15
Equity	
FUND BALANCE - Net Cap Aassets	2,507,629.12
FUND BALANCE - Unrestricted	6,715,032.62
Retained Earnings	-2,907,185.84
Net Income	122,391.42
Total Equity	6,437,867.32
TOTAL LIABILITIES & EQUITY	7,747,893.47

Copperas Cove Economic Development Corporation

Profit & Loss

November 2024

Nov 24

Ordinary Income/Expense

Income

Revenues

Sales Tax Income

112,957.57

Interest Income

26,085.51

Total Revenues

139,043.08

Total Income

139,043.08

Expense

EXPENDITURES

EDC ADMINISTRATION

PERSONNEL

00-1150 · Phone Reimbursement

400.00

00-1100 · Car Allowance

500.00

00-1000 · Staff Salary

33,429.36

00-1200 · Longevity

25.84

00-1500 · FICA Tax

2,206.21

00-1600 · Employee Insurance

2,726.62

00-1800 · Retirement

4,406.71

00-1901 · Other Personnel Expenses

1,267.96

Total PERSONNEL

44,962.70

SUPPLIES AND MATERIALS

00-2030 · Office Supplies

384.01

00-2200 · Postage/Shipping

0.00

00-2820 · Furniture and Fixtures

208.98

Total SUPPLIES AND MATERIALS

592.99

REPAIRS AND MAINTENANCE

00-4100 · Repairs & Maint. - Bldg

788.79

00-4200 · Repairs & Maint. - Facility

80.00

00-4400 · Repairs & Maint. - Equipment

480.00

Total REPAIRS AND MAINTENANCE

1,348.79

CONTRACTUAL SERVICES

00-6100 · Advertising

0.00

00-6200 · Communication

254.03

00-6300 · Rental of Equip / Copier Lease

289.99

00-6350 · Rental of Property

2,702.49

00-6400 · Dues and Subscriptions

3,316.99

00-6600 · Professional Development

198.73

00-6800 · Professional Services

700.00

00-6900 · Utilities

575.45

Total CONTRACTUAL SERVICES

8,037.68

DESIGNATED EXPENSES

00-1998 · Board Related Expenses

118.51

00-1999 · Public Relations

401.61

Total DESIGNATED EXPENSES

520.12

Total EDC ADMINISTRATION

55,462.28

Copperas Cove Economic Development Corporation

Profit & Loss

November 2024

Nov 24

DEBT SERVICES	
10-9326 · 2012 Sales Tax Bond Note Int	2,402.46
Total DEBT SERVICES	<u>2,402.46</u>
EDC NON-DEPARTMENTAL	
CONTRACTUAL SERVICES	
90-6550 · Contract Labor	400.00
90-6610 · Business Attraction	98.33
Total CONTRACTUAL SERVICES	<u>498.33</u>
90-9100 · BUSINESS RETENTION	
90-9103 · Retention	-756.14
90-9104 · Travel	244.23
Total 90-9100 · BUSINESS RETENTION	<u>-511.91</u>
Total EDC NON-DEPARTMENTAL	<u>-13.58</u>
Total EXPENDITURES	<u>57,851.16</u>
Total Expense	<u>57,851.16</u>
Net Ordinary Income	<u>81,191.92</u>
Net Income	<u><u>81,191.92</u></u>

9:06 AM
12/04/24

Copperas Cove Economic Development Corporation
Reconciliation Summary
Cash- Cadence Bank, Period Ending 11/30/2024

	<u>Nov 30, 24</u>
Beginning Balance	670,398.02
Cleared Transactions	
Checks and Payments - 43 items	-140,696.10
Deposits and Credits - 5 items	115,846.99
Total Cleared Transactions	<u>-24,849.11</u>
Cleared Balance	<u><u>645,548.91</u></u>
Uncleared Transactions	
Checks and Payments - 6 items	<u>-2,735.00</u>
Total Uncleared Transactions	<u>-2,735.00</u>
Register Balance as of 11/30/2024	<u><u>642,813.91</u></u>
New Transactions	
Checks and Payments - 14 items	<u>-24,258.38</u>
Total New Transactions	<u>-24,258.38</u>
Ending Balance	<u><u>618,555.53</u></u>

8:25 AM

12/04/24

Copperas Cove Economic Development Corporation

Reconciliation Detail

TEXPOOL ACCOUNT, Period Ending 11/30/2024

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						6,334,668.78
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	11/28/2024			X	24,628.30	24,628.30
Total Deposits and Credits					24,628.30	24,628.30
Total Cleared Transactions					24,628.30	24,628.30
Cleared Balance					24,628.30	6,359,297.08
Register Balance as of 11/30/2024					24,628.30	6,359,297.08
Ending Balance					24,628.30	6,359,297.08

Meeting Date: January 22, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Discussion and direction on identifying economic development strategies. **Fred Welch, Executive Director, Copperas Cove EDC.**

Description/Information:

The Missions and Goals of the Copperas Cove Economic Development Corporation have not been updated for several years. A planning session/retreat was discussed in 2015, shortly before the previous Director resigned. Due to the absence of a permanent Director at the time and the transition of the Economic Development Department, it was determined to delay any retreat or planning session to set goals of the CCEDC until a permanent Director was hired and the transition was completed.

In June 2019, The Copperas Cove EDC contracted Avalanche Consulting, a professional firm specializing in national strategic planning for economic development organizations.

This firm was selected to assist and facilitate in the strategic planning for the Copperas Cove EDC.

Topics to be discussed:

- Economic Development Overview
- Best Practices
- Mission Statement Development
- Target Discussion
- Open Discussion

In June 2024, The Copperas Cove EDC contracted TIP Strategies and held a joint meeting with the City of Copperas Cove to identify economic development strategies.

Copperas Cove EDC Staff along with the City Council identified the following economic strategies listed below:

- Small Business and Entrepreneurship
- Targeted Business Attraction
- Commercial Revitalization and Reuse
- Workforce Development
- Infrastructure Development and Housing

In November 2024, Fred Welch, Executive Director of the Copperas Cove EDC, introduced Jon Roberts, Alexis Angelo, and Erica Colston from TIP Strategies who presented the draft Strategic Plan to City Council. After the presentation and some discussion, Mr. Roberts stated that he and his staff would continue to work on the draft and would present a finalized plan to the City Council at a future meeting.

Financial Impact:

TBD

Action/Recommendation:

None at this time

Economic Development Corporation

H.3.

Meeting Date: January 22, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC

Subject:

Consideration and action on approving the Plan of Work for FY 2024-2025. **Fred Welch, Executive Director, Copperas Cove EDC.**

History/Information:

In June 2024, the Copperas Cove EDC staff, along with the City Council, identified the following economic strategies during a joint workshop meeting regarding the strategic plan for the EDC.

- Small Business and Entrepreneurship
- Targeted Business Attraction
- Commercial Revitalization and Reuse
- Workforce Development
- Infrastructure Development and Housing

The Plan of Work attached outlines how staff will work towards the short-term and long-term goals of the organization with objectives and metrics for performance.

Financial Impact:

TBD

Action/Recommendation:

EDC Staff recommends that the Board of Directors approve the Plan of Work for FY 2024-2025, as presented by Fred Welch

Attachments:

Proposed Plan of Work

Economic Development Corporation

I.1.

Meeting Date: January 22, 2025

Contact: Fred Welch Executive Director, Copperas Cove EDC.

UPDATE

1. Presentation given by the Bell County Commissioners' Court regarding a regional Habitat Conservation Plan (HCP)
-

Attachments:

Regional Habitat Conservation Plan (HCP) presentation

BELCOR RHCP

Presentation to the
Board of Directors of the
Copperas Cove
Economic Development
Corporation



December 11, 2024

BELCOR RHCP

Regional Habitat Conservation Plan for Bell and Coryell Counties (BELCOR RHCP)



Photo Credit: Bettina Arrigoni, Flickr



Photo Credit: Pete Pattavina, USFWS



Photo credit: William Warby, Wikipedia

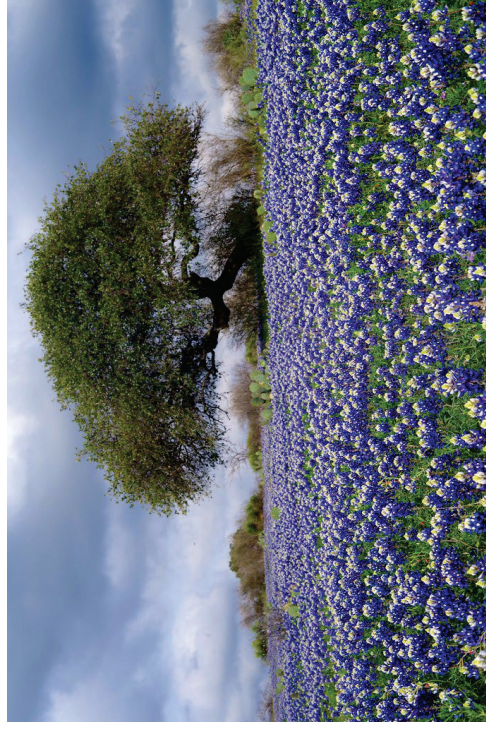


Photo credit: Adam Baker, In Defense of Plants

BELCOR RHCP Background

Endangered Spider Discovery Stops \$15 Million Texas Highway Construction Project

Underpass project delayed by spider

For now, highway officials have stopped construction of a Texas 151 underpass after an endangered spider was discovered in the area.



While biologists may be rejoicing over the recent discovery of a rare spider that was thought to be extinct, not everyone is elated — particularly commuters around San Antonio, Texas.

Workers found the Braken Bat Cave Meshweaver (Cicurina venii) spider, which hasn't been seen in three decades, in the middle of a \$15.1 million highway construction project in northwestern San Antonio. The eyeless arachnid is on the

endangered species list—since construction would disrupt the spider's natural habitat, the project has been halted for the foreseeable future.

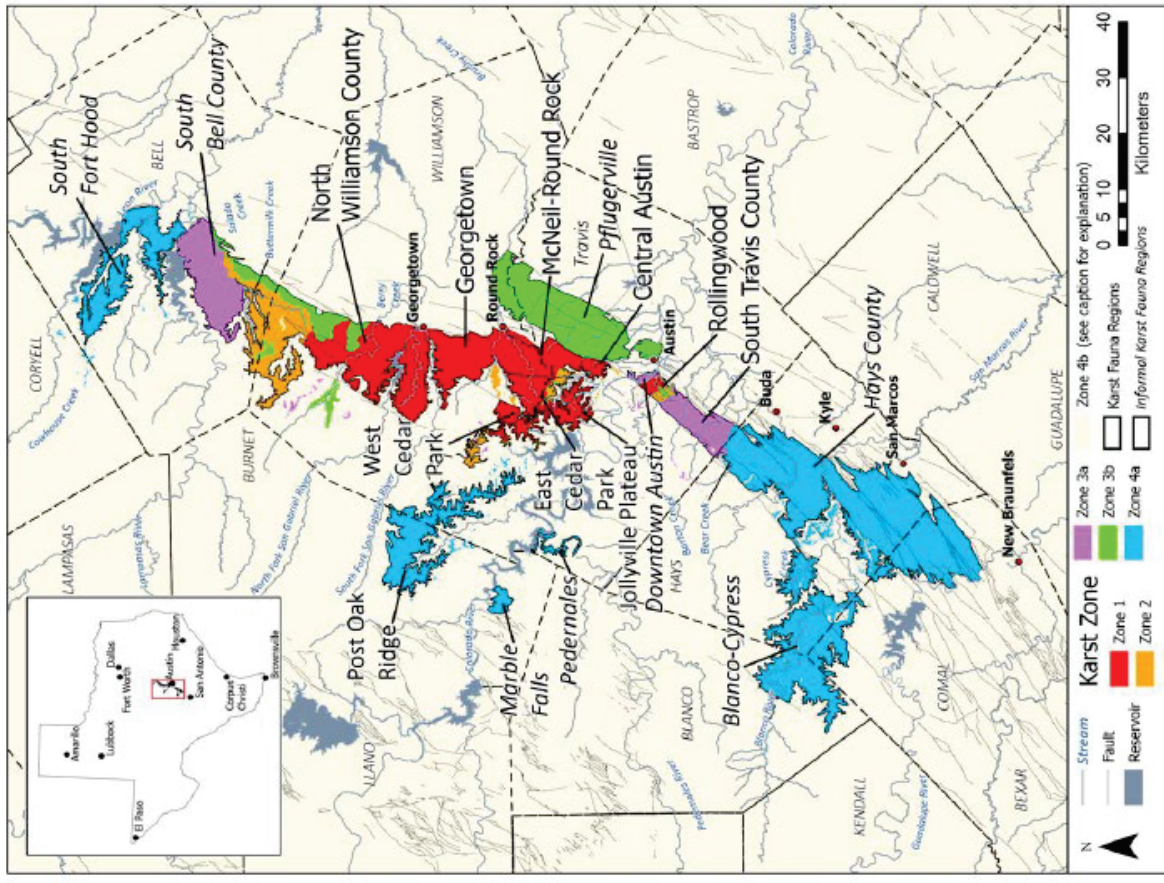
BELCOR RHCP Background

Why are We Here Today ?

On April 27, 2020, I received a phone call from US Fish & Wildlife Service advising me that “ Bell County is now a ‘county of interest’ ” as it related to Karst Fauna Regions

BELCOR RHCP Background

2021 KARST ZONE MAP



BELCOR RHCP Background

16 karst invertebrates listed as endangered in Central Texas .. 6 beetles, 9 spiders, and 1 scorpion.



Bat Cave Spider



Coffin Cave Mold Beetle



Bee Cave Harvestman Spider

So...

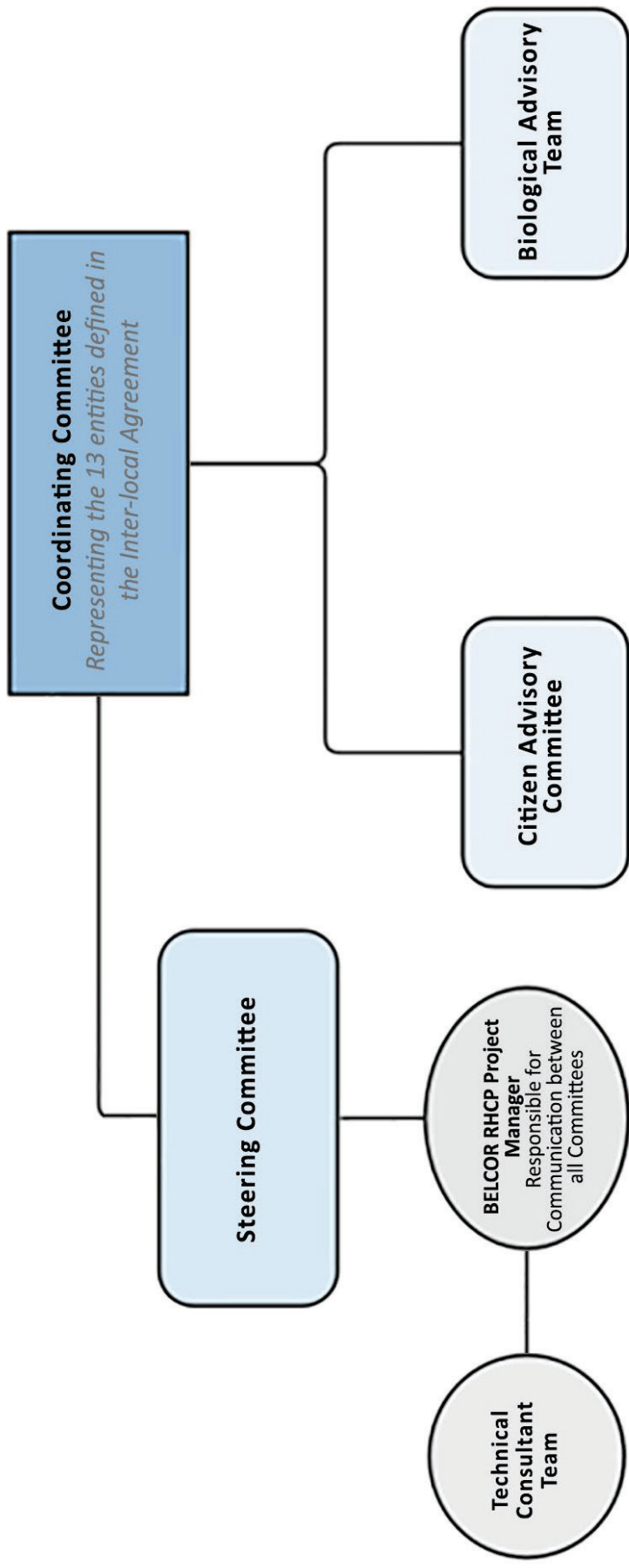
- It seems clear that the Endangered Species Act (and federal and state agencies) reach relating to environmental concerns continues to expand
- It also seems clear that it is not a question of if a listed or threatened species is going to be found in our community...simply a question of when
- Real question is how can we best prepare for and manage the balancing of protecting species and habitat with growth and development
- The best pathway seems to be to create a habitat conservation plan

BELCOR RHCP Background

- In 2020: Bell and Coryell Counties along with several other partners formed the Karst Coalition to collaborate on the development of a regional habitat conservation plan.
- The coalition became the BELCOR RHCP Partners
- In 2022: Bell County was awarded a \$1 Million federal grant to develop the BELCOR RHCP

BELCOR RHCP Partners (Plan Participants)		
Bell County	City of Killeen	City of Belton
Coryell County	City of Temple	City of Gatesville
Clearwater UWCD	City of Copperas Cove	Village of Salado
Brazos River Authority	City of Harker Heights	Middle Trinity GCD
		Killeen-Temple MPO

BELCOR RHCP Management Structure



Habitat Conservation Plans

Compliance with the Endangered Species Act (ESA)

- ESA provides protections for federally listed (threatened and endangered) species
- Cannot impact federally listed species without proper permit
- Incidental Take Permit (ITP) authorizes impacts to listed species incidental to otherwise lawful activities
- Development of habitat conservation plan (HCP) is required to obtain ITP
- Plans must be approved by U.S. Fish and Wildlife Service

"Take" means *"To harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect a species, or attempt to engage in any such conduct."*

Contents of Habitat Conservation Plans

- Identification of plan area, covered species, covered activities, and requested permit term
- Assessment of impacts to covered species from covered activities
- Biological goals and objectives for each species covered by the HCP
- Plan for monitoring compliance and effectiveness' and approach to adaptive management
- Conservation strategy that includes measures that minimize and mitigate impacts
- Funding plan

BELCOR RHCP Proposed Covered Species

Common Name	Current Federal ESA Status
Salado Salamander	Threatened
Golden-cheeked Warbler	Endangered
Coffin Cave Mold Beetle	Endangered
Tooth Cave Spider	Endangered
Bone Cave Harvestman	Endangered
Monarch butterfly	Candidate
Tricolored Bat	Proposed Endangered
Brazos Heelsplitter (mussel)	Not Listed
Texas Fawnsfoot (mussel)	Threatened
Balcones Spike (mussel)	Endangered



Photo credit: Steve Maslowski, USFWS

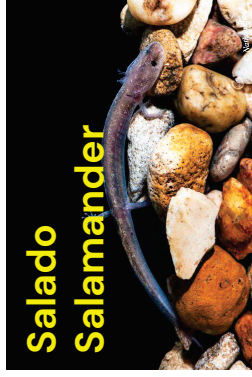


Photo credit: Nathan Bendik, Brazos River Authority



Photo credit: Garrett P. Weiberg/Naturalist



Photo credit: Schworthy Team, Schworthy

BELCOR RHCP Proposed Covered Activities

Covered activities: Otherwise lawful activities under the direct control of the plan participants

- **Development Activities**
 - Land use authorizations
 - Communication and public facilities with infrastructure construction
 - Transportation construction (new road, bridge, and road culvert installation)
 - Construction of new gas and electric lines
- **Public Facility and Infrastructure Maintenance Activities**
 - Vegetation management
 - Public facility and infrastructure maintenance
 - Road and bridge maintenance and replacement
 - Maintenance of gas and electric lines
- **Water Management Activities**
 - Construction, maintenance, and operation of surface and groundwater management facilities including reservoir maintenance
 - Water rights, groundwater pumping, and water/wastewater discharge (relevant rights and permits only)
 - Habitat restoration and enhancement

BELCOR RHCP Development Timeline

Phase	Milestone	Completion Date
1	Federal Grant Application	June 2022
	Operating Framework	May 2023
2	Stakeholder Involvement Plan	December 2023
	HCP Foundations Memo	December 2023
	Data Collection and Prelim Species Accounts	April 2024
3	Modeling and Research	December 2024
	Species Impact Assessment/Prelim "Take" Estimates	January 2025
	Preliminary Conservation Strategy and Monitoring Program	May 2025
	Preliminary Cost and Funding Analysis	Jun 2025
	Cost Review Period	July – September 2025
4	Preliminary Draft HCP	April 2026
	Public Draft HCP	July 2026
5	Revised Second Draft	November 2026
	Environmental Impact Statement	October 2027
6	HCP Permit Acquisition	October 2027

BELCOR RHCP Information and Materials

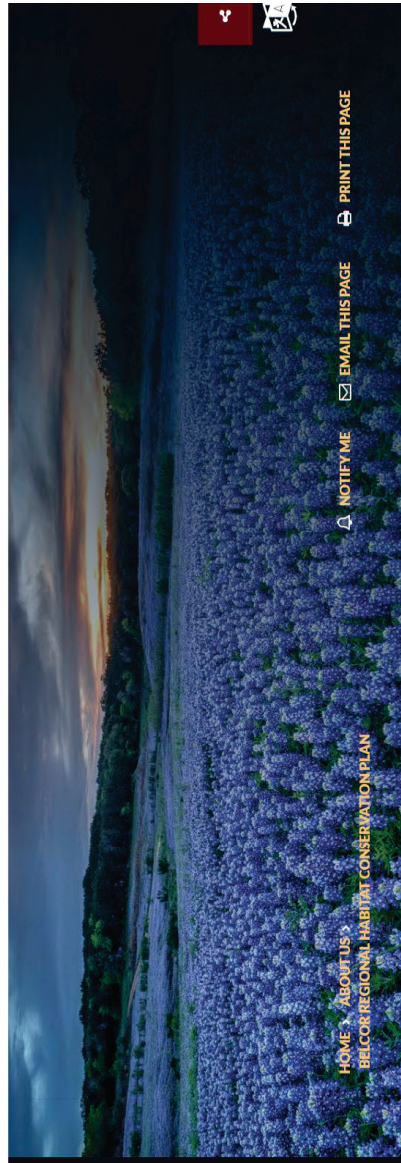
[Bell County, TX \(bellcountytx.com\)](http://bellcountytx.com)



Bell County & Coryell County - Regional Habitat Conservation Plan

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Regional Habitat Conservation Plan

We Want Your Feedback

Questions?

Input on how your organization would like to keep informed?

Upcoming meetings or events for keeping informed and sharing information?

Economic Development Corporation

I.2.

Meeting Date: January 22, 2025

Contact: Fred Welch, Executive Director, Copperas Cove EDC.

UPDATE

- 2. Executive Director Report. Fred Welch, Executive Director, Copperas Cove EDC.**
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Economic Development Corporation

I.3.

Meeting Date: January 22, 2025

Contact: Sean Stevens, Senior Director, BRE, Copperas Cove EDC.

UPDATE

- 3. Senior Director, BRE Report. Sean Stevens, Copperas Cove EDC.**
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Economic Development Corporation

I.4.

Meeting Date: January 22, 2025

Contact: Sheena Tanner, Marketing Director, Copperas Cove EDC.

UPDATE

4. Marketing Director's Report. Sheena Tanner, Copperas Cove EDC

Economic Development Corporation

I.5.

Meeting Date: January 22, 2025

Contact: Brittany Sanders, Workforce Specialist, Copperas Cove EDC.

UPDATE

- 5. Workforce Development Specialist's Report. Brittany Sanders, Copperas Cove EDC.**
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Economic Development Corporation

I.6.

Meeting Date: January 22, 2025

Contact: Anne Seneca, Special Projects Coordinator, Copperas Cove EDC.

UPDATE

- 6.** Special Projects Coordinator Report. Anne Seneca, Copperas Cove EDC.
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