

**LUBBOCK REESE REDEVELOPMENT AUTHORITY (LRRRA)
MEETING AGENDA OF THE BOARD OF DIRECTORS**

*Pursuant to the Executive Orders of Governor Abbott, and other authority provided by the Texas Attorney General, the Board of Directors will convene in-person and via video and/or teleconference.
You may join the meeting by video here: <https://us02web.zoom.us/j/2405318564> or dial in using this telephone number (346) 248-7799.*

Date: Wednesday, August 25, 2021

Time: 8:00 a.m.

Place: Reese Technology Center, LRRRA Board Room, 9801 Reese Blvd, Suite 200, Lubbock, TX 79416

AGENDA ITEMS	TAB	SPEAKER
Call the Meeting to Order		Joe Rapier
1. Citizen Comments - Any citizen wishing to appear before a regular meeting of the Lubbock Reese Redevelopment Authority Board of Directors, regarding any matter posted on the Board Agenda, shall complete the sign-up form provided at the meeting, no later than 7:45 a.m.	TAB 1	Joe Rapier
2. a. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.072, regarding certain matters concerning real property. Discussions regarding interest in the lease, sale, or value of buildings and property. b. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.074(a), Deliberations Regarding Personnel Matters: <ul style="list-style-type: none">• Executive Director• Manager of Business Development• Manager of Accounting• Manager of Operations• Operations Lead• Service Technician• Service Technician• Administrative Coordinator• Administrative Assistant• Board of Directors c. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.071, Consultation with Attorney.	TAB 2	John Tye Murvart Musa Don Provost Joe Rapier Murvart Musa Darrell Guthrie
3. Action Item – Consider the Minutes of the June 22, 2021, Board of Directors Meeting	TAB 3	Joe Rapier

4. Action Item – Consider Board Appointments/Reappointment for John Tye, George McMahan, and John Hamilton	TAB 4	Joe Rapier
5. Action Item – Consider Lease for Building 790 for Texas Tech University	TAB 5	Don Provost
6. Action Item – Award bid for new roof for Building 70 – Insurance claim	TAB 6	Chris Evans
7. Discussion Item – Preliminary FY2022 Operating, Fiber Optics, & Capital Budgets	TAB 7	Murvat Musa
8. Discussion Item – Financial Reports and Make Ready Cost Reporting	TAB 8	Sandy Hamilton
9. Discussion Item – Marketing Report	TAB 9	Lacy Elliott
10. Discussion Item – Reese Events & Activities	TAB 10	Murvat Musa
Adjourn the Meeting		Joe Rapier

Lubbock Reese Redevelopment Authority (LRRRA) will post this meeting agenda on its front doors and on its website at <http://www.reesetechnologycenter.com/agendas/> by 5:00 p.m., Friday, August 20, 2021.

by: 
Lacy Elliott, Administrative Coordinator

The LRRRA Board meetings are available to all persons regardless of disability. To notify the LRRRA of your attendance or if you require special assistance, please contact them at (806) 885-6592 or write Reese Technology Center, 9801 Reese Blvd., Suite 200, Lubbock, Texas 79416 at least 48 hours in advance of the meeting.

ITEM 1

Citizen Comments

ITEM 2

Executive Session

Information to be provided at
meeting
(if applicable)

Lubbock Reese Redevelopment Authority
Board Meeting Minutes

June 22, 2021

The Lubbock Reese Redevelopment Authority held a regular meeting at 8:00 a.m. Tuesday, June 22, 2021, at the Reese Technology Center, LRRRA Board Room, 9801 Reese Boulevard, Suite 200, Lubbock, TX 79416.

These are the minutes of the Board of Directors of the Lubbock Reese Redevelopment Authority, a State of Texas Political Subdivision.

<u>MEMBERS PRESENT:</u>	Joe Rapier	Todd McKee	Tim Pierce
	Dewayne Askins	Tim Collins	

<u>MEMBERS ABSENT:</u>	John Tye	Steve Verett
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OTHERS PRESENT:

Reese Staff: Murvat Musa-Executive Director, Don Provost-Manager of Business Development, Sandy Hamilton-Manager of Accounting, Chris Evans-Manager of Operations, Lacy Elliott-Administrative Coordinator, Cecilia Davila-Administrative Assistant, and Gloria Matheson-Intern

Legal Counsel: Darrell Guthrie, by video conference

Others: Mitchel Burt, KBR

Call the meeting to order.

Joe Rapier called the meeting to order at 8:02 a.m.

ITEM 1 **Citizen Comments** – Joe Rapier called for any citizen comments. There were none.

ITEM 2 **Hold an Executive Session.** Joe Rapier called the Executive Session to order at 8:03 a.m.

- a. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.072, regarding certain matters concerning real property. Discussions regarding interest in the lease, sale, or value of buildings and property.
- b. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.074(a), Deliberations Regarding Personnel Matters.

Executive Director
Manager of Business Development

Manager of Accounting
Manager of Operations
Operations Lead
Service Technician
Service Technician
Administrative Coordinator
Administrative Assistant
Board of Directors

- c. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.071, Consultation with Attorney.

No action was taken in the Executive Session.

Reconvene the Board of Directors Meeting

Joe Rapier adjourned the Executive Session at 9:44 a.m. and reconvened Open Session at 9:45 a.m.

- ITEM 3** **Consider the Minutes of the May 26, 2021, Board of Directors Meeting.**
Action Item – Todd McKee moved to approve the minutes and Dewayne Askins seconded. The minutes were approved 5-0.
- ITEM 4** **Consider Lease for Building 82, Royal Bengal Logistics, Inc. and North America Aerospace, LLC.** **Action Item** – Tim Pierce moved to approve the agreement. Todd McKee seconded, and the motion passed 5-0.
- ITEM 5** **Consider Lease for Building 1142, Building 74, and Laydown for Texas A&M Forest Service** **Action Item** – Tim Collins moved to approve the minutes and Dewayne Askins seconded, and the motion passed 4-0. Tim Pierce was not present for the vote.
- ITEM 6** **Consider Approval of Board Appointments/Reappointment.** **Action Item** – Deferred to the August 25 Board meeting.
- ITEM 7** **Preliminary FY2022 Operating, Fiber Optics & Capital Budgets.** **Discussion Item** - No action required. Murvat presented and discussed current and preliminary budgets.
- ITEM 8** **Financial Reports and Make Ready Cost Reporting.** **Discussion Item** - Sandy Hamilton presented financial reports.
- ITEM 9** **Marketing Report.** **Discussion Item** – No action required. Lacy Elliott presented the Texas ED Connection Mid-Year Progress Update.

ITEM 10 **Reese Events and Activities.** **Discussion Item** – No action required. Murvat Musa presented Reese activities and upcoming events to the Board.

Adjourn the meeting. Joe Rapier adjourned the meeting at 10:50 a.m.

Content of minutes agreed to and approved by:

Approved by _____
Joseph R. Rapier, President

ATTEST:

LRRRA Board Member

AGENDA ITEM 4

BOARD APPOINTMENTS/REAPPOINTMENT

There are three Board positions expiring on September 30, 2021: John Tye, Joe Rapier, and Dewayne Askins. John Tye is eligible to serve one additional four-year term and he has agreed to serve that term. Joe Rapier and Dewayne Askins are ineligible to serve any additional terms and therefore, they will be replaced with two new Board members. Those being considered for these positions are George McMahan and John Hamilton, who have agreed to serve on the LRR Board.



George McMahan, owner of George McMahan Development, a residential land development company, brings decades of development and business experience to LRR. His company has led the design and construction of several Lubbock subdivisions including Bacon Crest, Primrose Point, and The Estates at Vintage. George is an avid motorcycle enthusiast and is known for his civic and philanthropic leadership in Lubbock. George currently serves on the board of directors of the Texas Tech Foundation.

John Hamilton is the Executive Vice President of Engineering and Principal at Parkhill, an architectural and engineering firm, where he also serves on the board of directors. John gained most of his professional experience in aviation including master plans and design and construction of the firm's largest and most successful aviation projects. John is an advocate for his profession and community having previously served on many boards including past chairman of the board of directors for the Covenant Health System.



BOARD ACTION ITEM

**BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY
August 25, 2021**

Item to be Considered:

Consider John Tye for Board Reappointment and George McMahan and John Hamilton for Appointment

Previous Board Action:

- a. The LRRRA Board of Directors recommends appointment of members to fill vacancies as provided for in the LRRRA by-laws

Statement of Pertinent Facts:

- a. Article 3.02 of the Amended By-Laws of the Authority stipulates that there be seven (7) directors, each with experience in one of five (5) areas who may be appointed to serve two 4-year terms
- b. The second 4-year term for existing board members, Joe Rapier and Dewayne Askins, is expiring on September 30, 2021
- c. The first 4-year term of John Tye is expiring on September 30, 2021.
- d. The Board has met to discuss the reappointment of John Tye and the appointment of George McMahan and John Hamilton
- e. Final approval by Lubbock City Council is required for all three of these board positions

Advice, Opinions, Recommendations and Motion:

If the Board of Directors concurs, the following motion is in order:

“Resolved, that the Board of Directors of the Lubbock Reese Redevelopment Authority hereby approves the recommendation for Board Member Appointments/Reappointment, as submitted, on this 25th day of August 2021.”

Joseph R. Rapier, Board President

ATTEST:

LRRRA Board Member

**AGENDA ITEM 5
EXECUTIVE SUMMARY
TEXAS TECH UNIVERSITY
THE INSTITUTE OF ENVIRONMENTAL AND HUMAN HEALTH (TIEHH)
BUILDING 790**

The Lease Review Committee has reviewed and supports the following new lease.

Texas Tech University has been leasing building 790 since 2004 for use as lab and office for Drs. Kendall and Ramkumar. Their current lease expires September 30, 2021, therefore necessitating a new lease.

Lease Terms:

- This is a four-year lease with no renewal options.
- Rent will start at \$7.50 per square foot with \$.25 increases each year.

See attached Deal Sheet and Lease for more details.

Staff is requesting Board approval for this lease subject to final terms and negotiations with the Board President.

August 4, 2021

DEAL SHEET

Building 790

Texas Tech University, The Institute of Environmental and Human Health (TIEHH)

Subject to Board Approval

TENANT:

Texas Tech University (TTU)

The Institute of Environmental and Human Health (TIEHH)

BROKER:

None

FINANCIALS:

Texas Tech University, a state of Texas Institution of Higher Education, has been a co-property owner/customer since 1997.

PERMITTED USES:

TTU has leased Building 790 since 2004 for use as a lab and office. This is the building that Drs. Kendall and Ramkumar are located and where they conduct their research. This proposal is for a new lease as their current lease will expire September 30, 2021.

PREMISES:

Building 790, approximately 4,220 square feet

1234 Davis Drive

Lubbock, TX 79416

TYPE OF LEASE:

Modified Gross Lease.

PRIMARY TERM:

TTU is limited to four-year contracts without having to acquire Board of Regent approval, therefore, this lease is for four years with no renewal options.

RENEWAL OPTION:

None

TERMINATION OPTION:

TTU has the option to terminate the lease upon 90 days' notice if this program is discontinued for any reason. This is standard in every TTU lease.

BASE RENT

TTU is currently paying \$6.94 per square foot. Our proposal below comes after months of negotiations and brings them closer to market rates.

Initial Term Lease Years	Total Annual Base Rent per Square Foot	Total Monthly Base Rent	Total Annual Base Rent
Year 1 (October 1, 2021 – September 30, 2022)	\$7.50	\$2,637.50	\$31,650.00
Year 2 (October 1, 2022 – September 30, 2023)	\$7.75	\$2,725.42	\$32,705.00
Year 3 (October 1, 2023 – September 30, 2024)	\$8.00	\$2,813.33	\$33,760.00
Year 4 (October 1, 2024 – September 30, 2025)	\$8.25	\$2,901.25	\$34,815.00
Total Value of Lease			\$132,987.90
MBD Commission (3%)			\$3,987.90

COMMISSION TO MBD (SUBJECT TO ANNUAL LIMIT):

Since the MBD has reached his annual limit, he will not receive any commission for this deal.

SECURITY DEPOSIT:

None

MAKE-READY & EXPENSES:

None

UTILITIES:

Tenant shall pay for all utilities directly to the provider.

STANDARD SHORT TERM INDUSTRIAL LEASE

BETWEEN

**LUBBOCK REESE REDEVELOPMENT AUTHORITY, a Political
Subdivision of the State of Texas**

AS LANDLORD

AND

TEXAS TECH UNIVERSITY, a Texas Institution of Higher Education

AS TENANT

FOR PREMISES LOCATED AT

Reese Technology Building No. 790

1234 Davis Drive

Lubbock, Texas 79416

STANDARD INDUSTRIAL LEASE

This Standard Industrial Lease (the "Lease") is signed on the dates indicated below to be effective as of the _____ day of _____ 2021, by and between LUBBOCK REESE REDEVELOPMENT AUTHORITY, a political subdivision of the State of Texas (hereinafter referred to as "Landlord") and TEXAS TECH UNIVERSITY, a Texas Institution of Higher Education, (hereinafter referred to as "Tenant").

W I T N E S S E T H:

1. BASIC LEASE PROVISIONS

(a) Landlord: Lubbock Reese Redevelopment Authority, a political subdivision of the State of Texas, whose Federal Taxpayer Identification Number is 75-2713717.

(b) Landlord Address: 9801 Reese Blvd., Suite 200, Lubbock, TX 79416.

(c) Tenant: Texas Tech University, whose Federal Taxpayer Identification Number is 756002622.

(d) Tenant Address: Texas Tech University, Attn: Contract Management, P.O. Box 41094, Lubbock, TX 79409-1094

(e) Guarantors: Not applicable.

(f) Guarantors' Addresses: Not applicable.

(g) Project: means the land, together with the Premises (as defined below) and all other improvements constructed thereon, and all rights, privileges, easements, and appurtenances pertaining thereto, known as the Reese Technology Center Research Park and located in Lubbock County, Texas.

(h) Premises means that certain building ("Building") located at 1234 Davis Drive, Lubbock, Texas 79416, which is commonly known as Building #790, and identified as the on the site plan attached hereto as **Exhibit A** (the "Site Plan") and containing approximately 4,220 square feet of floor area.

(i) Initial Term: Four (4) Years.

(j) Extensions: Not applicable.

(k) Option to Extend Term: Not applicable.

(l) Delivery Date: October 1, 2021.

(m) Commencement Date: October 1, 2021.

(n) Termination Date: September 30, 2025.

(o) **Base Rent:** The parties further agree that the Base Rent set forth herein is what is commonly referred to as a "modified gross lease" and that Base Rent already includes, and Tenant shall not have to pay for Common Area Maintenance fees associated with the Premises, groundskeeping/mowing expenses, parking, Landlord's insurance, and any other charges incurred by Landlord with respect to the Premises, except as otherwise provided in this Lease. Said Base Rent does not include, and Tenant is solely responsible for any and all charges associated with utilities, dumpsters, telephone service, internet service, Tenant renovations, Premise's maintenance, or housekeeping services, except as otherwise provided in this Lease.

<u>Initial Term Lease Years</u>	<u>Total Annual Base Rent</u>	<u>Total Monthly Base Rent</u>	<u>Annual Base Rent Per Square Foot of Floor Area of the Premises</u>
Year 1 (October 1, 2021 – September 30, 2022)	\$7.50	\$2,637.50	\$31,650.00
Year 2 (October 1, 2022 – September 30, 2023)	\$7.75	\$2,725.42	\$32,705.00
Year 3 (October 1, 2023 – September 30, 2024)	\$8.00	\$2,813.33	\$33,760.00
Year 4 (October 1, 2024 – September 30, 2025)	\$8.25	\$2,901.25	\$34,815.00

(p) **Security Deposit:** Not Applicable.

(q) **Termination:** It is expressly agreed by Landlord, that Tenant shall have the option to terminate this Lease, at any time during the Term or any renewal period thereof, upon ninety (90) days prior written notice to Landlord at the address provided herein if Tenant's program is discontinued for any reason.

(r) **Early Termination Fee:** Tenant agrees to pay to Landlord upon termination an early termination fee equal to one month of the existing Base Rent, which shall be used by the Landlord in the event Tenant exercises its right to terminate the Lease as set forth in 1(q).

(s) **Permitted Use:** Tenant may use the Premises for the purpose of lab and office space for Texas Tech University's The Institute of Environmental and Human Health (hereinafter referred to as "TIEHH").

(t) **Landlord's Address for Payment of Rent:** Payment of Rent shall be made to Landlord by electronic funds transfer to Landlord's bank account at:

Plains Capital Bank
5010 University
Lubbock, TX 79413
Routing Number - 111322994
Account Number – (to be provided by Landlord in separate writing)
Deposits need to indicate: LUBBOCK REESE REDEVELOPMENT AUTHORITY

2. DEFINITIONS

(a) “Common Areas” means all facilities and areas of the Project that are intended and designated by Landlord from time to time for the common, general, and nonexclusive use of all tenants of the Project, including parking lots. Landlord has the exclusive control over and right to manage the Common Areas.

(b) “Injury” means (1) harm to or impairment or loss of property or its use, (2) harm to or death of a person, or (3) “personal and advertising injury” as defined in the form of liability insurance Tenant is required to maintain.

(c) “Landlord” means LUBBOCK REESE REDEVELOPMENT AUTHORITY, a political subdivision of the state of Texas.

(d) “Rent” means Base Rent plus any other amounts of money payable by Tenant to Landlord.

(e) “Tenant” means TEXAS TECH UNIVERSITY, a Texas institution of higher education.

3. RENT AND RENT INVOICES

(a) Rent. Tenant agrees to pay to Landlord the Base Rent set forth in Section 1(o), in advance, on the 1st day of each calendar month during the Term, without deduction or setoff, commencing on the Commencement Date (as defined in Section 1(m)).

(b) Rent Invoices. All invoices from Landlord to Tenant for any Rent due under this Lease will be sent to the address set forth in Section 1(d) or to such other address as Tenant may designate by notice to Landlord.

4. REAL ESTATE TAXES AND OTHER TAXES

Tenant is exempt from Texas Sales & Use Tax on goods and services in accordance with §151.309, Texas Tax Code, and Title 34 Texas Administrative Code (“TAC”) §3.322. Based upon these representations, Landlord understands that Tenant is a tax-exempt entity. Therefore, the following provisions of this Section 4 are applicable only if the tax-exempt status of Tenant is subsequently modified during the Term.

(a) Real Estate Taxes. Tenant will pay or cause to be paid to the appropriate governmental authorities, prior to delinquency, all Real Estate Taxes. “Real Estate Taxes” means all real property taxes and assessments that become due and payable during the Term and are assessed by the applicable taxing governmental authority against the Premises.

(b) Other Taxes. At the present time the Landlord and Tenant are not taxable entities, and are exempt from ad valorem taxes. However, if the Premises become taxable at some point in the future during the Term, then Tenant agrees that in addition to the Rent due hereunder, the to the fullest extent permitted by Texas law, then the follow provisions shall apply: Tenant shall

during the Term be responsible for payment, prior to delinquency, of all taxes assessed against and levied upon the trade fixtures, furnishings, equipment and all other personal property of Tenant contained in the Premises. In addition, Tenant shall during the Term pay to Landlord monthly with the payment of Base Rent all sales or rental taxes assessed by any governmental authority against the Rent payable by Tenant hereunder.

5. TENANT COVENANTS

(a) Tenant Agrees to –

(1) Lease the Premises for the entire Term beginning on the Delivery Date and ending on the Termination Date.

(2) Accept the Premises in their present condition “AS IS, WHERE IS CONDITION,” the Premises being currently suitable for the Permitted Use.

(3) Obey and have the obligation to see that its agents, contractors, employees, invitees, licensees, or visitors obey (i) all applicable federal, state, and local laws relating to the use, condition, and occupancy of the Premises; (ii) reasonable requirements imposed by utility companies serving or insurance companies covering the Premises; and (iii) reasonable rules and regulations for the Premises and Common Areas adopted by Landlord, to include the Reese Technology Center Covenants, Restrictions, and Landscape Standards, as amended, which do not unreasonably interfere with Tenant's use of the Premises and are equally applicable to all Project tenants. For subparagraphs (ii) and (iii) of this paragraph, reasonableness is as determined in good faith by Tenant within 30 days after receiving from Landlord a written copy of the requirement, rule or regulation in question.

(4) Pay a late charge of the lesser of five (5%) percent, or the maximum amount permitted by Texas law, of any Rent not received by Landlord by the fifth day after it is due.

(5) Allow Landlord to enter the Premises to perform Landlord's obligations, inspect the Premises, and show the Premises to prospective purchasers or tenants.

(6) Repair, replace, and maintain any part of the Premises damaged or destroyed by Tenant or any of Tenant's agents, contractors, employees, invitees, licensees, or visitors, that Landlord is not obligated to repair, replace, or maintain, reasonable wear excepted, including any improvements thereon, to the reasonable satisfaction of the Landlord or, in Tenant's sole discretion, in lieu of such repair or replacement, Tenant shall pay to Landlord an amount sufficient to compensate Landlord for the loss sustained by Landlord by reason of any damage to or destruction of Landlord's property caused by Tenant or any of Tenant's agents, contractors, employees, invitees, licensees, or visitors.

(7) Keep the sidewalks, service ways, and loading areas adjacent to the Premises clean and unobstructed and Tenant agrees to ensure its agents, contractors, employees, invitees, licensees, or visitors comply with this provision.

(8) Submit in writing to Landlord any request for repairs, replacement, and

maintenance that are the obligations of Landlord.

(9) Vacate the Premises and return all keys to the Premises on the last day of the Term.

(10) If accessed, pay an additional cleaning fee in the event such cleaning is required as a result of any act of the Tenant, or an act of Tenant's agents, contractors, employees, invitees, licensees, or visitors, or as a result of activities, which are part of the Tenant's use of the Premises (including any use by Tenant's agents, contractors, employees, invitees, licensees, or visitors). Tenant hereby agrees to pay such fee within ten (10) days of notification of fee assessment.

(11) On request, execute an estoppel certificate that states the Delivery Date, Commencement Date, and Termination Date of the lease, identifies any amendments to the lease, describes any rights to extend the Term or purchase rights, lists defaults by Landlord, and provides any other information reasonably requested.

(12) Except as prohibited by the Constitution and laws of the State of Texas, and to the fullest extent permitted, Tenant agrees to the following provision concerning its activities, use and occupancy of the Premises: HOLD LANDLORD HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE) ARISING FROM TENANT'S ACCESS TO, PRESENCE ON, OR USE OF THE PREMISES UNDER THIS LEASE (INCLUDING ANY ACCESS TO, PRESENCE ON, OR USE OF THE PREMISES BY TENANT'S AGENTS, CONTRACTORS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS). THIS PARAGRAPH (a) IS INDEPENDENT OF TENANT'S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS' COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL NOT APPLY IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF LANDLORD OR TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF LANDLORD.

(13) Tenant acknowledges and agrees that Landlord has notified Tenant that three (3) or more commercial grade wind turbines are or shall be located on the westernmost boundary of the Project, to the west of the westernmost runway of the Project. Tenant acknowledges that such wind turbines generate noise, vibration, air turbulence, wake, shadow flicker, electromagnetic interference, and could interfere with television reception, audio, visual, view, or light, or cause other interference, and Tenant to the extent permitted under Texas law, releases and holds Landlord harmless from any claim for damages, losses, liabilities, losses of rent, business opportunities, profits and the like that may result from the normal operation of the wind turbines on the Project.

(b) Tenant agrees not to do any of the following (and agrees to ensure that its agents, contractors, employees, invitees, licensees, or visitors do not do any of the following)-

(1) Use the Premises for any purpose other than the Permitted Use.

(2) Create a nuisance.

(3) Interfere with any other tenant's normal business operations or Landlord's management of the Premises or Project.

(4) Use the Premises in any way that would increase insurance premiums or void insurance on the Premises or the Project.

(5) Change Landlord's lock system.

(6) Allow a lien to be placed on the Premises.

(7) Assign this lease or sublease any portion of the Premises without Landlord's prior express written consent.

(8) Use the roof on the Premises, except as may be specifically authorized in writing by the Landlord.

(9) Place any signs on the Premises without Landlord's written consent.

(10) Bring suit against Landlord in connection with any claim or suit arising pursuant to Section 5(a)(13). Tenant acknowledges this is not indemnity, but is an agreement to release and waiver of claims against Landlord for Tenant's activities, conduct, use and occupancy of the Premises.

(11) Use any portion of the Premises for wind energy development or the installation or use of any facilities related to wind energy development or generation.

(12) Interfere with the wind energy project being conducted on the westernmost boundary of the Project.

(13) Take any action that shall significantly interfere with or impair the availability, accessibility, flow, frequency or direction of air and wind over and above any portion of the Premises or the Project.

(14) Take any action that in any way interferes with or impairs the transmission of electric, electromagnetic or other forms of energy to or from the wind energy project, or interferes with or impairs Landlord's wind energy tenant's access to the wind energy project.

6. LANDLORD COVENANTS

(a) Landlord agrees to –

(1) Lease to Tenant the Premises for the entire Term beginning on the Delivery Date and ending on the Termination Date.

(2) Obey all applicable laws with respect to Landlord's operation of the Premises and Project. As between Landlord and Tenant, Landlord shall be responsible for

compliance with all applicable Federal, State, municipal or other laws, ordinances, rules and regulations, including, without limitation, the Americans with Disabilities Act of 1990 (*Public Law 101-336*), applicable Texas law regarding the elimination of architectural barriers, and related administrative rules and regulations, with respect to maintaining the Premises.

(3) Landlord has provided the Premises on an “as is” basis for the use of the Premises as a lab and office space facility for Tenant, and in this regard, Tenant accepts the Premises in their present as is condition. Landlord shall only be responsible for repairs to the roof and the structural soundness of the walls, excluding doors and windows, if any, the foundation of the Premises, and all systems outside such walls, ordinary wear and tear excepted, and except for any damage caused by the Tenant or any of Tenant’s agents, contractors, employees, invitees, licensees, or visitors. There is working plumbing, heating, venting, cooling, electrical, security and other mechanical systems in the Premises, and therefore Landlord assumes no responsibility to maintain the same. Upon receipt of written notice of defect or needed repairs of items required to be maintained by Landlord under this Paragraph, Landlord shall commence repair within ten (10) business days after such notice and pursue such repairs with due diligence to completion. If any such condition for which Landlord is responsible prevents Tenant from making normal use of the Premises, then Tenant shall be relieved from any of its obligations under the Lease (including the obligation to pay Rent) from the date such condition commenced until normal use of the Premises is restored, and if such condition continues for more than thirty (30) consecutive days, then Tenant may terminate this Lease by written notice to Landlord and Tenant shall have no further liability under this Lease.

(4) Except as prohibited by the Constitution and laws of the State of Texas, and to the fullest extent permitted, Landlord agrees to the following provision concerning its activities, use and occupancy of the Premises: HOLD TENANT HARMLESS FROM ANY INJURY (AND ANY RESULTING OR RELATED CLAIM, ACTION, LOSS, LIABILITY, OR REASONABLE EXPENSE, INCLUDING ATTORNEY’S FEES AND OTHER FEES AND COURT AND OTHER COSTS) OCCURRING IN ANY PORTION OF THE COMMON AREAS. THE INDEMNITY CONTAINED IN THIS PARAGRAPH (a) IS INDEPENDENT OF LANDLORD’S INSURANCE, (b) WILL NOT BE LIMITED BY COMPARATIVE NEGLIGENCE STATUTES OR DAMAGES PAID UNDER THE WORKERS’ COMPENSATION ACT OR SIMILAR EMPLOYEE BENEFIT ACTS, (c) WILL SURVIVE THE END OF THE TERM, AND (d) WILL NOT APPLY IF AN INJURY IS CAUSED IN WHOLE OR IN PART BY THE ORDINARY NEGLIGENCE OR STRICT LIABILITY OF TENANT, OR ANY OF TENANT’S AGENTS, CONTRACTORS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS, AND SHALL ALSO NOT APPLY TO THE EXTENT AN INJURY IS CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF TENANT, OR ANY OF TENANT’S AGENTS, CONTRACTORS, EMPLOYEES, INVITEES, LICENSEES, OR VISITORS.

(b) Landlord agrees not to—

- (1) Interfere with Tenant’s possession of the Premises as long as Tenant is not in default.
- (2) Unreasonably withhold consent to a proposed assignment or sublease.

7. COMMON AREAS

(a) Right to Use Common Areas. Tenant will have the nonexclusive right to use the Common Areas subject to any reasonable rules and regulations that Landlord may prescribe.

(b) Maintenance of Common Areas. At all times during the Term, Landlord will maintain the Common Areas.

8. UTILITIES AND TRASH REMOVAL

(a) Payment of Utility Bills. Tenant will promptly pay all charges for electricity, water, gas, telephone service, sewer service, and other utilities furnished to the Premises directly to the utility providing such service.

(b) Trash Removal. Tenant shall be responsible for installation of a trash dumpster at a location on the outside of the Premises and compliance with applicable Landlord rules and regulations. Tenant shall pay for collection of its own trash.

9. DAMAGE BY CASUALTY

(a) Notice of Damage and Estimated Repair Time. If the Premises is damaged or destroyed by fire or other casualty ("Casualty"), Landlord will, within thirty (30) days after the date of the Casualty, notify Tenant ("Landlord's Casualty Notice") of the number of days, from the date of the Casualty, that Landlord estimates will be required to complete the repair and restoration. If neither Tenant, nor Landlord, elects to terminate this Lease as set forth below, then the damage or destruction of the Premises will, at the expense of Landlord, be repaired and restored.

(b) Tenant's Right to Terminate. If more than thirty-five percent (35%) of the floor area of the Premises is damaged or destroyed due to Casualty during the Term, then Tenant will have the right to terminate this Lease, effective as of the date of Casualty, by notice given to Landlord within fifteen (15) days after Tenant's receipt of Landlord's Casualty Notice.

(c) Landlord's Right to Terminate. If more than thirty-five percent (35%) of the floor area of the Premises is damaged or destroyed by Casualty during the Term, then Landlord may elect to terminate this Lease effective as of the date of the Casualty by notice given to Tenant not later than fifteen (15) days after Landlord delivers Landlord's Casualty Notice to Tenant.

(d) Landlord's Repair Obligation. Landlord's obligation will be to restore all portions of the Premises and the Common Areas in the immediate vicinity of and surrounding the Premises (including but not limited to all parking areas surrounding the Premises and all sidewalks, roadways, driveways and accessways leading to and from the Premises) affected by a Casualty (exclusive of Tenant's fixtures and equipment) to their condition immediately preceding such Casualty, subject to available insurance proceeds. If Landlord for any reason whatsoever fails (1) to commence the repair and restoration work required hereunder within ninety (90) days from the date of the Casualty, (2) to proceed diligently to complete such repair and restoration work, or (3) fails to complete same within the estimated time set forth in Landlord's Casualty Notice, plus the number of days of delay caused by events beyond Landlord's control, then, Tenant will have

the right to terminate this Lease by giving Landlord notice and upon the giving of such notice, this Lease will terminate and the parties will be liable for their respective obligations to the date of termination and will have no liability for obligations arising after that date, except for those obligations which expressly survive termination.

10. HAZARDOUS MATERIALS

(a) Landlord's Obligations. Landlord represents and warrants that on the Delivery Date the Premises and the Project shall be in compliance with all Environmental Laws (as defined below). During the Term, Landlord will not use, generate, place, store, release or otherwise dispose of, or permit the use, generation, placing, storage, release or disposal of, Hazardous Materials in the Project, except in accordance with all Environmental Laws. To the extent permitted by Texas law, Landlord will indemnify, release, defend and hold Tenant harmless from and against, and reimburse Tenant for, all Hazardous Materials Liabilities asserted against or incurred by Tenant as a result of a breach of Landlord's representations, warranties, and obligations under this paragraph.

(b) Tenant's Obligations. During the Term, Tenant will not use, generate, place, store, release or otherwise dispose of Hazardous Materials in the Premises or the Common Areas, except in accordance with all Environmental Laws, and subject to the Reservations recorded in the Deed Without Warranty Between the United States of America and Landlord recorded in the Real Property Records of Lubbock County, Texas at Deed Record 2006041652. Notwithstanding anything to the contrary contained in this Lease, Landlord acknowledges and agrees that Tenant shall have the right to use and store in the Premises in Tenant's ordinary course of business Hazardous Materials in accordance with Environmental Laws. Tenant shall be responsible for and ensure that its agents, contractors, employees, invitees, licensees, or visitors, do not use, generate, place, store, release or otherwise dispose of Hazardous Materials in the Premises or the Common Areas. Notwithstanding anything to the contrary contained in this Lease, Landlord acknowledges and agrees that Tenant shall have the right to use and store in the Premises in Tenant's ordinary course of business Hazardous Materials in accordance with Environmental Laws including but not limited to forklift propane, motor oil, anti-freeze, trans-fluid, brake fluid, hydraulic-fluid, air tool oil, WD-40, chain lubricants, bearing grease, oxygen/acetylene, spray paints, mineral spirits, water base paint, gasoline-welder-generator and stencil ink. In the event of a breach of the foregoing, Tenant will promptly undertake remediation or removal in accordance with all Environmental Laws. To the fullest extent permitted by Texas law, Tenant will indemnify, release, defend and hold Landlord harmless from and against, and reimburse Landlord for, all Hazardous Materials Liabilities asserted against or incurred by Landlord as a result of a breach of Tenant's obligations under this paragraph. Notwithstanding anything to the contrary contained herein, in no event shall Tenant be liable for Hazardous Materials existing in, on or about the Premises or the Project prior the Tenant's occupancy of the Premises. Tenant shall provide Landlord a copy of Tenant's plan for responding to hazardous waste, fuel, and chemical spills no later than the Commencement Date.

(c) Definitions. As used herein,

(i) "Hazardous Materials" shall be construed broadly to include any toxic or hazardous substance, material, or waste, and any other contaminant, pollutant or constituent

thereof, including without limitation, chemicals, compounds, by-products, petroleum or petroleum products, and polychlorinated biphenyls, the presence of which requires investigation or remediation under any Environmental Laws or which are or become regulated, listed or controlled by, under or pursuant to any Environmental Laws;

(ii) "Environmental Laws" means all federal, state, regional or local statutes, laws, regulations, codes, orders, permits, ordinances, decrees, rulings or judicial or administrative interpretations thereof, or similar laws of foreign jurisdictions where the Tenant conducts business, whether currently in existence or hereinafter enacted or promulgated, any of which govern, or purport to govern, or relate to pollution, protection of the environment, public health and safety, air emissions, water discharges, hazardous or toxic substances, solid or hazardous waste or occupational health and safety, as any of these terms are or may be defined in such statutes, laws, rules, regulations, codes, orders, permits, ordinances, decrees, rulings or judicial or administrative interpretations thereof, including, without limitation: the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendment and Reauthorization Act of 1986, 42 U.S.C. §9601, et seq. (collectively "CERCLA"); the Solid Waste Disposal Act, as amended by the Resource Conservation and Recovery Act of 1976 and subsequent Hazardous and Solid Waste Amendments of 1984, 42 U.S.C. §6901 et seq. (collectively "RCRA"); the Hazardous Materials Transportation Act, as amended, 49 U.S.C. §1801, et seq.; the Clean Water Act, as amended, 33 U.S.C. §1311, et seq.; the Clean Air Act, as amended (42 U.S.C. §7401-7642); the Toxic Substances Control Act, as amended, 15 U.S.C. §2601 et seq.; the Federal Insecticide, Fungicide, and Rodenticide Act as amended, 7 U.S.C. §136-136y ("FIFRA"); the Emergency Planning and Community Right-to-Know Act of 1986 as amended, 42 U.S.C. §11001, et seq. (Title III of SARA) ("EPCRA"); and the Occupational Safety and Health Act of 1970, as amended, 29 U.S.C. §651, et seq. ("OSHA"); and

(iii) "Hazardous Materials Liabilities" means all claims, damages, losses, forfeitures, expenses or liabilities arising from or caused in whole or in part, directly or indirectly, by a breach by the other party of its representations, warranties or covenants under Section 13(a) or (b), including, without limitation, all consultants' fees, and all costs of investigation, repair, remediation, restoration, cleanup, detoxification or decontamination, and/or preparation and implementation of any closure, remedial action or other required plan.

(d) Survival. The provisions of this Section 10 will survive the expiration or earlier termination of this Lease.

11. INSURANCE

Landlord shall not be obligated to insure any furnishings, equipment, trade fixtures, or other personal property, which Tenant may place or cause to be placed upon the Premises. Landlord and Tenant waive any requirement of contents insurance, or property casualty coverage on the building. Landlord will maintain a policy or policies of comprehensive general liability insurance Landlord against loss of life, bodily injury and/or property damage with respect to Common Areas, operation of the Premises, parking lots and other improvements associated with the land upon which the Premises are located, and any other losses caused by or related to the duties and obligations of Landlord under this Lease.

Landlord acknowledges that, because Tenant is an agency of the State of Texas, liability for the tortious conduct of the agents and employees of Tenant (other than medical liability of medical staff physicians) or for injuries caused by conditions of tangible state property is provided for solely by the provisions of the Texas Tort Claims Act, and the Workers' Compensation Insurance coverage for employees of Tenant is provided by Tenant as mandated by Texas law. Tenant shall have no obligation under this Lease to purchase policies of insurance.

12. ADDITIONAL LANDLORD AND TENANT AGREEMENTS

a. Alterations. Any physical additions or improvements to the Premises made by Tenant will become the property of Landlord. Landlord may require that Tenant, at the end of the Term and at Tenant's expense, remove any physical additions and improvements, repair any alterations, and restore the Premises to the condition existing at the Delivery Date, normal wear excepted. All alterations shall require the prior written consent of Landlord. Tenant agrees at its sole cost and expense to comply with all Laws when performing any alterations, including obtaining any governmental permits which may be required in connection therewith. Should Tenant desire to renovate the Premises and such renovations would require alterations to the Premises, then Tenant shall submit plans and specifications for such renovations to Landlord for its approval, such approval not to be unreasonably withheld, delayed or conditioned. Landlord shall have fourteen (14) days from receipt of Tenant's plans and specifications to approve or disapprove same. In the event Landlord fails to disapprove of said plans and specifications within such fourteen (14) day period, then the plans and specifications shall be deemed approved. After completion of any alterations or improvements that require consent of Landlord hereunder, Tenant shall provide Landlord with a copy of Tenant's plans and specifications for such alterations or improvements.

b. Abatement. Tenant's covenant to pay Rent and Landlord's covenants are independent. Except as otherwise provided, Tenant will not be entitled to abate Rent for any reason.

c. Condemnation/Substantial or Partial Taking

(1) If the Premises cannot be used for the purposes contemplated by this lease because of condemnation or purchase in lieu of condemnation, this lease will terminate.

(2) If there is a condemnation or purchase in lieu of condemnation and this lease is not terminated, Landlord will, at Landlord's expense, restore the Premises, and the Rent payable during the unexpired portion of the Term will be adjusted as may be fair and reasonable.

(3) Tenant will have no claim to the condemnation award or proceeds in lieu of condemnation.

d. Default by Landlord/Events. Defaults by Landlord are failing to comply with any provision of this lease within thirty (30) days after written notice.

e. Default by Landlord/Tenant's Remedies. Tenant's remedies for Landlord's default

are to sue for damages.

f. Default by Tenant/Events. Defaults by Tenant are:

(1) making an assignment for the benefit of its creditors;

(2) the levying on or against Tenant's property;

(3) the institution in court of competent jurisdiction of proceedings for the reorganization, liquidation, or voluntary dissolution of Tenant, or for its adjudication as a bankrupt or insolvent, or for the appointment of a receiver of the Tenant's property, if the proceedings are not dismissed, and any receiver, trustee, or liquidator appointed therein is not discharged within thirty (30) days after the proceedings are instituted;

(4) the filing of a mechanic's lien against the Premises in connection with work contracted for by Tenant that is not released by payment or bond or otherwise (including indemnification reasonably satisfactory to Landlord) within thirty (30) days of Tenant's receipt of written notice of the existence of such mechanic's lien, provided, however, that Tenant shall have an affirmative duty to notify Landlord of the existence or threat of any such mechanic's lien being filed against the Premises if and when Tenant receives any notice of the threatened mechanic's lien from any claimant;

(5) failing to pay timely Rent;

(6) failure by Tenant to perform or observe any of Tenant's non-monetary covenants contained in this Lease;

(7) abandoning or vacating a substantial portion of the Premises; and

(8) failing to comply within ten (10) days after written notice with any provision of this Lease.

h. Default by Tenant/Landlord's Remedies. Landlord's remedies for Tenant's default are to (1) enter and take possession of the Premises; (2) enter the Premises and perform Tenant's obligations; (3) apply the Security Deposit and Early Termination Fee to pay arrears of Rent, to repair any damage or injury, or to pay any expense or liability incurred by Landlord as a result of the default; and (4) terminate this Lease by written notice and seek damages via the dispute resolution process provided for herein.

i. Remedies Cumulative. The rights and remedies given to Landlord and Tenant in this Lease are distinct, separate and cumulative remedies, and the exercise of any one or more of them will not be deemed to exclude Landlord's or Tenant's rights to exercise any or all of the others which are given in this Lease, or at law or in equity, unless such remedies are expressly excluded.

j. Default/Waiver/Mitigation. It is not a waiver of default if the non-defaulting party

fails to declare immediately a default or delays in taking any action. Pursuit of any remedies set forth in this lease does not preclude pursuit of other remedies in this lease or provided by applicable law. Landlord and Tenant have a duty to mitigate damages.

k. Holdover. No holding over by Tenant, whether with or without the consent of Landlord, will extend the Term. If Tenant remains in possession of the Premises after the expiration of the Term without execution of a new lease extending the Term, Tenant will be deemed to be occupying the Premises as a tenant at will, subject to all of the terms of this Lease as may be applicable to a month to month tenancy and at One Hundred Fifty Percent (150%) of the monthly installment of the Base Rent set forth in Section 1(o) for the twelve (12) month period prior to expiration of the Term, except that thereafter either Landlord or Tenant may terminate this Lease upon thirty (30) days' notice to the other; provided that Landlord, by the terms hereof, is not deemed to consent to any such holdover by Tenant and may exercise all rights provided by law to remove Tenant from the Premises upon giving Tenant the notice described herein.

l. Notices. Any notices sent or required to be given hereunder must in writing and sent by certified mail, return receipt requested, or nationally recognized overnight courier to the following addresses:

LANDLORD:

Lubbock Reese Redevelopment Authority
9801 Reese Boulevard, Suite 200
Lubbock, Texas 79416
Attn: Executive Director
Telephone: (806) 885-3597
Email: mmusa@reesecenter.com

TENANT:

Contracting Procurement Services
Texas Tech University
Texas Tech Plaza
1901 University Avenue
Suite 408
Lubbock, Texas 79411
Phone: 806) 742-3844
Email: contracting@ttu.edu

or such other person or address as may be given in writing by Tenant to Landlord.

Notwithstanding any other requirements for notices given by a party under the Lease, if Landlord intends to deliver written notice to TTU pursuant to §2251.054, Texas Government Code, then Landlord will send that notice to TTU as follows:

Contracting
Procurement Services Texas
Tech University PO Box 41094
Lubbock, Texas 79409

m. Governing Law. This Lease shall be governed in accordance with the laws of the State of Texas, and all obligations of the parties are performable in Lubbock County, Texas.

n. Entire Agreement. This Lease, together with the attached exhibits and riders, is the entire agreement of the parties, and there are no oral representations, warranties, agreements, or promises pertaining to this lease or to any expressly mentioned exhibits and riders not incorporated in writing in this lease.

o. Assignment and Subletting by Tenant. Tenant shall have the right, with the prior written consent of Landlord, which consent shall not be unreasonable withheld, conditioned or delayed, to assign this Lease, and any interest therein, provided each assignee assumes in writing all of Tenant's obligations under this Lease and Tenant shall remain liable for each and every obligation under this lease. Landlord hereby grants its consent for Tenant to sublet the Premises or any thereof, or any right or privilege pertinent thereto.

The foregoing notwithstanding, Tenant may assign its entire interest under this Lease to an Affiliate (defined below) or to a successor to Tenant by purchase, merger, consolidation or reorganization without the consent of Landlord, provided that all of the following conditions are satisfied: (1) no uncured event of default exists under this Lease; (2) Tenant's successor shall own all or substantially all of the assets of Tenant; and (3) Tenant shall give Landlord written notice at least thirty (30) days prior to the effective date of the proposed purchase, merger, consolidation or reorganization. The term "**Affiliate**" means any person or entity controlling, controlled by, or under common control with Tenant. Tenant's notice to Landlord shall include information and documentation showing that each of the above conditions has been satisfied.

p. Assignment by Landlord. Landlord is expressly given the right to assign any or all of its interest under the terms of this Lease, provided the assignee expressly assumes all obligations of Landlord hereunder.

q. Amendment of Lease. This Lease may be amended only by an instrument in writing signed by Landlord and Tenant.

r. Limitation of Warranties. THERE ARE NO IMPLIED WARRANTIES OF MERCHANTABILITY, OF FITNESS FOR A PARTICULAR PURPOSE, OR OF ANY OTHER KIND ARISING OUT OF THIS LEASE, AND THERE ARE NO WARRANTIES THAT EXTEND BEYOND THOSE EXPRESSLY STATED IN THIS LEASE.

s. Abandoned Property. Landlord may retain, destroy, or dispose of any property left on the Premises at the end of the Term.

t. Heirs, Successors, and Assigns. This Lease and the covenants, agreements and representations herein contained will be binding upon, and inure to the benefit of, the parties hereto

and their respective heirs, executors, administrators, successors, and assigns.

u. Rules of Construction. This Lease will be construed with equal weight for the rights of both parties, the terms hereof having been determined by fair negotiation with due consideration for the rights and requirements of both parties.

v. Severability. If any term or provision of this Lease is found to be invalid, illegal or unenforceable, the remaining terms and provisions hereof will not be affected thereby; and each term and provision hereof will be valid and enforceable to the fullest extent permitted by Laws.

w. Headings. The captions, section numbers and paragraph numbers appearing in this Lease are inserted only as a matter of convenience and in no way define, amplify, limit, construe or describe the scope or interest of any section of this Lease.

x. Trafficking of Persons. Under §2155.0061, Texas Government Code, the Parties certify that the individual or business entities named in this Lease are not ineligible to receive the specified Lease and acknowledges that this Lease may be terminated and payment withheld if this certification is inaccurate.

y. Texas Health and Safety Code. The Parties affirmatively state that they will comply with the requirements of Texas Health and Safety Code, § 161.0085.

13. AFFIRMATIVE REPRESENTATIONS CONCERNING FTZ-260 AND OPERATION OF AIRFIELD

(a) FTZ-260. Landlord has applied and previously received approval for eligible tenants of the Project to be able to take advantage of the benefits of Foreign Trade Zone – 260. Tenants that are eligible to participate must apply through the Lubbock Economic Development Alliance and pay the application fees and any monthly fees associated with the volume of goods that are transported into and out of the Foreign Trade Zone. Interested tenants should contact the Lubbock Economic Development Alliance for specific details regarding the application process and the fees and regulations associated with the program.

(b) Airfield. Landlord currently has Federal Aviation Administration approval to operate the airstrips located within the Project. The 6,500-foot north-south runway can accommodate large cargo aircrafts such as a C-130. While Landlord anticipates that there may be changes with respect to the use of the three (3) primary landing strips that are now in operation, Landlord intends to continue to operate the 6,500-foot north-south runway and will make the use of such runway available to Tenant in accordance with the existing Federal Aviation Administration certification. All flight arrangements must be approved through Landlord and any tenant utilizing the runway for such flights must comply with the daytime Visual Flight Rule. Notwithstanding the foregoing, Landlord agrees that it will not cause or permit any material change in size, location or configuration of any airstrip or runway which will have an adverse affect on Tenant's ability to operate in the Premises or which will adversely affect access to the Premises.

14. SECURITY CONDITIONS

Landlord and Tenant acknowledge and agree that the Project is located on property formerly owned and operated by the United States Air Force as the Reese Air Force Base, and that certain portions of the Project have been previously utilized by local, state and federal governmental entities (hereinafter, "the Government") in times of state or national emergencies to provide temporary evacuation shelters and other such uses. Landlord represents that the Government may continue to utilize the Project during the Term of this Lease in times of state or national emergency (with or without Landlord's express consent), and that such use could adversely affect Tenant's ability to access the Premises and/or use the Common Areas due to additional security measures; provided, however, that such adverse impact shall only delay and shall not unreasonably deny access by Tenant to the Premises.

Tenant acknowledges and agrees that, in the event that the Government utilizes any portion of the Project in a time of state or national emergency, Tenant, its employees, officers, agents, and contractors will comply with all reasonable security regulations imposed by the Landlord or applicable governmental agency, including the requirement to obtain and display security identification cards and to comply with reasonable security procedures. Tenant further agrees that, if Tenant elects to install a security alarm system in the Premises, such alarm system will be compatible with the alarm system utilized by Landlord, if any.

15. CONTRACT CLAIMS RESOLUTION.

To the extent required by law, Landlord shall use the Tenant's dispute resolution process to attempt to resolve any claim for breach of contract arising under this Lease that is not resolved in the ordinary course of business. To initiate the process, Landlord shall provide a written notice of a claim and begin negotiating with the University, as conditions precedent to the contested case process. Governed by rules adopted by the Texas Attorney General's Office, the contested case process is Landlord's sole and exclusive method to seek a remedy for breach, unless, after considering the Administrative Law Judge's report, the Legislature gives consent for Landlord to sue under Chapter 107 of the Civil Practices and Remedies Code.

If it is determined that Texas Government Code Chapter 2260 does not apply, and there is a dispute between Lessor and Lessee regarding this Lease and the performance hereunder, the parties will, within 10 days following mailing of written notice of a dispute, engage in face-to-face negotiations in an attempt to resolve the dispute and shall, upon failing to negotiate a resolution, choose a mutually agreeable third party neutral, who shall mediate the dispute between the parties. The mediator shall be a person qualified under the Texas Alternative Dispute Resolution Procedures Act and shall be appointed by a state district judge or the American Arbitration Association if the parties are unable to agree upon a qualified person. Mediation shall be non-binding and shall be confidential. The parties shall refrain from court proceedings during the mediation process insofar as they can do so without prejudicing their legal rights. The parties shall participate in good faith in accordance with the recommendations of the mediator and shall follow the procedures for mediation as suggested by the mediator. All expenses of mediation except expenses of the individual parties, shall be shared equally by the parties. Each party shall be represented in the mediation by a person with authority to settle the dispute. If the parties are unable to resolve the dispute in mediation, then the default remedy provisions of this Lease apply.

In no case shall the provisions of this Paragraph delay any other time periods set forth in this Lease except by the written agreement of the parties.

THE UNIVERSITY AND LRRA DO NOT WAIVE SOVEREIGN IMMUNITY BY ITS EXECUTION OF OR BY ANY CONDUCT OF THEIR REPRESENTATIVES UNDER THIS LEASE, AND THE DISPUTE RESOLUTION PROCESS DOES NOT AFFECT THE UNIVERSITY'S OR LRRA'S RIGHT TO ASSERT ALL CLAIMS AND DEFENSES IN A LAWSUIT.

IN WITNESS WHEREOF, having read and intending to be bound by the terms hereof, the parties have signed this Lease on the date(s) set forth below.

LUBBOCK REESE
REDEVELOPMENT AUTHORITY
("Landlord")

TEXAS TECH UNIVERSITY
("Tenant")

By: Joseph R. Rapier, President

By: _____

Date

Date

**Reese Technology Center
Texas Tech Water Lab
Building #790**



BOARD ACTION ITEM #2021-0825-090

**BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY (LRRA)
AUGUST 25, 2021**

Item to be Considered:

Consider Lease for Building #790 for Texas Tech University

Previous Board Action:

The Board has approved multiple leases for TTU in Building 790 dating back to 2004.

Statement of Pertinent Facts:

- a. Current tenant: TTU Department of Environmental Toxicology – The Institute of Environmental and Human Health (TIEHH)
- b. Current lease expires September 30, 2021
- c. Proposed New Lease:
 - 1. Term: 4 years with no option to renew
 - 2. Rate: \$7.50/SF
 - 3. Increases: \$0.25/SF annual increases

Advice, Opinions, Recommendations and Motion:

If the Board of Directors concurs, the following motion is in order:

“Resolved, that the Board of Directors of the Lubbock Reese Redevelopment Authority hereby authorizes the Board President to Approve the Lease for Texas Tech University for Building 790, subject to negotiation of final terms and conditions, on this 25th day of August 2021.”

Joseph R. Rapier, President

ATTEST:

Board Member

AGENDA ITEM 6
BUILDING 70 ROOF REPLACEMENT
EXECUTIVE SUMMARY

On November 28, 2018, the Board awarded a bid to replace the roof on Building 70 which was an insurance claim. Earlier this year, a large portion of that roof flew off during a windstorm. This roof replacement will, once again, be an insurance claim. We have received \$150,569.83 from TML, our insurance company, for a new roof; that amount does not include depreciation, the total replacement value of the roof is \$183,792.63. We have also received just over \$30,000 for temporary repairs to the roof.

Staff issued an RFP on August 7 with bids due on August 23. The following bids were received:

Company	Bid
Schrader Roofing	\$ 98,462.00
ABF Roofing and Foam	\$147,000.00
Forster Roofing	\$150,000.00
Rowley Roofing	\$183,377.61

Staff recommends awarding the bid for this project to Schrader Roofing who is the lowest responsible bidder.

BID TABULATION SHEET

PROJECT: New TPO Roof for Building #70 616 Davis Dr

DATE OF BID: Aug 23, 2021

BIDDER	Attended Pre-Bid Conference	BID PRICE	ORDER BY LOWEST PRICE	COMMENTS
Schrader Roofing	X	98,462.00	1	
ABF Roofing and Foam	X	147,000.00	2	
Forster Roofing	X	150,000.00	3	
Rowley Roofing	X	183,377.61	4	

Additional Information

There were no HUB vendors under this category.

Recommendation

It is the recommendation of the MOO to award this project to Schrader Roofing Company of Lubbock based on the price provided on the RFP issued on August 4, 2021.

BOARD ACTION ITEM No. 2021-0825-091

**BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY
AUGUST 25, 2021**

Item to be Considered:

Award Bid for New Roof for Building 70 – TML Insurance Claim

Previous Board Action:

On November 28, 2018, the Board awarded a bid to replace the roof on Building 70 as part of an insurance claim.

Statement of Pertinent Facts:

- a) The replacement roof that was installed after the 2018 insurance claim was damaged in a windstorm that occurred on January 30, 2021, causing yet another weather-related claim.
- b) RTC staff issued an RFP on August 7, 2021. A pre-bid meeting was held on August 10, 2021 with sealed bids being due on August 23, 2021.
- c) The following table lists all submitted bids:

Bidder	Total Amount
Schrader Roofing	\$98,462.00
ABF Roofing and Foam	\$147,000.00
Forester Roofing	\$150,000.00
Rowley Roofing	\$183,377.61

- d) Staff recommends this project be awarded to **Schrader Roofing**, the lowest responsible bidder.

Advice, Opinions, Recommendations and Motion:

If the Board of Directors concurs, the following motion is in order:

“Resolved, that the Board of Directors of the Lubbock Reese Redevelopment Authority hereby awards the bid for Building 70 Roof Replacement to Schrader Roofing, as submitted, on this 25th day of August 2021.”

Joseph R. Rapier - President

ATTEST:

LRRA Board Member

AGENDA ITEM 7

EXECUTIVE SUMMARY

FY2022 FIBER OPTICS BUDGET

We are pleased to present you with the following preliminary Fiber Optics budget for Fiscal Year 2022. A summary of FY2021 and five years comparison are below.

Current Year – FY 2021

- We project total income at FYE to be approximately \$219,811, about equal to the budgeted amount of \$220,000.
- On the expense side, we expect total expenses of \$142,906, an approximate 3% decrease than what was budgeted.
- We project to end FY 2021 with net income before depreciation of approximately \$76,905, versus the budgeted amount of \$72,500 resulting in a 6% increase then what was projected.

Proposed Budget – FY 2022

- Our proposed FY 2022 budget calls for small growth in use of fiber by customers and the loss of United Supermarket resulting in less data center income over FY2021. Income is projected to be \$182,000.
- FY 2022 projected expenses, \$141,500, are about even with the FY 2021 projected year end amount of \$142,906.

FIBER OPTICS FUND - COMPARISON

	FY 2018 - Audited	FY 2019 - Audited	FY 2020 - Audited	FY 2021 - Projected	FY 2022 - Proposed
TOTAL INCOME	\$ 200,921	\$ 196,291	\$ 217,781	\$ 219,811	\$ 182,000
TOTAL EXPENSES	\$ 193,505	\$ 169,211	\$ 166,652	\$ 142,906	\$ 141,500
NET INCOME	\$ 7,416	\$ 27,080	\$ 51,129	\$ 76,905	\$ 40,500

Amounts do not include depreciation & capital expenses

FIBER OPTICS BUDGET - FY2022 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2021 ACTUAL YTD JULY 31, 2021	FYE 2021 APPROVED BUDGET	FYE 2021 PROJECTED YEAR END	FYE 2021 % Change Approved Budget to Projected Year End	FYE 2022 PROPOSED BUDGET	% Change FYE21 Projected YE to FYE22 Proposed	% Change FYE21 Approved Budget to FYE22 Proposed	NOTES
2	INCOME							Column F to G		Column G to I	Column F to I	
3		4260	0	Usage Fees	\$ 21,140.50	\$ 30,000.00	\$ 25,368.60	-15.44%	\$ 12,000.00	-52.70%	-60.00%	Metered usage charged to customers-TTU, & SitePro
5		4800	0	Fiber Optic Income	\$ 162,035.65	\$ 190,000.00	\$ 194,442.78	2.34%	\$ 170,000.00	-12.57%	-10.53%	Co-location leases, fiber & conduit fees. United to move out.
6	INCOME TOTAL				\$ 183,176.15	\$ 220,000.00	\$ 219,811.38	-0.09%	\$ 182,000.00	-17.20%	-17.27%	
7												
8	UTILITIES	5220	502	Internet Charges	\$ 17,041.58	\$ 22,000.00	\$ 20,449.90	-7.05%	\$ 22,000.00	7.58%	0.00%	UPN \$1550/mo 80% billed to DC. Suddenlink \$490 100% to DC
9		5380	423	Electric	\$ 52,878.35	\$ 60,000.00	\$ 63,454.02	5.76%	\$ 60,000.00	-5.44%	0.00%	SPEC bill for data center, avg monthly \$5000
10		5380	439	Gas	\$ 1,399.22	\$ 1,700.00	\$ 1,679.06	-1.23%	\$ 1,700.00	1.25%	0.00%	Atmos bill for data center
11	UTILITIES TOTAL				\$ 71,319.15	\$ 83,700.00	\$ 85,582.98	2.25%	\$ 83,700.00	-2.20%	0.00%	
12												
13	ADMINISTRATION	5310	428	Janitorial Cleaning	\$ 3,141.70	\$ 3,800.00	\$ 3,770.04	-0.79%	\$ 3,800.00	0.79%	0.00%	Valentines \$314.17 per month
14		5350	114	Insurance	\$ 7,478.86	\$ 9,000.00	\$ 8,974.63	-0.28%	\$ 9,000.00	0.28%	0.00%	TML Property Insurance. Re-rate not yet received.
16	ADMIN TOTAL				\$ 10,620.56	\$ 12,800.00	\$ 12,744.67	-0.43%	\$ 12,800.00	0.43%	0.00%	
17												
18	OPERATIONS	5560	0	Building Maintenance	\$ 4,806.24	\$ 10,000.00	\$ 5,767.49	-42.33%	\$ 10,000.00	73.39%	0.00%	Expenses for all things related to B36
19		5800	0	Equipment Maintenance	\$ 7,842.20	\$ 11,000.00	\$ 9,410.64	-14.45%	\$ 11,000.00	16.89%	0.00%	Maintenance contracts. TDI \$4,268/yr, Eaton \$5,891/yr
20		5800	414	IT Support/NOC Maint	\$ 24,500.00	\$ 30,000.00	\$ 29,400.00	-2.00%	\$ 24,000.00	-18.37%	-20.00%	Switch \$1,950/mo & \$500/mo for United. United moving out.
21	OPERATIONS TOTAL				\$ 37,148.44	\$ 51,000.00	\$ 44,578.13	-12.59%	\$ 45,000.00	0.95%	-11.76%	
22												
23	EXPENSE TOTAL				\$ 119,088.15	\$ 147,500.00	\$ 142,905.78	-3.11%	\$ 141,500.00	-0.98%	-4.07%	
24												
25	NET INCOME BEFORE DEPRECIATION				\$ 64,088.00	\$ 72,500.00	\$ 76,905.60	6.08%	\$ 40,500.00	-47.34%	-44.14%	
26	DEPRECIATION	5305	0	Depreciation	\$ 25,502.20	\$ 42,000.00	\$ 30,602.64	-27.14%	\$ 35,000.00	14.37%	100.00%	trueup depreciation
27	NET INCOME				\$ 38,585.80	\$ 30,500.00	\$ 46,302.96	51.81%	\$ 5,500.00	-88.12%	-81.97%	
28												
29	FY 2021 CAPITAL PROJECTS											
30	None											
31												
32												
33	FY 2022 CAPITAL PROJECTS											
34	None											
35												
36												

AGENDA ITEM 7

EXECUTIVE SUMMARY

FY2022 OPERATING BUDGET

We are pleased to present you with the following preliminary Operating Budget for Fiscal Year 2022. A summary of FY2021 and five years comparison are below.

Current Year – FY 2021

- We project total income at FYE to be \$3,207,323 which is approximately 17% greater than what was budgeted. The increase is due to our ability to quickly replace lost income from the departure of Zachry Industrial and revenues from insurance proceeds.
- On the expense side, we expect total expenses of \$2,276,131, which is about 8% more than what was budgeted. Driving this increase is a \$131,000 expense for tree removal from RBP.
- We project to end FY 2021 with net income before depreciation of \$931,192 versus the budgeted amount of \$629,950; a 49% increase caused by a 17% increase in total revenues.

Proposed Budget – FY 2022

- Our proposed FY 2022 budget calls for net income of \$3,121,500. About 57% of the \$590,000 lost Zachry income has been replaced.
- Total expenses for FY2022 are projected to be \$2,891,370, an increase of 27% over the FY2021 projected year end. This increase is due to a proposed clean-up of the Reese Business Park that will cost approximately \$650,000.

OPERATING FUND - COMPARISON

	FY 2018 - Audited	FY 2019 - Audited	FY 2020 - Audited	FY 2021 - Projected	FY 2022 - Proposed
TOTAL INCOME	\$ 2,964,888	\$ 2,978,541	\$3,129,779	\$ 3,207,323	\$ 3,121,500
TOTAL EXPENSES	\$ 2,342,035	\$ 2,621,989	\$ 1,984,442	\$ 2,276,131	\$ 2,891,370
NET INCOME	\$ 622,853	\$ 356,552	\$ 1,145,337	\$ 931,192	\$ 230,130

Amounts do not include depreciation & capital expenses.

The increase in expenses in FY2019 was due to the large demo project.

The decrease in net income for the proposed FY2022 budget is due to the clean-up of RBP.

GENERAL OPERATING BUDGET - FY2021 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2021 ACTUAL YTD JULY 31, 2021	FYE 2021 APPROVED BUDGET	FYE 2021 PROJECTED YEAR END	FYE 2021 % Change Approved Budget to Projected Year End	FYE 2022 PROPOSED BUDGET	% Change FYE21 Projected YE to FYE22 Proposed	% Change FYE21 Approved Budget to FYE22 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
3	INCOME	4200	0	Lease	\$ 1,652,855.05	\$ 1,715,000.00	\$ 1,983,426.06	15.65%	\$ 2,100,000.00	5.88%	22.45%	Leases currently in place. Assumes customers will exercise option
4		4250	0	CAM	\$ 600,239.70	\$ 720,000.00	\$ 720,287.64	0.04%	\$ 720,000.00	-0.04%	0.00%	TTU, SPC, COL pay monthly. TTU agreement for FY22 has no increase
5		4260	0	Usage Fees	\$ 208,226.10	\$ 250,000.00	\$ 249,871.32	-0.05%	\$ 250,000.00	0.05%	0.00%	FY20=\$312, FY19=\$322K
6		4300	0	Contract Work	\$ 17,413.32	\$ 15,000.00	\$ 20,895.98	39.31%	\$ 15,000.00	-28.22%	0.00%	KBR Event extras
7		4350	0	Insurance Proceeds	\$ 188,523.42	\$ -	\$ 188,523.42	100.00%	\$ -	-100.00%	0.00%	Not budgeted
8		4400	0	Interest Income	\$ 8,663.24	\$ 6,500.00	\$ 10,395.89	59.94%	\$ 7,500.00	-27.86%	15.38%	PCB 25 bps on account and Peoples Bank 0 bps on Sweep Account
10		4650	423	Utility Franchise Fee - Electric	\$ 20,659.57	\$ 20,000.00	\$ 24,791.48	23.96%	\$ 20,000.00	-19.33%	0.00%	SPEC franchise fees, pays monthly based on customer usage
11		4650	439	Utility Franchise Fee - Gas	\$ 9,130.92	\$ 9,000.00	\$ 9,130.92	1.45%	\$ 9,000.00	-1.43%	0.00%	Atmos franchise fees pays once per year
12	INCOME TOTAL				\$ 2,705,711.32	\$ 2,735,500.00	\$ 3,207,322.72	17.25%	\$ 3,121,500.00	-2.68%	14.11%	
13												
14	PAYROLL	5100	0	Salaries	\$ 634,243.20	\$ 715,000.00	\$ 761,091.84	6.45%	\$ 780,000.00	2.48%	9.09%	Includes \$ for MBD incentive cap \$100k and other for rest of emp \$60K
15		5110	0	Payroll Taxes	\$ 48,554.19	\$ 55,000.00	\$ 58,265.03	5.94%	\$ 59,000.00	1.26%	7.27%	Based on number above
16		5120	116	Insurance - Health	\$ 73,711.01	\$ 87,000.00	\$ 88,453.21	1.67%	\$ 92,000.00	4.01%	5.75%	TML - Assumes 7% increase
17		5120	117	Insurance - Dental/Vision	\$ 4,011.20	\$ 4,900.00	\$ 4,813.44	-1.77%	\$ 5,200.00	8.03%	6.12%	TML - Assumes 7% increase
18		5120	118	Insurance - Life/AD&D	\$ 280.80	\$ 400.00	\$ 336.96	-15.76%	\$ 400.00	18.71%	0.00%	TML - Assumes 7% increase
19		5120	119	Insurance - LTD	\$ 5,110.30	\$ 5,400.00	\$ 6,132.36	13.56%	\$ 6,200.00	1.10%	14.81%	Principle Financial
20		5120	120	Insurance - Dread Disease	\$ 3,015.30	\$ 4,000.00	\$ 3,618.36	-9.54%	\$ 4,000.00	10.55%	0.00%	Manhattan
21		5140	121	Insurance - Workers Comp	\$ 6,126.06	\$ 6,200.00	\$ 7,351.27	18.57%	\$ 8,000.00	8.82%	29.03%	TML - assumes slight rate increase
22		5150	131	Retirement - TCDRS	\$ 17,248.47	\$ 21,000.00	\$ 20,698.16	-1.44%	\$ 28,000.00	35.28%	33.33%	Rate changes in January 22 from 2.77% to 3.95%
23		5700	211	Payroll Service	\$ 818.98	\$ 1,000.00	\$ 982.78	-1.72%	\$ 1,000.00	1.75%	0.00%	Snelling fees for processing payroll
24	PAYROLL TOTAL				\$ 793,119.51	\$ 899,900.00	\$ 951,743.41	5.76%	\$ 983,800.00	3.37%	9.32%	

GENERAL OPERATING BUDGET - FY2021 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
				DESCRIPTION	FYE 2021 ACTUAL YTD JULY 31, 2021	FYE 2021 APPROVED BUDGET	FYE 2021 PROJECTED YEAR END	FYE 2021 % Change Approved Budget to Projected Year End	FYE 2022 PROPOSED BUDGET	% Change FYE21 Projected YE to FYE22 Proposed	% Change FYE21 Approved Budget to FYE22 Proposed	Notes
1												
2								Column F to G		Column G to I	Column F to I	
25	ADMINISTRATION											
26		2651	111	Prin Exp Xerox Lease Copier Payment	\$ 2,511.12	\$ 3,100.00	\$ 3,013.34	-2.80%	\$ 3,210.00	6.53%	3.55%	Principle portion of Xerox lease payment, expires March 2024
27		5200	101	General Office Supplies	\$ 9,502.39	\$ 10,000.00	\$ 11,402.87	14.03%	\$ 10,000.00	-12.30%	0.00%	General office supplies. Includes Xerox usage expenses
28		5200	103	Office Equip/Software	\$ 19,242.67	\$ 20,000.00	\$ 23,091.20	15.46%	\$ 20,000.00	-13.39%	0.00%	software/hardware. \$17K is software
29		5210	101	Board Expenses	\$ 1,129.69	\$ 1,500.00	\$ 1,355.63	-9.62%	\$ 1,500.00	10.65%	0.00%	Board breakfast
30		5250	111	Interest Exp Xerox Copier Lease	\$ 447.10	\$ 550.00	\$ 536.52	-2.45%	\$ 360.00	-32.90%	-34.55%	Interest portion of lease payment which expires March 2024
31		5310	107	Janitorial/Building Maint	\$ 20,558.50	\$ 22,000.00	\$ 24,670.20	12.14%	\$ 25,000.00	1.34%	13.64%	Valentines. Includes B800, 50, 20
32		5320	106	Telephone Admin Cell	\$ 2,031.04	\$ 2,400.00	\$ 2,437.25	1.55%	\$ 2,400.00	-1.53%	0.00%	Cell phone reimbursements for 4 emp at \$50 per month
33		5340	127	Postage	\$ 1,600.80	\$ 2,000.00	\$ 1,920.96	-3.95%	\$ 2,000.00	4.11%	0.00%	Postage and cost of machine and equipment
34		5350	114	Insurance - Liability & Property	\$ 142,139.35	\$ 175,000.00	\$ 170,567.22	-2.53%	\$ 175,000.00	2.60%	0.00%	TML Insurance
35		5360	208	License and Fee	\$ 1,079.00	\$ 1,000.00	\$ 1,294.80	29.48%	\$ 1,500.00	15.85%	50.00%	TCEQ , boiler, and elevator licenses/fees
36		5363	124	Staff Meetings	\$ 3,268.19	\$ 5,000.00	\$ 3,921.83	-21.56%	\$ 5,000.00	27.49%	0.00%	Staff lunch meetings & employee Christmas Party
37		5363	305	Meetings & Memberships	\$ 919.00	\$ 3,000.00	\$ 1,102.80	-63.24%	\$ 3,000.00	172.03%	0.00%	Overflow Chamber events. For those not scheduled
40		5400	125	Recruitment - Customer and New Emp	\$ 799.00	\$ 1,000.00	\$ 958.80	-4.12%	\$ 1,000.00	4.30%	0.00%	D&B used for vetting customers
41		5400	303	Advertising & Printing	\$ 161.10	\$ 2,000.00	\$ 193.32	-90.33%	\$ 2,000.00	934.55%	0.00%	Stationary - letterhead, envelopes, checks
42		5410	132	Awards & Recognition	\$ -	\$ 500.00	\$ 250.00	-50.00%	\$ 500.00	100.00%	0.00%	Employee service awards
43		5540	134	Prof Services - Document Shredding	\$ 982.08	\$ 1,200.00	\$ 1,178.50	-1.79%	\$ 1,200.00	1.82%	0.00%	VRC storage and shredding. Reduced services in 2020
44		5540	401	Prof Services - Campus	\$ 5,000.00	\$ 2,000.00	\$ 5,000.00	150.00%	\$ 2,000.00	-60.00%	0.00%	Other Staff training and other misc. services
45		5545	112	Serv Contract - Network Maintenance	\$ 6,138.44	\$ 8,000.00	\$ 7,366.13	-7.92%	\$ 8,000.00	8.61%	0.00%	Switch IT support. Maint contract is \$2772 yr
46		5610	110	ED Travel/Meetings	\$ 572.44	\$ 3,500.00	\$ 686.93	-80.37%	\$ 3,500.00	409.51%	0.00%	ED training/travel
47		5620	404	Campus Training	\$ 632.28	\$ 5,000.00	\$ 758.74	-84.83%	\$ 5,000.00	558.99%	0.00%	All other employee training, SGR and cyber security
48		5700	203	Audit Fee	\$ 30,900.00	\$ 30,900.00	\$ 30,900.00	0.00%	\$ 37,000.00	19.74%	19.74%	Per Jimmy \$32,000 for audit and \$5000 for single audit
49		5710	113	Legal Fees	\$ 25,007.00	\$ 50,000.00	\$ 30,008.40	-39.98%	\$ 50,000.00	66.62%	0.00%	FY16 \$61,000, FY17 \$45,000, FY18 \$23,400, FY19 \$38,612, FY20\$36,391
50	ADMIN TOTAL				\$ 274,621.19	\$ 349,650.00	\$ 322,615.43	-7.73%	\$ 359,170.00	11.33%	2.72%	

GENERAL OPERATING BUDGET - FY2021 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2021 ACTUAL YTD JULY 31, 2021	FYE 2021 APPROVED BUDGET	FYE 2021 PROJECTED YEAR END	FYE 2021 % Change Approved Budget to Projected Year End	FYE 2022 PROPOSED BUDGET	% Change FYE21 Projected YE to FYE22 Proposed	% Change FYE21 Approved Budget to FYE22 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
51												
52	UTILITIES	5380	122	Telephone Land Line	\$ 7,738.80	\$ 8,500.00	\$ 9,286.56	9.25%	\$ 9,300.00	0.14%	9.41%	Digium \$220/mo and Vexus \$480/mo
53		5380	405	Water	\$ 145,608.49	\$ 200,000.00	\$ 178,730.19	-10.63%	\$ 220,000.00	23.09%	10.00%	COL bill. FY20=\$197,000 FY19=\$200,000, FY18=\$122,000
54		5380	423	Electricity	\$ 84,201.22	\$ 88,000.00	\$ 101,041.46	14.82%	\$ 90,000.00	-10.93%	2.27%	SPEC bill
55		5380	439	Gas	\$ 12,695.58	\$ 12,000.00	\$ 15,234.70	26.96%	\$ 15,000.00	-1.54%	25.00%	Atmos bill
56		5380	502	Internet	\$ 3,918.05	\$ 4,500.00	\$ 4,701.66	4.48%	\$ 4,600.00	-2.16%	2.22%	Vexus for KBR = \$70/mo and UPN billed 20% = \$310/mo
57	UTILITIES TOTAL				\$ 254,162.14	\$ 313,000.00	\$ 308,994.57	-1.28%	\$ 338,900.00	9.68%	8.27%	
58												
59	MARKETING	5430	102	Office Enhancements	\$ 173.58	\$ 1,000.00	\$ 208.30	-79.17%	\$ 1,000.00	380.09%	0.00%	Décor
60		5430	133	Sponsorships	\$ 8,782.00	\$ 7,000.00	\$ 10,538.40	50.55%	\$ 8,500.00	-19.34%	21.43%	Chamber, LEDA, LBB Apt Assn, FISD, SPC Events, United Way
61		5430	301	Marketing General	\$ 754.51	\$ 3,000.00	\$ 905.41	-69.82%	\$ 3,000.00	231.34%	0.00%	Other marketing
62		5430	302	ED Expenses	\$ 9,344.08	\$ 5,000.00	\$ 11,212.90	124.26%	\$ 7,000.00	-37.57%	40.00%	ED lunch's with customers, customer gifts/Christmas gifts
63		5430	303	Advertisement & Printing	\$ 226.00	\$ 2,000.00	\$ 271.20	-86.44%	\$ 2,000.00	637.46%	0.00%	Other marketing ads
64		5430	304	Ads in Publications	\$ 385.00	\$ 1,000.00	\$ 462.00	-53.80%	\$ 1,000.00	100.00%	0.00%	Magazine ads
65		5430	305	Meetings & Memberships	\$ 1,107.72	\$ 3,000.00	\$ 1,329.26	-55.69%	\$ 3,000.00	125.69%	0.00%	MBD Memberships - Highgrounds, etc. and prof orgn meetings
66		5430	307	MBD Meals and Ent	\$ 1,582.51	\$ 2,000.00	\$ 1,899.01	-5.05%	\$ 2,000.00	5.32%	0.00%	MBD customer and potential customer lunches
67		5430	310	MBD Travel	\$ 1,146.12	\$ 2,000.00	\$ 1,375.34	-31.23%	\$ 2,000.00	45.42%	0.00%	Conference travel
68		5430	311	Marketing Training	\$ -	\$ -	\$ -	0.00%	\$ 2,000.00	100.00%	100.00%	Leadership Lubbock, other
69		5430	312	Technology	\$ 15,559.91	\$ 25,000.00	\$ 18,671.89	-25.31%	\$ 25,000.00	33.89%	0.00%	LoopNet \$4860/yr, Contract Cre8tive \$3800/yr, Adobe Stock \$360
70	MARKETING TOTAL				\$ 39,061.43	\$ 51,000.00	\$ 46,873.72	-8.09%	\$ 56,500.00	20.54%	10.78%	
71												

GENERAL OPERATING BUDGET - FY2021 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2021 ACTUAL YTD JULY 31, 2021	FYE 2021 APPROVED BUDGET	FYE 2021 PROJECTED YEAR END	FYE 2021 % Change Approved Budget to Projected Year End	FYE 2022 PROPOSED BUDGET	% Change FYE21 Projected YE to FYE22 Proposed	% Change FYE21 Approved Budget to FYE22 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
72	OPERATIONS	5900	401	Campus General	\$ 130,399.79	\$ 30,000.00	\$ 165,399.79	451.33%	\$ 680,000.00	311.13%	2166.67%	Things that don't fit anywhere else. YTD expense includes \$131K for tree removal and proposed budget Includes \$650K for RBP cleanup
73		5900	402	Shop Supplies	\$ 7,244.12	\$ 7,000.00	\$ 8,692.94	24.18%	\$ 7,000.00	-19.47%	0.00%	Supplies for shop
74		5900	403	Tools & Tool Repair	\$ 9,573.31	\$ 5,000.00	\$ 11,487.97	129.76%	\$ 5,000.00	-56.48%	0.00%	Tools and small repairs
75		5900	405	Water System	\$ 9,017.76	\$ 10,000.00	\$ 10,821.31	8.21%	\$ 10,000.00	-7.59%	0.00%	Repairs for water system breaks
76		5900	406	Ops Cell Phone	\$ 3,609.40	\$ 5,000.00	\$ 4,331.28	-13.37%	\$ 5,000.00	15.44%	0.00%	4 cell phone reimb = \$2400 per yr plus Verizon iPad at \$180/mo
77		5900	407	Work Clothes	\$ 803.98	\$ 2,000.00	\$ 964.78	-51.76%	\$ 2,000.00	107.30%	0.00%	Per policy, 11 shirts, 6 pants, 3 shorts, 1 jacket, 1 shoes
78		5900	417	Animal/Pest control	\$ 1,035.00	\$ 1,000.00	\$ 1,242.00	24.20%	\$ 1,000.00	-19.48%	0.00%	Terminix and other bills associated with pest removal (L. Watson)
79		5900	419	Building Security	\$ 10,414.33	\$ 12,000.00	\$ 12,497.20	4.14%	\$ 12,000.00	-3.98%	0.00%	All security: S2 - toll tags, badges, software, Corvus - B800, B36, pump house, keys and cores
80		5900	420	Roof	\$ 11,412.96	\$ 5,000.00	\$ 13,695.55	173.91%	\$ 5,000.00	-63.49%	0.00%	Roof repairs
81		5900	421	HVAC	\$ 14,399.75	\$ 20,000.00	\$ 17,279.70	-13.60%	\$ 20,000.00	15.74%	0.00%	Anthony Mechanical annual maint fees
82		5900	422	Painting	\$ 1,153.93	\$ 10,000.00	\$ 1,384.72	-86.15%	\$ 15,000.00	983.25%	50.00%	No large paint projects planned
83		5900	423	Electric	\$ 31,099.20	\$ 8,000.00	\$ 37,319.04	366.49%	\$ 8,000.00	-78.56%	0.00%	LED replacement and some electrical outsourcing
84		5900	424	Fence Repair	\$ 10,543.13	\$ 3,000.00	\$ 12,651.76	321.73%	\$ 3,000.00	-76.29%	0.00%	Fence repairs - mostly collected from insurance
85		5900	425	Plumbing & Irrigation	\$ 12,354.25	\$ 10,000.00	\$ 14,825.10	48.25%	\$ 10,000.00	-32.55%	0.00%	Plumbing repairs
86		5900	428	Cleaning	\$ 2,719.70	\$ 2,500.00	\$ 3,263.64	30.55%	\$ 2,500.00	-23.40%	0.00%	Building cleaning to enable customer walk through. Cintas mat cleaning
87		5900	429	Building Make Ready	\$ 16,961.34	\$ 3,500.00	\$ 20,353.61	481.53%	\$ 5,000.00	-75.43%	42.86%	For new customer move in
88		5900	430	Ground Maintenance	\$ 229,676.00	\$ 285,000.00	\$ 275,611.20	-3.29%	\$ 285,000.00	3.41%	0.00%	L&N = \$204,705. Chrestman = \$68,900
89		5900	434	Signage	\$ 3,025.18	\$ 3,000.00	\$ 3,630.22	21.01%	\$ 3,000.00	-17.36%	0.00%	Signs as needed for new customers
90		5900	440	Door Repair	\$ 2,513.35	\$ 5,000.00	\$ 3,016.02	-39.68%	\$ 5,000.00	65.78%	0.00%	Repair of doors
91		5900	441	Environmental	\$ -	\$ 2,500.00	\$ -	-100.00%	\$ 2,500.00	100.00%	0.00%	Misc. environmental
92		5900	442	Safety Supplies	\$ 1,408.49	\$ 2,000.00	\$ 1,690.19	-15.49%	\$ 2,000.00	18.33%	0.00%	Safety equipment; harnesses, etc..
93		5900	445	Architect & Engineering	\$ 2,907.35	\$ 40,000.00	\$ 3,488.82	-91.28%	\$ 40,000.00	1046.52%	0.00%	Parkhill misc engineering fees
94		5900	448	KBR Event Expenses	\$ 3,370.98	\$ 10,000.00	\$ 4,045.18	-59.55%	\$ 10,000.00	147.21%	0.00%	Equipment rented for KBR events. Mostly vehicles.
95		5900	449	Vehicle Repair & Maint	\$ 7,356.43	\$ 3,500.00	\$ 8,827.72	152.22%	\$ 5,000.00	-43.36%	42.86%	Vehicle repairs
96		5900	450	Gas/Fuel	\$ 5,820.27	\$ 7,000.00	\$ 6,984.32	-0.22%	\$ 7,000.00	0.22%	0.00%	Fuel for vehicles and equipment
97		5900	451	Windows	\$ 1,999.85	\$ 3,000.00	\$ 2,399.82	-20.01%	\$ 3,000.00	25.01%	0.00%	Broken window repairs
98	OPERATIONS TOTAL				\$ 530,819.85	\$ 495,000.00	\$ 645,903.86	30.49%	\$ 1,153,000.00	78.51%	132.93%	
99												
100	EXPENSE TOTAL				\$ 1,891,784.12	\$ 2,108,550.00	\$ 2,276,130.99	7.95%	\$ 2,891,370.00	27.03%	37.13%	
101	NET INCOME BEFORE DEPRECIATION				\$ 813,927.20	\$ 626,950.00	\$ 931,191.73	48.53%	\$ 230,130.00	-75.29%	-63.29%	
102	DEPRECIATION	5305		Depreciation	\$ 454,451.40	\$ 565,000.00	\$ 545,341.68	-3.48%	\$ 570,000.00	4.52%	NA	update
103	NET INCOME				\$ 359,475.80	\$ 61,950.00	\$ 385,850.05	522.84%	\$ (339,870.00)	-188.08%	-648.62%	

FY 2021 CAPITAL PROJECTS	ACTUAL YTD	APPROVED BUDGET
EDA Grant Match for Airfield Project	\$ 32,835.70	\$ 865,600.00
2020 Seal Coat Roll Over & 2021 Seal Coat	\$ 85,232.68	\$ 150,000.00
TOTAL	\$ 118,068.38	\$ 1,015,600.00

FY 2022 PROPOSED CAPITAL PROJECTS	PROPOSED BUDGET
Bobcat Skid Steer - Used	\$ 35,000.00
Valve Maintenance Trailer	\$ 83,000.00
2022 Seal Coat	\$ 75,000.00
B210 Lower Roof	\$ 50,000.00
Isolation Valves - South Campus	\$ 50,000.00
B92 New Parking Lot	\$ 60,000.00
TOTAL	\$ 353,000.00

FYE 2022 CAPITAL PROJECTS

Seal Coat

Staff is requesting \$75,000 for street seal coat. This is part of an on-going street maintenance plan which will put the roads on a rotating five year schedule.



Bobcat Skid Steer

We need a skid steer, a very versatile piece of equipment, that can do so much more than any equipment we currently have. We can purchase a good, used one for \$35,000.



Valve Maintenance Trailer

If we learned anything from the February freeze event (Winter Storm Uri) it is that we need to be able to exercise/turn our water valves without breaking them. The equipment we currently use for this is unable to turn large valves. This piece of equipment will save us a fortune in broken valves and lost water. It is also capable of helping locate lines (pot holing). We estimate the cost to be \$83,000.



New Roof – Building 210

Building 210, the gym, is currently occupied by Premier. This building has two roofs, an upper roof that covers the gym floor and a lower roof that covers the rest of the building. While the upper roof is currently in good condition, the lower roof needs replacing. Since Premier moved in, we have had the lower roof repaired of leaks several times and it is now time to replace it. A TPO roof is estimated to be \$50,000.



Isolation Valves – South Campus

Installing isolation valves around campus has been an on-going project. Installing these valves on the south side of campus will allow us to repair water lines while not having to shut off all of Texas Tech University buildings. The estimate of \$50,000 is for three valves.



Parking lot at Hanger 92

Hanger 92 is occupied by Rhodes USA. There is no parking for this building and to keep traffic off the flight line and provide parking for this building as well as a neighboring building, staff is requesting installing a new parking lot at an estimated cost of \$60,000.



FINANCIAL REPORT

JUNE 2021

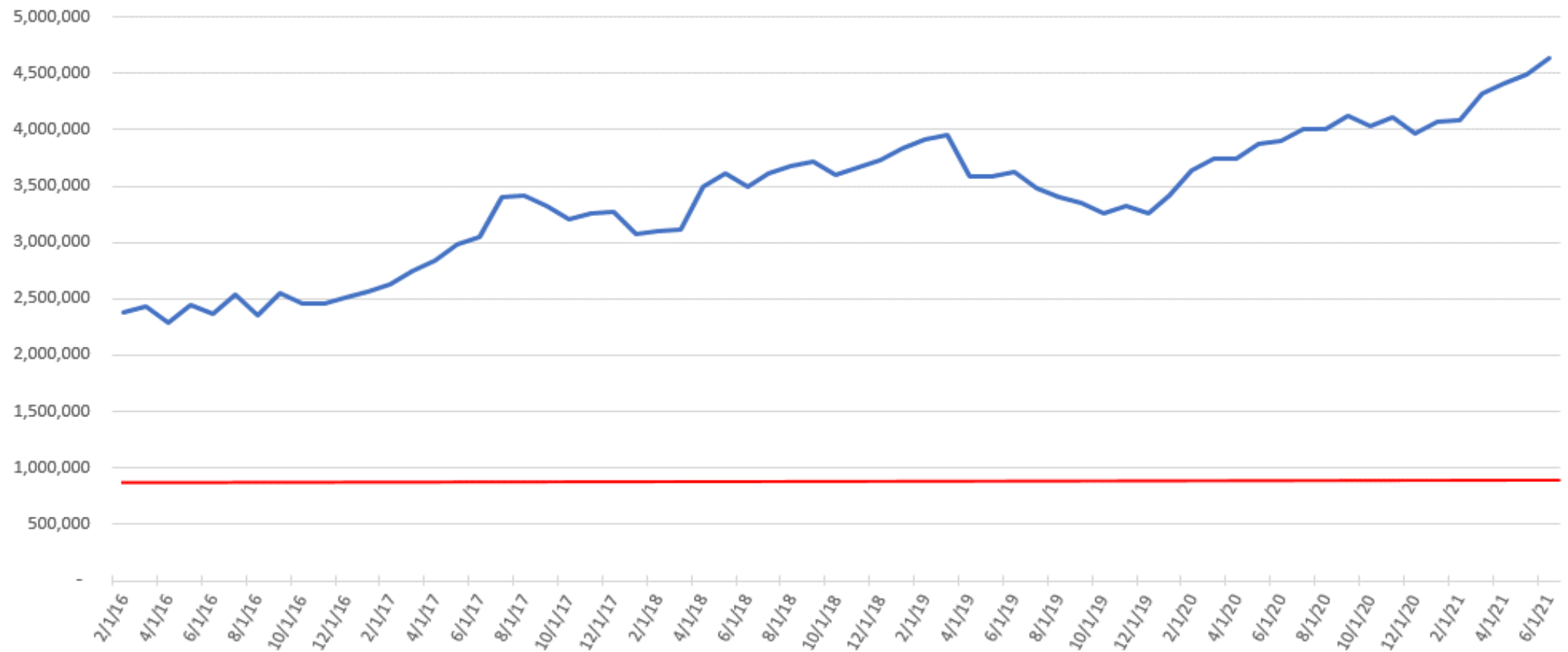
CASH BALANCES - JUNE 30, 2021

	5/31/2021	6/30/2021	Change
General Fund Bank Accounts	\$ 3,435,247	\$ 3,585,940	\$ 150,693
Fiber Optic Fund Checking	\$ -	\$ -	\$ -
EDA Grant Checking	\$ 199,757	\$ 187,970	\$ (11,787)
Capital Maintenance - Designated	\$ 855,000	\$ 855,000	\$ -
Petty Cash	\$ 100	\$ 100	\$ -
Total Cash	\$ 4,490,104	\$ 4,629,010	\$ 138,906
Accounts Receivable - G/F	\$ 216,706	\$ 196,207	\$ (20,499)
Accounts Receivable - F/O	\$ 14,324	\$ 14,476	\$ 152
Total Accounts Receivable	\$ 231,030	\$ 210,683	\$ (20,347)
Total Cash & Accounts Receivable	\$ 4,721,134	\$ 4,839,693	\$ 118,559

Aged Accounts Receivable as of 06/30/2021

CURRENT	1 - 30 Days - Invoices	31 - 60 Days - Invoices	61 > Days - Invoices	Over 90 Days	TOTAL
186,460.21	24,142.32	-	-	-	210,602.53

LRRA Available Cash
FEBRUARY 2016 - JUNE 2021



FINANCIAL HIGHLIGHTS - JUNE 2021

DESCRIPTION	Month G/F	Month F/O	Month's Total	YTD G/F	YTD F/O	YTD Total
Operating Revenue	\$ 210,644	\$ 18,372	\$ 229,016	\$ 2,280,436	\$ 143,664	\$ 2,424,100
Other Revenue - Usage Fees	\$ 17,493	\$ 2,119	\$ 19,612	\$ 187,722	\$ 19,133	\$ 206,855
Total Revenue	\$ 228,137	\$ 20,491	\$ 248,628	\$ 2,468,158	\$ 162,797	\$ 2,630,955
Expenses	\$ 199,340	\$ 13,355	\$ 212,695	\$ 1,526,285	\$ 107,119	\$ 1,633,404
Net Income BPSID	\$ 28,797	\$ 7,136	\$ 35,933	\$ 941,873	\$ 55,678	\$ 997,551
Interest Income - Plus	\$ 897		\$ 897	\$ 7,719		\$ 7,719
Depreciation - Less	\$ (45,445)	\$ (2,550)	\$ (47,995)	\$ (409,006)	\$ (22,952)	\$ (431,958)
Net Income	\$ (15,751)	\$ 4,586	\$ (11,165)	\$ 540,586	\$ 32,726	\$ 573,312

EXTRAORDINARY EXPENSES/CAPITAL EXPENSES & OTHER

BLDG 70 - TEMP ROOF REPAIRS

30,750.69 REIMBURSED BY INSURANCE COMPANY

\$ 30,750.69

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Balance Sheet
As of 6/30/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>EDA Grant Fund</u>	<u>Fiber Optic Oper Fund</u>	<u>Total</u>
ASSETS				
CASH	3,585,940	187,970	2,550	3,776,461
DESIGNATED-CAPITAL MAINT	610,000	-	-	610,000
WATER INFRASTRUCTURE RESERVE	245,000	-	-	245,000
INVESTMENTS	-	-	-	-
ACCOUNTS RECEIVABLE	196,207	-	14,476	210,683
ALLOWANCE FOR DOUBTFUL	-	-	-	-
INTERFUND TRANSFERS	-	-	-	-
NOTES RECEIVABLE	-	-	-	-
CONSTRUCTION IN PROGRESS	397,331	21,991	-	419,322
PROPERTY AND EQUIPMENT, NET	6,502,318	-	119,250	6,621,569
OTHER ASSETS	97,357	-	15,491	112,847
Total ASSETS	<u>11,634,154</u>	<u>209,961</u>	<u>151,767</u>	<u>11,995,882</u>
LIABILITIES				
ACCOUNTS PAYABLE	32,585	9,286	1,757	43,628
ACCRUED EXPENSES	62,787	-	3,958	66,745
DEFERRED REVENUE	306,052	-	15,010	321,062
NET PENSION LIABILITIES	-	-	-	-
NOTES PAYABLE	9,017	-	-	9,017
INTERFUND TRANSFERS	-	-	-	-
REFUNDABLE DEPOSITS	61,967	-	223	62,190
OTHER LIABILITIES	2,939	-	-	2,939
Total LIABILITIES	<u>475,347</u>	<u>9,286</u>	<u>20,948</u>	<u>505,581</u>
FUND EQUITY				
BEGINNING OF PERIOD	11,740,336	-	(820,166)	10,920,170
YEAR TO DATE EARNINGS	540,587	-	32,725	573,312
Total FUND EQUITY	<u>12,280,922</u>	<u>-</u>	<u>(787,441)</u>	<u>11,493,482</u>
TOTAL LIABILITY AND FUND	<u>12,756,269</u>	<u>9,286</u>	<u>(766,493)</u>	<u>11,999,063</u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
 COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY
 From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Fiber Optic Oper Fund</u>	<u>Total</u>
OPERATING REVENUES	2,468,159.00	162,796.00	2,630,956.00
OPERATING EXPENSES	1,935,291.00	130,071.00	2,065,362.00
OPERATING INCOME(LOSS)	<u>532,868.00</u>	<u>32,725.00</u>	<u>565,593.00</u>
NONOPERATING INTEREST INCOME	7,719.00	-	7,719.00
NET NONOPERATING REVENUES	<u>7,719.00</u>	<u>-</u>	<u>7,719.00</u>
INCREASE (DECREASE) IN FUND EQUITY	<u>540,587.00</u>	<u>32,725.00</u>	<u>573,312.00</u>
FUND EQUITY, BEGINNING	11,740,336.00	(820,166.00)	10,920,170.00
FUND EQUITY, ENDING	12,280,922.00	(787,441.00)	11,493,482.00

LUBBOCK REESE REDEVELOPMENT AUTHORITY

SUPPLEMENTAL SCHEDULE OF REVENUES

From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	General Fund	Fiber Optic Oper Fund	Total
LEASES	1,507,179	-	1,507,179
USAGE FEES	187,722	19,133	206,855
PBT CAM FEES	540,216	-	540,216
CONTRACT SERVICES	16,493	-	16,493
FIBER OPTIC/WIRELESS INCOME	-	143,664	143,664
TOTAL OPERATING REVENUE	<u>2,251,610</u>	<u>162,796</u>	<u>2,414,407</u>
UTILITY FRANCHISE FEES	28,025	-	28,025
INSURANCE PROCEEDS	188,523	-	188,523
OTHER MISCELLANEOUS	-	-	-
TOTAL REVENUES	<u>2,468,159</u>	<u>162,796</u>	<u>2,630,956</u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 10/1/2020 Through 6/30/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Fund</u>	<u>Total</u>
OPERATING EXPENSES			
SALARIES & TAXES	605,170		605,170
BENEFITS - HEALTH, RETIREMENT & WKR'S COMP	98,513		98,513
INSURANCE - PROPERTY & GENERAL LIABILITY	127,936	6,731	134,668
ADMINISTRATIVE EXPENSES	10,831		10,831
GENERAL OFFICE EXPENSES	51,288	2,828	54,116
ACCTG. & AUDITING SERVICES	31,719		31,719
COMPUTER SOFTWARE & MAINT.		29,401	29,401
INTERNET		15,303	15,303
LEGAL SERVICES	25,007		25,007
NETWORK MAINTENANCE CONTRACT	5,480		5,480
TRAINING & TRAVEL	1,205		1,205
MARKETING EXPENSES	37,572		37,572
OPERATIONS - GROUND MAINT. AND ENGINEERING CONTRACTS	381,029		381,029
UTILITIES	150,534	48,050	198,584
DEPRECIATION EXPENSE	409,006	22,952	431,958
Total OPERATING EXPENSES	<u>1,935,291</u>	<u>125,265</u>	<u>2,060,556</u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 6/1/2021 Through 6/30/2021

GENERAL FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Current Month Actual vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Leases	145,676	142,917	2,759	1,507,179	1,286,250	220,929
PBT Cam Fees	60,024	60,000	24	540,216	540,000	216
Usage Fees	17,493	20,833	(3,341)	187,722	187,500	222
Contract Services	-	1,250	(1,250)	16,493	11,250	5,243
Utility Franchise Fees	1,634	2,417	(783)	28,025	21,750	6,275
Insurance Proceeds	3,310	-	3,310	188,523	-	188,523
Total REVENUES	228,136	227,417	720	2,468,159	2,046,750	421,409
EXPENSES						
Salaries & Taxes	95,062	64,167	(30,895)	605,170	577,500	(27,670)
Benefits - Health, Retirement & Wkr's	11,240	10,742	(498)	98,513	96,675	(1,838)
Insurance -Property & General Liabilities	14,203	14,583	380	127,936	131,250	3,314
Administrative Expenses	5,936	892	(5,044)	10,831	10,025	(806)
General Office Expenses	2,906	5,121	2,215	51,288	46,087	(5,201)
Accounting & Auditing Services	102	83	(19)	31,719	31,650	(69)
Legal Services	3,534	4,167	633	25,007	37,500	12,493
Network Maintenance Contract	700	667	(33)	5,480	6,000	520
Training & Travel	53	708	656	1,205	6,375	5,170
Marketing Expenses	1,705	4,250	2,545	37,572	38,250	678
Operations	51,829	41,250	(10,579)	381,029	371,250	(9,779)
Utilities	12,073	32,417	20,344	150,534	215,750	65,216
Total EXPENSES	199,340	179,046	(20,294)	1,526,285	1,568,312	42,028
NIBPSID	28,796	48,371	(19,575)	941,874	478,438	463,437
NON OPERATING REVENUE						
Interest Income	897	542	355	7,719	4,875	2,844
Total NON OPERATING REVENUE	897	542	355	7,719	4,875	2,844
DEPRECIATION						
Depreciation Expense	(45,445)	(47,083)	1,638	(409,006)	(423,750)	14,744
Total DEPRECIATION	(45,445)	(47,083)	1,638	(409,006)	(423,750)	14,744
Increase (Decrease) In Fund Equity	(15,752)	1,829	(17,581)	540,587	59,563	481,024

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 6/1/2021 Through 6/30/2021

FIBER OPTIC OPERATING FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Current Month Actual vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Usage Fees	2,119	2,500	(381)	19,133	22,500	(3,367)
Fiber Optic/Wireless Income	18,372	15,833	2,539	143,664	142,500	1,164
Total REVENUES	20,491	18,333	2,158	162,796	165,000	(2,203)
EXPENSES						
Insurance -Property & General Liabilities	748	750	2	6,731	6,750	19
General Office Expenses	314	317	3	2,828	2,850	23
Computer Software & Maintenance	2,941	3,417	476	29,401	30,750	1,349
Internet	1,745	1,833	89	15,303	16,500	1,197
Building Maintenance & Repairs	1,217	833	(384)	4,806	7,500	2,694
Utilities	6,391	5,142	(1,249)	48,050	46,275	(1,775)
Total EXPENSES	13,355	12,292	(1,063)	107,119	110,625	3,506
NIBPSID	7,137	6,042	1,095	55,677	54,375	1,302
DEPRECIATION						
Depreciation Expense	(2,550)	(3,500)	950	(22,952)	(31,500)	8,548
Total DEPRECIATION	(2,550)	(3,500)	950	(22,952)	(31,500)	8,548
Increase (Decrease) In Fund Equity	4,586	2,542	2,045	32,725	22,875	9,850

COMBINED FUNDS

(In Whole Numbers)

	Current Month Actual	Current Period Budget	Budget Variance	YTD Actual	YTD Budget	Budget Variance
REVENUES						
Leases	145,676	142,917	2,759	1,507,179	1,286,250	220,929
PBT Cam Fees	60,024	60,000	24	540,216	540,000	216
Usage Fees	19,612	23,333	(3,721)	206,855	210,000	(3,145)
Contract Services	-	1,250	(1,250)	16,493	11,250	5,243
Utility Franchise Fees	1,634	2,417	(783)	28,025	21,750	6,275
Insurance Proceeds	3,310	-	3,310	188,523	-	188,523
Fiber Optic/Wireless Income	18,372	15,833	2,539	143,664	142,500	1,164
Total REVENUES	248,627	245,750	2,877	2,630,956	2,211,750	419,206
EXPENSES						
Salaries & Taxes	95,062	64,167	(30,895)	605,170	577,500	(27,670)
Benefits - Health, Retirement & Wkr's Comp	11,240	10,742	(498)	98,513	96,675	(1,838)
Insurance -Property & General Liabilities	14,950	15,333	383	134,668	138,000	3,332
Administrative Expenses	5,936	892	(5,044)	10,831	10,025	(806)
General Office Expenses	3,220	5,438	2,218	54,116	48,938	(5,178)
Accounting & Auditing Services	102	83	(19)	31,719	31,650	(69)
Computer Software & Maintenance	2,941	3,417	476	29,401	30,750	1,349
Internet	1,745	1,833	89	15,303	16,500	1,197
Legal Services	3,534	4,167	633	25,007	37,500	12,493
Network Maintenance Contract	700	667	(33)	5,480	6,000	520
Training & Travel	53	708	656	1,205	6,375	5,170
Marketing Expenses	1,705	4,250	2,545	37,572	38,250	678
Operations	51,829	41,250	(10,579)	381,029	371,250	(9,779)
Building Maintenance & Repairs	1,217	833	(384)	4,806	7,500	2,694
Utilities	18,463	37,558	19,095	198,584	262,025	63,441
Total EXPENSES	212,695	191,337	(21,357)	1,633,404	1,678,937	45,533
NIBPSID	35,933	54,413	(18,480)	997,552	532,813	464,739
NON OPERATING REVENUE						
Interest Income	897	542	355	7,719	4,875	2,844
Total NON OPERATING REVENUE	897	542	355	7,719	4,875	2,844
DEPRECIATION						
Depreciation Expense	(47,995)	(50,583)	2,588	(431,958)	(455,250)	23,292
Total DEPRECIATION	(47,995)	(50,583)	2,588	(431,958)	(455,250)	23,292
Increase (Decrease) In Fund Equity	(11,166)	4,371	(15,537)	573,312	82,438	490,874

MONTHLY & YTD COMPARISONS OF CURRENT & PRIOR YEAR'S ACTUALS

(In Whole Numbers)

	Current Month	Prior Year			Prior Year	
	Actual	Actual	Variance	YTD Actual	YTD Actual	Variance
REVENUES						
Leases	145,676	169,348	(23,672)	1,507,179	1,491,187	15,992
PBT Cam Fees	60,024	60,276	(252)	540,216	541,242	(1,026)
Usage Fees	19,612	31,257	(11,645)	206,855	215,981	(9,126)
Contract Services	-	920	(920)	16,493	7,523	8,970
Utility Franchise Fees	1,634	1,493	141	28,025	23,005	5,020
Insurance Proceeds	3,310	-	3,310	188,523	1,425	187,098
Other-Miscellaneous	-	-	-	-	17,000	(17,000)
Fiber Optic/Wireless Income	18,372	16,356	2,016	143,664	133,624	10,040
Total REVENUES	248,627	279,650	(31,023)	2,630,956	2,430,986	199,970
EXPENSES						
Salaries & Taxes	95,062	55,325	39,737	605,170	487,402	117,768
Benefits - Health, Retirement & Wkr's	11,240	11,650	(410)	98,513	92,430	6,083
Insurance -Property & General Liabilities	14,950	14,689	261	134,668	132,204	2,464
Administrative Expenses	5,936	584	5,352	10,831	6,825	4,006
General Office Expenses	3,220	4,809	(1,589)	54,116	49,754	4,362
Accounting & Auditing Services	102	77	25	31,719	38,177	(6,458)
Computer Software & Maintenance	2,941	2,865	76	29,401	29,781	(380)
Internet	1,745	1,695	50	15,303	24,088	(8,785)
Legal Services	3,534	3,618	(84)	25,007	29,772	(4,765)
Network Maintenance Contract	700	2,710	(2,010)	5,480	7,738	(2,258)
Training & Travel	53	175	(122)	1,205	4,662	(3,457)
Marketing Expenses	1,705	1,274	431	37,572	36,762	810
Operations	51,829	36,384	15,445	381,029	350,026	31,003
Building Maintenance & Repairs	1,217	150	1,067	4,806	8,247	(3,441)
Utilities	18,463	36,907	(18,444)	198,584	228,720	(30,136)
Total EXPENSES	212,695	172,913	39,782	1,633,404	1,526,588	106,816
NIBPSID	35,933	106,737	(70,804)	997,552	904,398	93,154
NON OPERATING REVENUE						
Interest Income	897	1,859	(962)	7,719	20,637	(12,918)
Total NON OPERATING REVENUE	897	1,859	(962)	7,719	20,637	(12,918)
DEPRECIATION						
Depreciation Expense	(47,995)	(47,841)	(154)	(431,958)	(402,987)	(28,971)
Total DEPRECIATION	(47,995)	(47,841)	(154)	(431,958)	(402,987)	(28,971)
Increase (Decrease) In Fund Equity	(11,166)	60,754	(71,920)	573,312	522,048	51,264

FINANCIAL REPORT

JULY 2021

CASH BALANCES - JULY 31, 2021

	6/30/2021	7/31/2021	Change
General Fund Bank Accounts	\$ 3,585,940	\$ 3,358,752	\$ (227,188)
Fiber Optic Fund Checking	\$ -	\$ -	\$ -
EDA Grant Checking	\$ 187,970	\$ 167,839	\$ (20,131)
Capital Maintenance - Designated	\$ 855,000	\$ 855,000	\$ -
Petty Cash	\$ 100	\$ 100	\$ -
Total Cash	\$ 4,629,010	\$ 4,381,691	\$ (247,319)
Accounts Receivable - G/F	\$ 196,207	\$ 272,427	\$ 76,220
Accounts Receivable - F/O	\$ 14,476	\$ 14,365	\$ (111)
Total Accounts Receivable	\$ 210,683	\$ 286,792	\$ 76,109
Total Cash & Accounts Receivable	\$ 4,839,693	\$ 4,668,483	\$ (171,210)

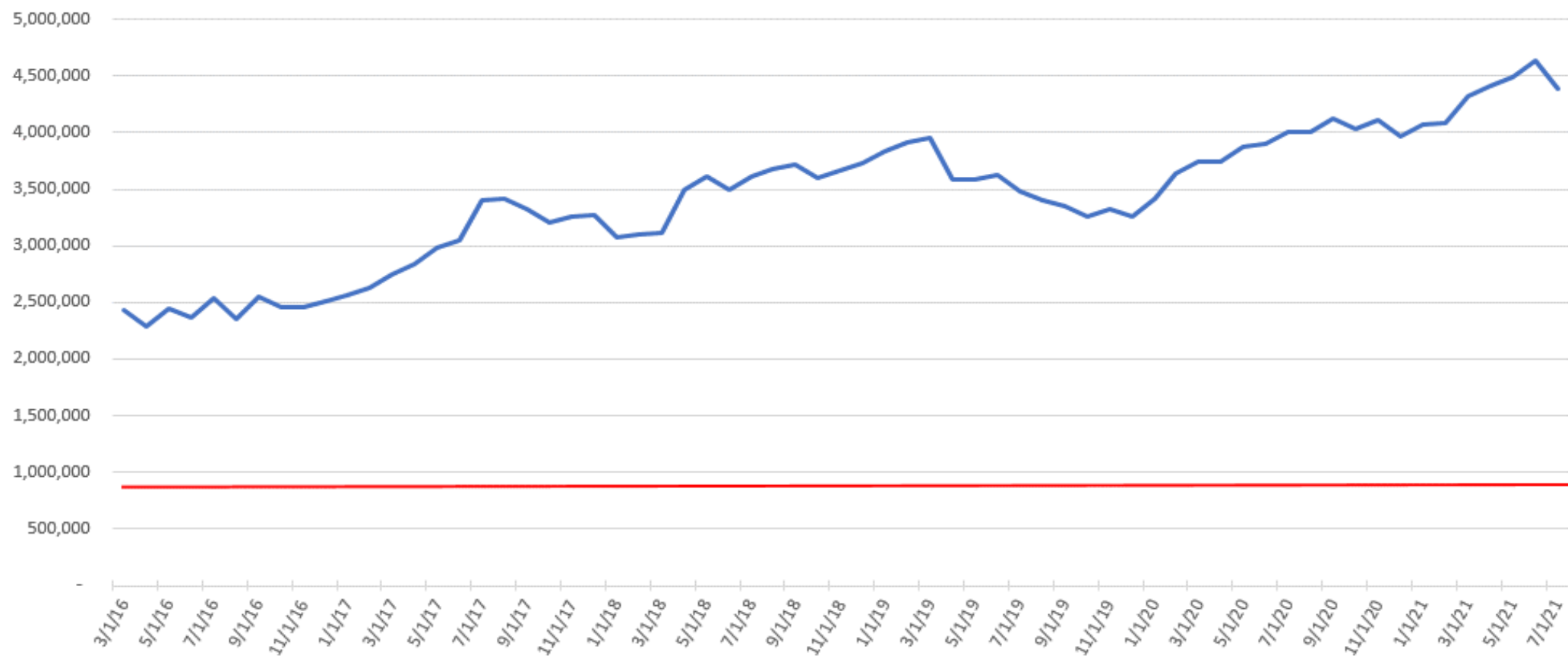
Aged Accounts Receivable as of 07/31/2021

CURRENT	1 - 30 Days - Invoices	31 - 60 Days - Invoices	61 > Days - Invoices	Over 90 Days	TOTAL
187,052.69	99,739.52				286,792.21

Aged Accounts Receivable as of 08/19/2021

37,108.73	74,581.56				111,690.29
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LRRA Available Cash
FEBRUARY 2016 - JULY 2021



FINANCIAL HIGHLIGHTS - JULY 2021

DESCRIPTION	Month G/F	Month F/O	Month's Total	YTD	G/F YTD	F/O	YTD Total
Operating Revenue	\$ 208,385	\$ 18,372	\$ 226,757	\$ 2,488,821	\$ 162,036	\$ 2,650,857	
Other Revenue - Usage Fees	\$ 20,504	\$ 2,008	\$ 22,512	\$ 208,226	\$ 21,141	\$ 229,367	
Total Revenue	\$ 228,889	\$ 20,380	\$ 249,269	\$ 2,697,047	\$ 183,177	\$ 2,880,224	
Expenses	\$ 362,988	\$ 11,969	\$ 374,957	\$ 1,889,273	\$ 119,088	\$ 2,008,361	
Net Income BPSID	\$ (134,099)	\$ 8,411	\$ (125,688)	\$ 807,774	\$ 64,089	\$ 871,863	
Interest Income - Plus	\$ 945		\$ 945	\$ 8,663		\$ 8,663	
Depreciation - Less	\$ (45,445)	\$ (2,550)	\$ (47,995)	\$ (454,451)	\$ (25,502)	\$ (479,953)	
Net Income	\$ (178,599)	\$ 5,861	\$ (172,738)	\$ 361,986	\$ 38,587	\$ 400,573	

EXTRAORDINARY EXPENSES/CAPITAL EXPENSES & OTHER

PHASE 1 REMOVAL & DISPOSAL OF TREES IN FORMER HOUSING	105,320.00	EXPENSED
SEAL COAT	72,823.20	CAPITAL EXPENSES
	\$ 178,143.20	

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Balance Sheet
As of 7/31/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>EDA Grant Fund</u>	<u>Fiber Optic Oper Fund</u>	<u>Total</u>
ASSETS				
CASH	3,358,852	167,839	-	3,526,692
DESIGNATED-CAPITAL MAINT	610,000	-	-	610,000
WATER INFRASTRUCTURE RESERVE	245,000	-	-	245,000
INVESTMENTS	-	-	-	-
ACCOUNTS RECEIVABLE	272,427	-	14,365	286,792
ALLOWANCE FOR DOUBTFUL	-	-	-	-
INTERFUND TRANSFERS	-	-	-	-
NOTES RECEIVABLE	-	-	-	-
CONSTRUCTION IN PROGRESS	470,154	32,836	-	502,990
PROPERTY AND EQUIPMENT, NET	6,456,873	-	116,700	6,573,573
OTHER ASSETS	82,690	-	14,252	96,942
Total ASSETS	<u>11,495,997</u>	<u>200,675</u>	<u>145,317</u>	<u>11,841,989</u>
LIABILITIES				
ACCOUNTS PAYABLE	12,739	-	-	12,739
ACCRUED EXPENSES	61,919	-	3,958	65,877
DEFERRED REVENUE	356,913	-	15,010	371,923
NET PENSION LIABILITIES	-	-	-	-
NOTES PAYABLE	8,760	-	-	8,760
INTERFUND TRANSFERS	-	-	-	-
REFUNDABLE DEPOSITS	61,967	-	223	62,190
OTHER LIABILITIES	2,939	-	-	2,939
Total LIABILITIES	<u>505,236</u>	<u>-</u>	<u>19,191</u>	<u>524,428</u>
FUND EQUITY				
BEGINNING OF PERIOD	11,740,336	-	(820,166)	10,920,170
YEAR TO DATE EARNINGS	361,987	-	38,586	400,573
Total FUND EQUITY	12,102,323	-	(781,580)	11,320,742
TOTAL LIABILITY AND FUND	<u>12,607,559</u>	<u>-</u>	<u>(762,389)</u>	<u>11,845,170</u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
 COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY
 From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Fiber Optic Fund</u>	<u>Total</u>
OPERATING REVENUES	2,697,048	183,176	2,880,224
OPERATING EXPENSES	2,343,724	144,590	2,488,315
OPERATING INCOME(LOSS)	<u>353,324</u>	<u>38,586</u>	<u>391,909</u>
NONOPERATING INTEREST INCOME	8,663	-	8,663
NET NONOPERATING REVENUES	<u>8,663</u>	<u>-</u>	<u>8,663</u>
INCREASE (DECREASE) IN FUND EQUITY	<u>361,987</u>	<u>38,586</u>	<u>400,573</u>
FUND EQUITY, BEGINNING	11,740,336	(820,166.00)	10,920,170
FUND EQUITY, ENDING	12,102,323	(781,580.00)	11,320,742

LUBBOCK REESE REDEVELOPMENT AUTHORITY

SUPPLEMENTAL SCHEDULE OF REVENUES

From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Fiber Optic Oper Fund</u>	<u>Total</u>
LEASES	1,652,855	-	1,652,855
USAGE FEES	208,226	21,141	229,367
PBT CAM FEES	600,240	-	600,240
CONTRACT SERVICES	17,413	-	17,413
FIBER OPTIC/WIRELESS INCOME	-	162,036	162,036
TOTAL OPERATING REVENUE	<u>2,478,734</u>	<u>183,176</u>	<u>2,661,910</u>
UTILITY FRANCHISE FEES	29,790	-	29,790
INSURANCE PROCEEDS	188,523	-	188,523
OTHER MISCELLANEOUS	-	-	-
TOTAL REVENUES	<u>2,697,048</u>	<u>183,176</u>	<u>2,880,224</u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 10/1/2020 Through 7/31/2021

(In Whole Numbers)

	<u>General Fund</u>	<u>Fiber Optic</u>	<u>Total</u>
OPERATING EXPENSES			
SALARIES & TAXES	682,797	-	682,797
BENEFITS - HEALTH, RETIREMENT & WKR'S COMP	109,503	-	109,503
INSURANCE - PROPERTY & GENERAL LIABILITY	142,139	7,479	149,618
ADMINISTRATIVE EXPENSES	11,248	-	11,248
GENERAL OFFICE EXPENSES	55,472	3,142	58,614
ACCTG. & AUDITING SERVICES	31,719	-	31,719
COMPUTER SOFTWARE & MAINT.	-	32,342	32,342
INTERNET	-	17,042	17,042
LEGAL SERVICES	25,007	-	25,007
NETWORK MAINTENANCE CONTRACT	6,138	-	6,138
TRAINING & TRAVEL	1,205	-	1,205
MARKETING EXPENSES	39,061	-	39,061
OPERATIONS - GROUND MAINT. AND ENGINEERING	530,820	-	530,820
UTILITIES	254,162	54,278	308,440
DEPRECIATION EXPENSE	454,451	25,502	479,954
Total OPERATING EXPENSES	<u><u>2,343,724</u></u>	<u><u>139,784</u></u>	<u><u>2,483,509</u></u>

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 7/1/2021 Through 7/31/2021

GENERAL FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Current Month Actual vs Budget	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Leases	145,676	142,917	2,759	1,652,855	1,429,167	223,688
PBT Cam Fees	60,024	60,000	24	600,240	600,000	240
Usage Fees	20,504	20,833	(329)	208,226	208,333	(107)
Contract Services	920	1,250	(330)	17,413	12,500	4,913
Utility Franchise Fees	1,765	2,417	(652)	29,790	24,167	5,624
Insurance Proceeds	-	-	-	188,523	-	188,523
Total REVENUES	228,889	227,417	1,472	2,697,048	2,274,167	422,881
EXPENSES						
Salaries & Taxes	77,628	64,167	(13,461)	682,797	641,667	(41,131)
Benefits - Health, Retirement & Wkr's Comp	10,990	10,742	(249)	109,503	107,417	(2,087)
Insurance -Property & General Liabilities	14,203	14,583	380	142,139	145,833	3,694
Administrative Expenses	418	892	474	11,248	10,917	(332)
General Office Expenses	4,184	5,121	937	55,472	51,208	(4,264)
Accounting & Auditing Services	-	83	83	31,719	31,733	14
Legal Services	-	4,167	4,167	25,007	41,667	16,660
Network Maintenance Contract	658	667	9	6,138	6,667	528
Training & Travel	-	708	708	1,205	7,083	5,879
Marketing Expenses	1,489	4,250	2,761	39,061	42,500	3,439
Operations	149,791	41,250	(108,541)	530,820	412,500	(118,320)
Utilities	103,628	36,417	(67,211)	254,162	252,167	(1,996)
Total EXPENSES	362,988	183,046	(179,943)	1,889,273	1,751,358	(137,915)
NIBPSID	(134,099)	44,371	(178,470)	807,775	522,809	284,967
NON OPERATING REVENUE						
Interest Income	945	542	403	8,663	5,417	3,247
Total NON OPERATING REVENUE	945	542	403	8,663	5,417	3,247
DEPRECIATION						
Depreciation Expense	(45,445)	(47,083)	1,638	(454,451)	(470,833)	16,382
Total DEPRECIATION	(45,445)	(47,083)	1,638	(454,451)	(470,833)	16,382
Increase (Decrease) In Fund Equity	(178,600)	(2,171)	(176,429)	361,987	57,392	304,595

GENERAL FUND

Explanation of Significant Budget Variances

2021 JULY

		Month Variance	YTD Variance	Explanations	Projected Outcome at Year End
Revenues, Leases	4200, 4201	\$ 2,759	\$ 223,688	Budgeted less monies due to loss of ZACHRY	Year End is expected to be over budget.
Revenues, Insurance Proceeds	4350	\$ -	\$ 188,523	Insurance Proceeds for HWY 114 \$ 3,893., \$ 3,309. & Roof BLDG 70 \$ 181,320.	Year End is expected to be over budget.
Expenses, Salaries & Taxes	5100, 5110	\$ (13,461)	\$ (41,131)	Incentive Pay for Quarter 3 was paid	Year End is expected to be on budget.
Expenses, Operations	5900	\$ (108,541)	\$ (118,320)	\$ 105,320. Tree removal for Reese Business Park	Year End is expected to be over budget.
Expenses, Utilities	5380	\$ (67,211)	\$ (1,996)	LP&L bill has been caught up for the last 6 months and back to monthly billings	Year End is expected to be on budget.

FIBER OPTIC OPERATING FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Current Month Actual vs Budget	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Usage Fees	2,008	2,500	(492)	21,141	25,000	(3,860)
Fiber Optic/Wireless Income	18,372	15,833	2,539	162,036	158,333	3,702
Total REVENUES	20,380	18,333	2,046	183,176	183,333	(157)
EXPENSES						
Insurance -Property & General Liabilities	748	750	2	7,479	7,500	21
General Office Expenses	314	317	3	3,142	3,167	25
Computer Software & Maintenance	2,941	3,417	476	32,342	34,167	1,825
Internet	1,739	1,833	95	17,042	18,333	1,292
Building Maintenance & Repairs	-	833	833	4,806	8,333	3,527
Utilities	6,227	5,142	(1,086)	54,278	51,417	(2,861)
Total EXPENSES	11,969	12,292	323	119,088	122,917	3,829
NIBPSID						
	8,411	6,042	2,369	64,088	60,417	3,671
DEPRECIATION						
Depreciation Expense	(2,550)	(3,500)	950	(25,502)	(35,000)	9,498
Total DEPRECIATION	(2,550)	(3,500)	950	(25,502)	(35,000)	9,498
Increase (Decrease) In Fund Equity	5,861	2,542	3,319	38,586	25,417	13,169

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 7/1/2021 Through 7/31/2021

COMBINED FUNDS

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Current Month vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Leases	145,676	142,917	2,759	1,652,855	1,429,167	223,688
PBT Cam Fees	60,024	60,000	24	600,240	600,000	240
Usage Fees	22,512	23,333	(822)	229,367	233,333	(3,967)
Contract Services	920	1,250	(330)	17,413	12,500	4,913
Utility Franchise Fees	1,765	2,417	(652)	29,790	24,167	5,624
Insurance Proceeds	-	-	-	188,523	-	188,523
Fiber Optic/Wireless Income	18,372	15,833	2,539	162,036	158,333	3,702
Total REVENUES	249,269	245,750	3,519	2,880,224	2,457,500	422,724
EXPENSES						
Salaries & Taxes	77,628	64,167	(13,461)	682,797	641,667	(41,131)
Benefits - Health, Retirement & Wkr's Comp	10,990	10,742	(249)	109,503	107,417	(2,087)
Insurance -Property & General Liabilities	14,950	15,333	383	149,618	153,333	3,715
Administrative Expenses	418	892	474	11,248	10,917	(332)
General Office Expenses	4,498	5,438	939	58,614	54,375	(4,239)
Accounting & Auditing Services	-	83	83	31,719	31,733	14
Computer Software & Maintenance	2,941	3,417	476	32,342	34,167	1,825
Internet	1,739	1,833	95	17,042	18,333	1,292
Legal Services	-	4,167	4,167	25,007	41,667	16,660
Network Maintenance Contract	658	667	9	6,138	6,667	528
Training & Travel	-	708	708	1,205	7,083	5,879
Marketing Expenses	1,489	4,250	2,761	39,061	42,500	3,439
Operations	149,791	41,250	(108,541)	530,820	412,500	(118,320)
Building Maintenance & Repairs	-	833	833	4,806	8,333	3,527
Utilities	109,855	41,558	(68,297)	308,440	303,583	(4,856)
Total EXPENSES	374,957	195,337	(179,620)	2,008,361	1,874,275	(134,086)
NIBPSID	(125,688)	50,413	(176,101)	871,863	583,225	288,638
NON OPERATING REVENUE						
Interest Income	945	542	403	8,663	5,417	3,247
Total NON OPERATING REVENUE	945	542	403	8,663	5,417	3,247
DEPRECIATION						
Depreciation Expense	(47,995)	(50,583)	2,588	(479,954)	(505,833)	25,880
Total DEPRECIATION	(47,995)	(50,583)	2,588	(479,954)	(505,833)	25,880
Increase (Decrease) In Fund Equity	(172,739)	371	(173,110)	400,573	82,809	317,764

MONTHLY & YTD COMPARISONS OF CURRENT & PRIOR YEAR'S ACTUALS

(In Whole Numbers)

	Current Month Actual	Prior Year Actual	Variance	YTD Actual	Prior Year YTD Actual	Variance
REVENUES						
Leases	145,676	154,897	(9,221)	1,652,855	1,646,084	6,771
PBT Cam Fees	60,024	61,517	(1,493)	600,240	602,759	(2,519)
Usage Fees	22,512	42,692	(20,180)	229,367	258,673	(29,306)
Contract Services	920	-	920	17,413	7,523	9,890
Utility Franchise Fees	1,765	1,605	160	29,790	24,610	5,180
Insurance Proceeds	-	-	-	188,523	1,425	187,098
Other-Miscellaneous	-	-	-	-	17,000	(17,000)
Fiber Optic/Wireless Income	18,372	16,356	2,016	162,036	149,980	12,056
Total REVENUES	249,269	277,067	(27,798)	2,880,224	2,708,053	172,171
EXPENSES						
Salaries & Taxes	77,628	74,085	3,543	682,797	561,487	121,310
Benefits - Health, Retirement & Wkr's Comp	10,990	10,434	556	109,503	102,864	6,639
Insurance -Property & General Liabilities	14,950	14,689	261	149,618	146,893	2,725
Administrative Expenses	418	237	181	11,248	7,062	4,186
General Office Expenses	4,498	5,214	(716)	58,614	54,969	3,645
Accounting & Auditing Services	-	79	(79)	31,719	38,256	(6,537)
Computer Software & Maintenance	2,941	2,865	76	32,342	32,646	(304)
Internet	1,739	1,912	(173)	17,042	26,000	(8,958)
Legal Services	-	918	(918)	25,007	30,690	(5,683)
Network Maintenance Contract	658	1,529	(871)	6,138	9,267	(3,129)
Training & Travel	-	-	-	1,205	4,662	(3,457)
Marketing Expenses	1,489	1,812	(323)	39,061	38,574	487
Operations	149,791	37,302	112,489	530,820	387,327	143,493
Building Maintenance & Repairs	-	-	-	4,806	8,247	(3,441)
Utilities	109,855	38,611	71,244	308,440	267,331	41,109
Total EXPENSES	374,957	189,686	185,271	2,008,361	1,716,275	292,086
NIBPSID	(125,688)	87,380	(213,068)	871,863	991,778	(119,915)
NON OPERATING REVENUE						
Interest Income	945	837	108	8,663	21,473	(12,810)
Total NON OPERATING REVENUE	945	837	108	8,663	21,473	(12,810)
DEPRECIATION						
Depreciation Expense	(47,995)	(57,545)	9,550	(479,954)	(460,532)	(19,422)
Total DEPRECIATION	(47,995)	(57,545)	9,550	(479,954)	(460,532)	(19,422)
Increase (Decrease) In Fund Equity	(172,739)	30,672	(203,411)	400,573	552,720	(152,147)

Social Media Highlights





Lacy Elliott, SHRM-CP

Administrative Coordinator at Reese Technology Center

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Our directory signs are full... This is a good problem to have.

#RelocateToReese



Reese Technology Center

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Reese Adds New Partner: Royal Bengal Logistics, Inc.

By Lacy Elliott | August 20, 2021 | No Comments



A transportation and logistics company out of Coral Springs, Florida has expanded its operations to Reese Technology Center. Royal Bengal Logistics, Inc. (RBL) will be in Hangar 82, the largest hangar on the Reese airfield. It will be used to maintain their trucks as well as establish a terminal distribution facility. Future plans for the site include the incorporation of RBL's sister company, North America Aerospace, LLC (NAA). NAA will operate an aircraft maintenance operation and flight school with the ultimate goal of establishing air cargo services.

RBL is the 3rd company to bring their business to Reese this year from out of the state. RBL joins Rhodes, USA, an Australian construction company, and Jesse's Equipment Sales, LLC, out of Hobbs, NM, on the flightline. Together, these companies are expected to bring anywhere from 20-30 jobs to the area by the end of the year and as many as 300 over the course of the next three years.



Reese Technology Center

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1m • Edited •

Royal Bengal Logistics, Inc. (RBL) is the 3rd company to bring their business to Reese this year from out of the state. RBL joins **Rhodes USA**, an Australian construction company, and Jesse's Equipment Sales, LLC, out of Hobbs, NM, on the flightline. Together, these companies are expected to bring anywhere from 20-30 jobs to the area by the end of the year and as many as 300 over the course of the next three years.

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This article, featured in [SGR \(Strategic Government Resources\)](#)'s 10 in 10 newsletter, is an excellent resource for cities or organizations who know they need to focus more on cybersecurity, but aren't sure where to start. The author, the IT Director for the [City Of Tyler - Municipal Government](#), provides a systematic approach to building resilient cybersecurity protocols.

[#cybersecurity](#) [#riskmanagement](#) [#security](#) [#informationsecurity](#)
[#dataprotection](#) [#datacentersolutions](#)

Steps in Building a Successful Resilient Cyber Protocol

[scholarworks.sfasu.edu](#) · 1 min read

This article aims to help city administrators gain a systematic approach to building resilient...



1

In my opinion...

Thanks for sharing...

Well said...

Helpful! 1



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AUGUST 2021 – EVENTS & ACTIVITIES

	DATE	EVENT
AUGUST	August 11, 2021	3 rd Annual Customer Appreciation Cookout
	August 25, 2021	LRRA Board of Directors Meeting
	August 26, 2021	Lubbock Chamber TTU Athletics Kickoff Breakfast
	August 26, 2021	United Way Campaign Kickoff Luncheon
LOOKING AHEAD		
SEPTEMBER	September 6, 2021	LRRA Closed for Labor Day
	September 15, 2021	SPAG Annual Meeting
	September 22, 2021	LRRA Board of Directors Meeting