

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

Date: Wednesday, September 27, 2023
Time: 8:00 a.m.
Place: Reese Technology Center, LRRRA Board Room, 9801 Reese Blvd, Suite 200, Lubbock, TX 79416

Time: 8:00 a.m.

[illegible]

6. Action Item – Consider Resolution for Application for Funding through US Department of Transportation - SMART Grant	TAB 6	Murvat Musa
7. Action Item – Consider FY2024 Operating, Data Center/Fiber Optics, & Capital Budgets	TAB 7	Murvat Musa
8. Discussion Item – Financial Reports	TAB 8	Sandy Hamilton
9. Discussion Item – Reese Events & Activities	TAB 9	Murvat Musa
10. Action Item – Administer Oath of Office to Tim Collins, Jeff Mustin, and Jane Dever as Board Members	TAB 10	Steve Verett
11. Presentation Item – Recognize Steve Verett and Todd McKee for Their Years of Service	TAB 11	Tim Pierce
Adjourn the Meeting		Steve Verett

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, September 22, 2023.



by: _____
Murvat Musa, ED/CEO

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 of Directors Meeting Minutes

August 23, 2023

The Lubbock Reese Redevelopment Authority held a regular meeting at 8:00 a.m. August 23, 2023, at the Reese Technology Center, LRRR 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.

MEMBERS PRESENT:

Steve Verett	Todd McKee	Tim Pierce
George McMahan	Tim Collins	John Hamilton
John Tye		

MEMBERS ABSENT:

OTHERS PRESENT:

Reese Staff: Murvat Musa-Executive Director, Chris Evans-Operations Manager, Andrea Hamilton-Operations, Customer Service, Marketing Coordinator, Cecilia Davila-Administrative Assistant

Legal Counsel: Darrell Guthrie

Others:

Call the meeting to order.

Steve Verett called the meeting to order at 8:01 a.m.

ITEM 1 **Citizen Comments** Steve Verett called for any citizen comments. There were none.

ITEM 2 **Hold an Executive Session,** Steve Verett called the Executive Session to order at 8:02 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
Operations, Marketing, Customer Care 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

Steve Verett adjourned the Executive Session at 10:07 a.m. and reconvened Open Session at 10:08 a.m.

ITEM 3 Consider the Minutes of the June 27, 2023, Board of Directors Meeting.

Action Item - John Tye moved to approve the minutes of the June 27, 2023, Board of Directors meeting. George McMahan seconded; the motion passed 7-0.

ITEM 4 Consider Interlocal Wholesale Water Sales Contract with the City of Lubbock.

Action Item - George McMahan moved to approve the Interlocal Wholesale Water Sales Contract with the City of Lubbock. John Hamilton seconded; the motion passed 7-0.

ITEM 5 Consider a Resolution Delegating Authority to the CEO/ED to Make Non-Monetary Revisions to Real Property and Fiber Optic Agreements.

Action Item - Tim Pierce moved to approve a Resolution Delegating Authority to the CEO/ED to Make Non-Monetary Revisions to Real Property and Fiber Optic Agreements. Tim Collins seconded; the motion passed 7-0.

ITEM 6 Management's Response to FY2022 Audit Findings.

Discussion Item. - No action required Murvat Musa presented the Management's Response to FY2022 Audit Findings.

ITEM 7 Preliminary FY2024 Operating, Data Center/Fiber Optics, & Capital Budgets

Discussion Item. - No action required. Murvat Musa presented the Preliminary FY2024 Operating, Data Center/Fiber Optics, & Capital Budgets.

ITEM 8 Financial Reports

Discussion Item. - No action required. Murvat Musa presented the June and July financial reports.

ITEM 9 Reese Events and Activities

Discussion Item. - No action required. Murvat Musa presented Reese activities and upcoming events to the Board.

Adjournment

Steve Verett adjourned the meeting at 11:11 a.m.

Content of minutes agreed to and approved by:

Approved by _____
Steve Verett, President

ATTEST:

LRRRA Board Member

AGENDA ITEM 4
EXECUTIVE SUMMARY
FY2024 LRRRA BOARD AND HOLIDAY SCHEDULES

Attached are the proposed LRRRA holiday and board meeting schedules for Fiscal Year 2024 for your consideration and approval.

LRRA HOLIDAY SCHEDULE FY 2024

DATE	DAY OF WEEK	HOLIDAY
November 23, 2023	Thursday	Thanksgiving Day
November 24, 2023	Friday	Day after Thanksgiving Day
December 25, 2023	Monday	Christmas Day
December 26, 2023	Tuesday	Christmas Holiday
December 27, 2023	Wednesday	Christmas Holiday
December 29, 2023	Friday	New Year's Eve – Observed
January 1, 2024	Monday	New Year's Day
March 29, 2024	Friday	Good Friday
May 27, 2024	Monday	Memorial Day
July 4, 2024	Thursday	Independence Day
September 2, 2024	Monday	Labor Day

LRRR BOARD MEETING SCHEDULE FISCAL YEAR 2024

DATE	TIME	PLACE
October 25, 2023	8:00 a.m.	LRRR Board Room
December 6, 2023	8:00 a.m.	LRRR Board Room – November Meeting Moved for Thanksgiving
January 24, 2024	8:00 a.m.	LRRR Board Room
February 28, 2024	8:00 a.m.	LRRR Board Room
March 27, 2024	8:00 a.m.	LRRR Board Room
April 24, 2024	8:00 a.m.	LRRR Board Room
May 22, 2024	8:00 a.m.	LRRR Board Room
June 26, 2024	8:00 a.m.	LRRR Board Room
August 28, 2024	8:00 a.m.	LRRR Board Room
September 25, 2024	8:00 a.m.	LRRR Board Room

BOARD ACTION ITEM #2023-0927-144
LRRA BOARD MEETING AND HOLIDAY SCHEDULES

BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY (LRRA)
September 27, 2023

Item to Be Considered:

Approve FY 2023-2024 LRRA Holiday Schedule and LRRA Board of Directors Meeting Schedule

Previous Board Action:

- a. The LRRA Board of Directors approves the annual Holiday Schedule and Meeting Schedule as a routine matter at the end of every fiscal year.

Statement of Pertinent Facts:

- a. See Holiday Schedule Attached.
- b. See Board of Directors Meeting Schedule attached.

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 FY 2023-2024 LRRA Holiday Schedule and LRRA Board of Directors Meeting Schedule as submitted on the 27th day of September 2023.”

Approved by: _____
Steve Verett - President

ATTEST: _____
LRRA Board Member

AGENDA ITEM 5
EXECUTIVE SUMMARY
NOMINATING COMMITTEE RECOMMENDATION FOR
FY2024 LRRA EXECUTIVE COMMITTEE

The Nominations Committee, which consists of Steve Verett and Todd McKee, will be presenting their recommendations for an Executive Committee for FY2024, to include a President, Vice President, and Secretary/Treasurer.

No action will be taken at this meeting as the by-laws require that a vote be held at the Annual Meeting of the Board which will be at the October 25 meeting.

AGENDA ITEM 6
EXECUTIVE SUMMARY
RESOLUTION FOR APPLICATION FOR A
US DEPARTMENT OF TRANSPORTATION SMART GRANT

Attached is a resolution approving an application for funding through the US Department of Transportation for a Strengthening Mobility and Revolutionizing Transportation (SMART) Grant.

This planning grant is for \$2,000,000.00 with NO match required and is in furtherance of the mission of the Matador UAS Consortium which includes TTUHSC and several private partners.

This grant is Phase 1 of two phases:

1. Phase 1 is a planning grant only and it's to plan for future UAS, rural health, use at Reese, specifically building 74 and the airfield, and planning on how to fly drones over rail and maybe other DOT infrastructure. Allowable expenses in Phase 1 include planning, feasibility analysis, environmental review, permitting, preliminary engineering/design, etc...I don't have a full budget yet, but the maximum amount is \$2 million.
2. Phase 2 grant is only eligible to those that receive a Phase 1 grant and it's up to \$15 million and it's for buildout – the partners want to use some of this money to pay for the rest of the building 74 buildout and the airfield lighting among other things.

Reese will be the applicant because of all the partners involved, we are the only ones eligible to apply and we own the property where a large amount of the money is going to be spent.

SPAG will be administering this grant.

Staff are requesting Board approval for this resolution.

**LUBBOCK REESE REDEVELOPMENT AUTHORITY
RESOLUTION NO. 2023-0927-145**

**A RESOLUTION APPROVING AN APPLICATION FOR FUNDING THROUGH THE U.S.
DEPARTMENT OF TRANSPORTATION**

BE IT RESOLVED by the Board of Directors of the Lubbock Reese Redevelopment Authority as follows:

SECTION 1.

The Board of Directors has reviewed and hereby approves an application for:

Lubbock Reese Redevelopment Authority dba Reese Technology Center

Total Application Amount: \$2,000,000.00

SECTION 2.

The Board of Directors has reviewed and hereby agrees to comply with all assurances executed in connection with the application and, if funded, the award.

SECTION 3.

All funds will be used in accordance with all applicable federal, state, local, and programmatic requirements including but not limited to procurement, environmental review, labor standards, real property acquisition, and civil rights requirements.

SECTION 4.

The Board of Directors directs and designates the Executive Director as the Chief Executive Officer and Authorized Representative to act in all matters in connection with this application and the participation in the Strengthening Mobility and Revolutionizing Transportation (SMART) Grants Program.

PASSED AND ADOPTED at a regular meeting of the Board of Directors of the Lubbock Reese Redevelopment Authority held on September 27, 2023, by the following vote: _____

Steve Verett
President

ATTEST:

Tim Pierce
Secretary/Treasurer

AGENDA ITEM 7
EXECUTIVE SUMMARY
FY2024 DATA CENTER/FIBER OPTICS BUDGET

We are pleased to present you with the following proposed Data Center/Fiber Optics budget for Fiscal Year 2024. A summary of FY2023 and five years comparison are below.

Current Year – FY 2023

- We project total income at FYE to be approximately \$261,453, about 10% more than the budgeted amount of \$237,000. This difference is due to greater than expected demand for data center services and United Supermarkets' continued occupancy of a cage (that they were to move out of many months ago).
- On the expense side, we expect total expenses of \$160,312, an approximate 6% decrease then the budgeted amount of \$170,100.
- We project to end FY 2023 with net income before depreciation of approximately \$101,141, versus the budgeted amount of \$66,900 resulting in a 51% increase than what was projected.

Proposed Budget – FY 2024

- Our proposed FY 2024 budget calls for stable customers in the data center with income of \$242,000.
- FY 2024 projected expenses, \$174,300, are about 9% greater than the FY 2023 projected year end amount of \$160,312. We plan for additional expenses to service or replace aging equipment.

DATA CENTER/FIBER OPTICS FUND - COMPARISON

	FY 2020 - Audited	FY 2021 - Audited	FY 2022 - Audited	FY 2023 - Projected	FY 2024 - Proposed
TOTAL INCOME	\$ 217,781	\$ 222,734	\$ 265,147	\$ 261,453	\$ 242,000
TOTAL EXPENSES	\$ 166,652	\$ 145,051	\$ 168,516	\$ 160,312	\$ 174,300
NET INCOME	\$ 51,129	\$ 77,683	\$ 96,631	\$ 101,141	\$ 67,700

Amounts do not include depreciation & capital expenses

DATA CENTER/FIBER OPTICS BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2023 YTD 31, 2023	ACTUAL AUGUST BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	NOTES
2	INCOME							Column F to G		Column G to I	Column F to I	
3		4260	0	Usage Fees	\$ 27,445.92	\$ 27,000.00	\$ 29,941.00	10.89%	\$ 27,000.00	-9.82%	0.00%	Metered usage charged to customers-United, TTU, & SitePro
5		4800	0	Fiber Optic Income	\$ 212,219.47	\$ 210,000.00	\$ 231,512.15	10.24%	\$ 215,000.00	-7.13%	2.38%	Co-location leases, fiber & conduit fees. Include United
6	INCOME TOTAL				\$ 239,665.39	\$ 237,000.00	\$ 261,453.15	10.32%	\$ 242,000.00	-7.44%	2.11%	
7												
8	UTILITIES	5220	502	Internet Charges	\$ 18,943.76	\$ 22,000.00	\$ 20,665.92	-6.06%	\$ 22,000.00	6.46%	0.00%	UPN \$1550/mo 80% billed to DC. Suddenlink \$490 100% to DC
9		5380	423	Electric	\$ 61,450.77	\$ 75,000.00	\$ 67,037.20	-10.62%	\$ 75,000.00	11.88%	0.00%	SPEC bill for data center, avg monthly \$6,000
10		5380	439	Gas	\$ 1,771.54	\$ 2,300.00	\$ 1,932.59	-15.97%	\$ 2,300.00	19.01%	0.00%	Atmos bill for data center, avg monthly \$190
11	UTILITIES TOTAL				\$ 82,166.07	\$ 99,300.00	\$ 89,635.71	-9.73%	\$ 99,300.00	10.78%	0.00%	
12												
13	ADMINISTRATION	5310	428	Janitorial Cleaning	\$ 2,364.19	\$ 3,800.00	\$ 2,579.12	-32.13%	\$ 1,000.00	-61.23%	-73.68%	Cruz \$40 per month. Recently changed vendors and expect a price increase
14		5350	114	Insurance	\$ 9,831.47	\$ 11,000.00	\$ 10,725.24	-2.50%	\$ 13,000.00	21.21%	18.18%	TML. Re-rates received. 5% of total ins allocated here. Inc from last yr 22%
16	ADMIN TOTAL				\$ 12,195.66	\$ 14,800.00	\$ 13,304.36	-10.11%	\$ 14,000.00	5.23%	-5.41%	
17												
18	OPERATIONS	5560	0	Building Maintenance	\$ 19,246.91	\$ 10,000.00	\$ 20,996.63	109.97%	\$ 15,000.00	-28.56%	50.00%	Expenses for all things related to B36. annual room alert (CPL) monitoring
19		5800	0	Equipment Maintenance	\$ 6,393.80	\$ 16,000.00	\$ 6,975.05	-56.41%	\$ 16,000.00	129.39%	0.00%	Maint contracts. TDI \$4,268/yr, Eaton \$5,891/yr. generator maint scheduled for FY23
20		5800	414	IT Support/NOC Maint	\$ 26,950.00	\$ 30,000.00	\$ 29,400.00	-2.00%	\$ 30,000.00	2.04%	0.00%	Switch \$1,950/mo & \$500/mo for United, ARIN
21	OPERATIONS TOTAL				\$ 52,590.71	\$ 56,000.00	\$ 57,371.68	2.45%	\$ 61,000.00	6.32%	8.93%	
22												
23	EXPENSE TOTAL				\$ 146,952.44	\$ 170,100.00	\$ 160,311.75	-5.75%	\$ 174,300.00	8.73%	2.47%	
24												
25	NET INCOME BEFORE DEPRECIATION				\$ 92,712.95	\$ 66,900.00	\$ 101,141.40	51.18%	\$ 67,700.00	-33.06%	1.20%	
26	DEPRECIATION	5305	0	Depreciation	\$ 36,118.06	\$ 35,000.00	\$ 39,401.52	12.58%	\$ 40,000.00	1.52%	100.00%	
27	NET INCOME				\$ 56,594.89	\$ 31,900.00	\$ 61,739.88	93.54%	\$ 27,700.00	-55.13%	-13.17%	
28												
29	FY 2023 CAPITAL PROJECTS											
30	None											
31												
32												
33	FY 2024 PROPOSED CAPITAL PROJECTS											
34	2 New UPS Units								\$ 60,000.00			
35												
36												

AGENDA ITEM 7

EXECUTIVE SUMMARY

FY2024 OPERATING BUDGET

We are pleased to present you with the following proposed Operating Budget for Fiscal Year 2024. A summary of FY2023 and five years comparison are below.

Current Year – FY 2023

- We project total income at FYE to be \$3,644,273, which is about 14% greater than what was budgeted. Accounting for this increase is greater than expected interest income, insurance proceeds, and utility franchise fees.
- On the expense side, we expect total expenses of \$2,239,208, which is about 10% less than what was budgeted. Accounting for this is a substantial decrease in payroll as well as decreases in expenses across most departments.
- We project to end FY 2023 with net income before depreciation of \$1,405,065 versus the budgeted amount of \$732,150; a 92% increase.

Proposed Budget – FY 2024

- Our proposed FY 2024 budget calls for total income of \$3,360,070. Additionally, an additional operations employee is being added. This will not increase the total number of employees, rather, the Business Development Manager position is being repurposed as there is a greater need in the Operations Department.
- Total expenses for FY2024 are projected to be \$2,556,759 which is greater than the FY23 year-end amount because inflation is real. We are seeing consistent increases for materials and services across the board. Additionally, we are budgeting for huge increases for water and wastewater services provided by the city of Lubbock.

OPERATING FUND - COMPARISON

	FY 2020 - Audited	FY 2021 - Audited	FY 2022 - Audited	FY 2023 - Projected	FY 2024 - Proposed
TOTAL INCOME	\$3,129,779	\$ 3,319,176	\$ 3,535,019	\$ 3,644,273	\$ 3,360,070
TOTAL EXPENSES	\$ 1,984,442	\$ 2,311,492	\$ 2,971,355	\$ 2,239,208	\$ 2,556,759
NET INCOME	\$ 1,145,337	\$ 1,007,684	\$ 563,664	\$ 1,405,065	\$ 803,311

Amounts do not include depreciation & capital expenses.

The decrease in net income for FY2022 is due to expenses associated with the clean up of RBP.

GENERAL OPERATING BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L	M
				DESCRIPTION	FYE 2023 ACTUAL YTD AUGUST 31, 2023	FYE 2023 APPROVED BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	Notes	
1													
2								Column F to G		Column G to I	Column F to I		
3	INCOME	4200	0	Lease	\$ 2,167,159.82	\$ 2,150,000.00	\$ 2,364,174.35	9.96%	\$ 2,200,000.00	-6.94%	2.33%	Leases currently in place. Assumes customers will exercise option	
4		4250	0	CAM	\$ 673,469.06	\$ 734,400.00	\$ 734,693.52	0.04%	\$ 749,000.00	1.95%	1.99%	TTU, SPC, COL pay monthly. 2% increase	
5		4260	0	Usage Fees	\$ 251,609.69	\$ 275,000.00	\$ 274,483.30	-0.19%	\$ 275,000.00	0.19%	0.00%	FY 22=\$307 FY21 = \$297 FY20=\$312, FY19=\$322K. Loss of SPC students	
6		4300	0	Contract Work	\$ 5,929.10	\$ 10,000.00	\$ 6,468.11	-35.32%	\$ 8,000.00	23.68%	-20.00%	KBR Event extras	
7		4350	0	Insurance Proceeds	\$ 74,863.32	\$ -	\$ 74,863.32	100.00%	\$ -	-100.00%	0.00%	Not budgeted	
8		4400	0	Interest Income	\$ 142,841.97	\$ 10,000.00	\$ 155,827.60	1458.28%	\$ 100,000.00	-35.83%	900.00%	Averaging 4.34%. Projecting 2.5%	
9		4600	0	Misc	\$ 135.77	\$ -	\$ 135.77	100.00%	\$ -	-100.00%	0.00%	Not budgeted	
10		4650	423	Utility Franchise Fee - Electric	\$ 22,690.45	\$ 20,000.00	\$ 24,753.22	23.77%	\$ 20,000.00	-19.20%	0.00%	SPEC franchise fees, pays monthly based on customer usage	
11		4650	439	Utility Franchise Fee - Gas	\$ 8,874.02	\$ 9,000.00	\$ 8,874.02	-1.40%	\$ 8,069.57	-9.07%	-10.34%	Atmos franchise fees pays once per year. Notice of amt rec'd July	
12	INCOME TOTAL				\$ 3,347,573.20	\$ 3,208,400.00	\$ 3,644,273.21	13.59%	\$ 3,360,069.57	-7.80%	4.73%		
13													
14	PAYROLL	5100	0	Salaries	\$ 592,651.55	\$ 795,000.00	\$ 646,528.96	-18.68%	\$ 725,000.00	12.14%	-8.81%	Includes employee bonuses/rasies of \$75K. Includes addition of an operations employee	
15		5110	0	Payroll Taxes	\$ 41,807.16	\$ 61,000.00	\$ 45,607.81	-25.23%	\$ 56,000.00	22.79%	-8.20%	Based on number above	
16		5120	116	Insurance - Health	\$ 73,390.08	\$ 95,000.00	\$ 80,061.91	-15.72%	\$ 110,000.00	37.39%	15.79%	Estimated rate increase of 16%	
17		5120	117	Insurance - Dental/Vision	\$ 3,805.56	\$ 4,900.00	\$ 4,151.52	-15.28%	\$ 5,700.00	37.30%	16.33%	Estimated rate increase of 16%	
18		5120	118	Insurance - Life/AD&D	\$ 164.97	\$ 350.00	\$ 179.97	-48.58%	\$ 400.00	122.26%	14.29%	Estimated rate increase of 16%	
19		5120	119	Insurance - LTD	\$ 6,626.96	\$ 7,800.00	\$ 7,229.41	-7.32%	\$ 8,700.00	20.34%	11.54%	Principle Financial	
20		5120	120	Insurance - Dread Disease	\$ 2,793.58	\$ 3,700.00	\$ 3,047.54	-17.63%	\$ 3,700.00	21.41%	0.00%	Manhattan	
21		5140	121	Insurance - Workers Comp	\$ 7,701.43	\$ 8,700.00	\$ 8,401.56	-3.43%	\$ 10,000.00	19.03%	14.94%	TML -actual re=rate is \$9306 + amt for audit	
22		5150	131	Retirement - TCDRS	\$ 23,142.60	\$ 31,000.00	\$ 25,246.47	-18.56%	\$ 20,000.00	-20.78%	-35.48%	Rate changes in January 24 from 3.81% to 2.34%	
23		5700	211	Payroll Service	\$ 942.35	\$ 1,400.00	\$ 1,028.02	-26.57%	\$ 1,200.00	16.73%	-14.29%	Snelling fees for processing payroll	
24	PAYROLL TOTAL				\$ 753,026.24	\$ 1,008,850.00	\$ 821,483.17	-18.57%	\$ 940,700.00	14.51%	-6.76%		

GENERAL OPERATING BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L	M
1				DESCRIPTION	FYE 2023 ACTUAL YTD AUGUST 31, 2023	FYE 2023 APPROVED BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	Notes	
2								Column F to G		Column G to I	Column F to I		
25	ADMINISTRATION												
26		2651	111	Prin Exp Xerox Lease Copier Payment	\$ 3,101.48	\$ 3,400.00	\$ 3,383.43	-0.49%	\$ 3,214.00	-5.01%	-5.47%	Principle portion of Xerox lease payment, expires March 2024	
27		5200	101	General Office Supplies	\$ 19,169.08	\$ 15,000.00	\$ 20,911.72	39.41%	\$ 16,000.00	-23.49%	6.67%	General office supplies. Includes Xerox usage expenses	
28		5200	103	Office Equip/Software	\$ 9,921.84	\$ 20,000.00	\$ 10,823.83	-45.88%	\$ 20,000.00	84.78%	0.00%	software/hardware. \$13K is software	
29		5210	101	Board Expenses	\$ 1,489.54	\$ 3,000.00	\$ 1,624.95	-45.83%	\$ 3,000.00	84.62%	0.00%	Board breakfast	
30		5250	111	Interest Exp Xerox Copier Lease	\$ 176.35	\$ 200.00	\$ 192.38	-3.81%	\$ 545.00	183.29%	172.50%	Interest portion of lease payment which expires March 2024	
31		5310	107	Janitorial/Building Maint	\$ 22,338.76	\$ 28,000.00	\$ 24,369.56	-12.97%	\$ 28,000.00	14.90%	0.00%	changed vandor to Cruz cost is \$2160/month	
32		5320	106	Telephone Admin Cell	\$ 1,615.60	\$ 2,400.00	\$ 1,762.47	-26.56%	\$ 2,400.00	36.17%	0.00%	Cell phone reimbursements for 4 emp at \$50 per month	
33		5340	127	Postage	\$ 2,018.87	\$ 2,000.00	\$ 2,202.40	10.12%	\$ 2,500.00	13.51%	25.00%	Postage and cost of machine and equipment. New machine 6/23	
34		5350	114	Insurance - Liability & Property	\$ 186,796.90	\$ 220,000.00	\$ 203,778.44	-7.37%	\$ 245,000.00	20.23%	11.36%	TML. actual rate received	
35		5360	208	License and Fee	\$ 350.00	\$ 1,500.00	\$ 381.82	-74.55%	\$ 1,500.00	292.86%	0.00%	TCEQ , boiler, and elevator licenses/fees	
36		5363	124	Staff Meetings	\$ 3,791.10	\$ 5,000.00	\$ 4,135.75	-17.29%	\$ 5,000.00	20.90%	0.00%	Staff lunch meetings & employee Christmas Party	
37		5363	305	Meetings & Memberships	\$ 2,092.91	\$ 4,000.00	\$ 2,283.17	-42.92%	\$ 4,000.00	75.19%	0.00%	Overflow Chamber events. For those not scheduled	
40		5400	125	Recruitment - Customer and New Emp	\$ 971.13	\$ 1,000.00	\$ 1,059.41	5.94%	\$ 1,000.00	-5.61%	0.00%	D&B used for vetting customers	
41		5400	303	Advertising & Printing	\$ -	\$ 2,000.00	\$ -	-100.00%	\$ 2,000.00	100.00%	0.00%	Stationary - letterhead, envelopes, checks	
42		5410	132	Awards & Recognition	\$ 847.78	\$ 500.00	\$ 847.78	69.56%	\$ 500.00	-41.02%	0.00%	Employee service awards and berevement expenses	
43		5540	134	Prof Services - Document Shredding	\$ 1,155.00	\$ 1,200.00	\$ 1,260.00	5.00%	\$ 1,300.00	3.17%	8.33%	VRC storage and shredding	
44		5540	401	Prof Services - Campus	\$ 565.10	\$ 2,000.00	\$ 616.47	-69.18%	\$ 2,000.00	224.43%	0.00%	Other Staff training and other misc. services. CC fees/CC revenues to offset	
45		5545	112	Serv Contract - Network Maintenance	\$ 10,597.28	\$ 8,000.00	\$ 11,710.28	46.38%	\$ 14,000.00	19.55%	75.00%	Switch IT support. Maint contract is \$1113 per month as of june 2023	
46		5610	110	ED Travel/Meetings	\$ 10,286.26	\$ 5,000.00	\$ 11,286.26	125.73%	\$ 8,000.00	-29.12%	60.00%	ED training/travel	
47		5620	404	Campus Training	\$ 6,151.48	\$ 5,000.00	\$ 6,151.48	23.03%	\$ 5,000.00	-18.72%	0.00%	All other employee training, SGR and cyber security	
48		5700	203	Audit Fee	\$ 40,450.00	\$ 39,000.00	\$ 40,450.00	3.72%	\$ 39,200.00	-3.09%	0.51%	FY24 audit \$36,000. Centralease is \$1200 annual. GASB 96 \$2000	
49		5710	113	Legal Fees	\$ 69,953.36	\$ 50,000.00	\$ 76,953.36	53.91%	\$ 75,000.00	-2.54%	50.00%	FY21 \$44,517, FY20 \$36,392, FY19 \$38,612	
50	ADMIN TOTAL				\$ 393,839.82	\$ 418,200.00	\$ 426,184.97	1.91%	\$ 479,159.00	12.43%	14.58%		

GENERAL OPERATING BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L	M
				DESCRIPTION	FYE 2023 ACTUAL YTD AUGUST 31, 2023	FYE 2023 APPROVED BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	Notes	
1													
2								Column F to G		Column G to I	Column F to I		
51													
52	UTILITIES	5380	122	Telephone Land Line	\$ 7,125.94	\$ 9,000.00	\$ 7,773.75	-13.62%	\$ 9,000.00	15.77%	0.00%	Digium \$260/mo and Vexus \$380/mo	
53		5380	405	Water/Wastewater/Solid Waste	\$ 174,778.70	\$ 200,000.00	\$ 190,667.67	-4.67%	\$ 325,000.00	70.45%	62.50%	COL bill. FY22 \$248, FY21=\$169K FY20=\$197K FY19=\$200K. Water multiplier 1.50 and WW of 1.27. includes solid waste	
54		5380	423	Electricity	\$ 120,513.72	\$ 150,000.00	\$ 131,469.51	-12.35%	\$ 150,000.00	14.09%	0.00%	SPEC bill. Significant rate increases	
55		5380	439	Gas	\$ 15,983.71	\$ 30,000.00	\$ 17,436.77	-41.88%	\$ 25,000.00	43.38%	-16.67%	Atmos bill	
56		5380	502	Internet	\$ 6,078.46	\$ 6,200.00	\$ 6,631.05	6.95%	\$ 7,000.00	5.56%	12.90%	Vexus for KBR = \$250/mo and UPN billed 20% = \$310/mo	
57	UTILITIES TOTAL				\$ 324,480.53	\$ 395,200.00	\$ 353,978.76	-10.43%	\$ 516,000.00	45.77%	30.57%		
58													
59	MARKETING	5430	102	Office Enhancements	\$ 296.33	\$ 1,000.00	\$ 323.27	-67.67%	\$ 1,000.00	209.34%	0.00%	Décor	
60		5430	133	Sponsorships	\$ 15,822.03	\$ 13,000.00	\$ 15,822.03	21.71%	\$ 15,000.00	-5.20%	15.38%	Chamber, LEDA, LBB Apt Assn, FISD, SPC Events, United Way	
61		5430	301	Marketing General	\$ 10,942.53	\$ 3,000.00	\$ 10,942.53	264.75%	\$ 4,000.00	-63.45%	33.33%	Other marketing . Annual customer cookout	
62		5430	302	ED Expenses & Customer Gifts	\$ 13,553.94	\$ 10,000.00	\$ 13,553.94	35.54%	\$ 12,000.00	-11.46%	20.00%	ED lunch's with customers, customer gifts/Christmas gifts	
63		5430	303	Advertisement & Printing	\$ -	\$ 2,000.00	\$ -	-100.00%	\$ 2,000.00	100.00%	0.00%	Other marketing ads	
64		5430	304	Ads in Publications	\$ -	\$ 1,000.00	\$ -	-100.00%	\$ 1,000.00	100.00%	0.00%	Magazine ads	
65		5430	305	Meetings & Memberships	\$ 3,129.00	\$ 3,000.00	\$ 3,413.45	13.78%	\$ 3,000.00	-12.11%	0.00%	Marketing Memberships	
66		5430	307	Meals and Entertainment	\$ 394.24	\$ 2,000.00	\$ 430.08	-78.50%	\$ 2,000.00	365.03%	0.00%	Marketing customer and potential customer lunches	
67		5430	310	Travel	\$ 88.13	\$ 2,000.00	\$ 96.14	-95.19%	\$ 3,000.00	3020.39%	50.00%	Conference travel	
68		5430	311	Marketing Training	\$ 45.00	\$ 2,000.00	\$ 49.09	0.00%	\$ 2,000.00	100.00%	100.00%	Leadership Lubbock, other	
69		5430	312	Technology	\$ 15,389.69	\$ 25,000.00	\$ 16,788.75	-32.84%	\$ 25,000.00	48.91%	0.00%	LoopNet \$6480/yr, Contract Cre8tive \$3800/yr, Adobe Suite \$2820/yr	
70		5430	415	Real Estate Agent Commission	\$ 14,952.85	\$ -	\$ 16,312.20	100.00%	\$ -	-100.00%	0.00%	Real Estate Commisson paid to Mohr for Sevita Lease	
71	MARKETING TOTAL				\$ 74,613.74	\$ 64,000.00	\$ 77,731.49	21.46%	\$ 70,000.00	-9.95%	9.38%		
72													

GENERAL OPERATING BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L	M
				DESCRIPTION	FYE 2023 ACTUAL YTD AUGUST 31, 2023	FYE 2023 APPROVED BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	Notes	
1													
2								Column F to G		Column G to I	Column F to I		
73	OPERATIONS	5900	401	Campus General	\$ 35,437.73	\$ 30,000.00	\$ 38,659.34	28.86%	\$ 30,000.00	-22.40%	0.00%	general campus expenses	
74		5900	402	Shop Supplies	\$ 5,431.38	\$ 7,000.00	\$ 5,925.14	-15.36%	\$ 7,000.00	18.14%	0.00%	Supplies for shop	
75		5900	403	Tools & Tool Repair	\$ 1,631.10	\$ 5,000.00	\$ 1,779.38	-64.41%	\$ 5,000.00	181.00%	0.00%	Tools and small repairs	
76		5900	405	Water System	\$ 13,199.24	\$ 10,000.00	\$ 14,399.17	43.99%	\$ 10,000.00	-30.55%	0.00%	Repairs for water system breaks	
77		5900	406	Ops Cell Phone	\$ 4,174.68	\$ 5,000.00	\$ 4,554.20	-8.92%	\$ 5,400.00	18.57%	8.00%	5 cell phone reimb = \$3000 per yr plus Verizon iPad at \$200/mo	
78		5900	407	Work Clothes	\$ 1,443.00	\$ 2,000.00	\$ 1,443.00	-27.85%	\$ 2,000.00	38.60%	0.00%	Per policy, 11 shirts, 6 pants, 3 shorts, 1 jacket, 1 shoes	
79		5900	417	Animal/Pest control	\$ 1,578.62	\$ 1,000.00	\$ 1,722.13	72.21%	\$ 1,000.00	-41.93%	0.00%	Terminix and other bills associated with pest removal (L. Watson)	
80		5900	419	Security/Safety	\$ 13,293.18	\$ 12,000.00	\$ 14,501.65	20.85%	\$ 15,000.00	3.44%	25.00%	All security: S2 - toll tags, badges, software, Corvus - B800, B36, pump house, keys and cores, all fire related	
81		5900	420	Roof	\$ 2,863.80	\$ 5,000.00	\$ 3,124.15	-37.52%	\$ 5,000.00	60.04%	0.00%	Roof repairs	
82		5900	421	HVAC	\$ 14,601.30	\$ 20,000.00	\$ 15,928.69	-20.36%	\$ 20,000.00	25.56%	0.00%	Anthony Mechanical annual maint fees	
83		5900	422	Painting	\$ -	\$ 15,000.00	\$ -	-100.00%	\$ 15,000.00	100.00%	0.00%	No large paint projects planned	
84		5900	423	Electric	\$ 32,423.28	\$ 12,000.00	\$ 35,370.85	194.76%	\$ 25,000.00	-29.32%	108.33%	LED replacements - ouside of 60, 70,52,50 = 20 lights	
85		5900	424	Fence Repair	\$ 25,133.04	\$ 3,000.00	\$ 25,133.04	737.77%	\$ 5,000.00	-80.11%	66.67%	Fence repairs - mostly collected from insurance	
86		5900	425	Plumbing & Irrigation	\$ 3,619.95	\$ 10,000.00	\$ 3,949.04	-60.51%	\$ 10,000.00	153.23%	0.00%	Plumbing repairs	
87		5900	428	Cleaning	\$ 5,115.11	\$ 2,500.00	\$ 5,580.12	123.20%	\$ 3,000.00	-46.24%	20.00%	Building cleaning to enable customer walk through. Cintas mat cleaning	
89		5900	430	Ground Maintenance	\$ 227,784.93	\$ 300,000.00	\$ 263,492.65	-12.17%	\$ 300,000.00	13.86%	0.00%	L&N = \$204,705. Other = \$95,000	
90		5900	434	Signage	\$ 3,089.65	\$ 3,000.00	\$ 3,370.53	12.35%	\$ 3,000.00	-10.99%	0.00%	Signs as needed for new customers	
91		5900	440	Door Repair	\$ 88,723.90	\$ 68,000.00	\$ 88,723.90	30.48%	\$ 10,000.00	-88.73%	-85.29%	Repair of doors. Fy23 budget of 17 garage doors at \$60,000	
92		5900	441	Environmental	\$ -	\$ 2,500.00	\$ -	-100.00%	\$ 2,500.00	100.00%	0.00%	Misc. environmental	
93		5900	442	Safety Supplies	\$ 1,040.78	\$ 2,000.00	\$ 1,135.40	-43.23%	\$ 4,000.00	252.30%	100.00%	Safety equipment; harnesses, etc..	
94		5900	445	Architect & Engineering	\$ 12,000.00	\$ 50,000.00	\$ 13,090.91	-73.82%	\$ 50,000.00	281.94%	0.00%	Parkhill misc engineering fees	
95		5900	448	KBR Event Expenses	\$ 1,850.91	\$ 10,000.00	\$ 2,019.17	-79.81%	\$ 5,000.00	147.63%	-50.00%	Equipment rented for KBR events. Mostly vehicles.	
96		5900	449	Vehicle Repair & Maint	\$ 5,478.84	\$ 5,000.00	\$ 5,976.92	19.54%	\$ 5,000.00	-16.34%	0.00%	Vehicle repairs	
97		5900	450	Gas/Fuel	\$ 9,120.68	\$ 7,000.00	\$ 9,949.83	42.14%	\$ 10,000.00	0.50%	42.86%	Fuel for vehicles and equipment	
98		5900	451	Windows	\$ -	\$ 3,000.00	\$ -	-100.00%	\$ 3,000.00	100.00%	0.00%	Broken window repairs	
99	OPERATIONS TOTAL				\$ 509,035.10	\$ 590,000.00	\$ 559,829.21	-5.11%	\$ 550,900.00	-1.59%	-6.63%		
100													
101	EXPENSE TOTAL				\$ 2,054,995.43	\$ 2,476,250.00	\$ 2,239,207.60	-9.57%	\$ 2,556,759.00	14.18%	3.25%		
102	NET INCOME BEFORE DEPRECIATION				\$ 1,292,577.77	\$ 732,150.00	\$ 1,405,065.61	91.91%	\$ 803,310.57	-42.83%	9.72%		
103	DEPRECIATION	5305		Depreciation	\$ 549,168.73	\$ 600,000.00	\$ 659,002.48	9.83%	\$ 625,000.00	-5.16%	4.17%		
104	NET INCOME				\$ 743,409.04	\$ 132,150.00	\$ 746,063.14	464.56%	\$ 178,310.57	-76.10%	34.93%		

GENERAL OPERATING BUDGET - FY2024 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L	M
1				DESCRIPTION	FYE 2023 ACTUAL YTD AUGUST 31, 2023	FYE 2023 APPROVED BUDGET	FYE 2023 PROJECTED YEAR END	FYE 2023 % Change Approved Budget to Projected Year End	FYE 2024 PROPOSED BUDGET	% Change FYE23 Projected YE to FYE24 Proposed	% Change FYE23 Approved Budget to FYE24 Proposed	Notes	
2								Column F to G		Column G to I	Column F to I		
105													
106													
107													
108	FY 2023 APPROVED CAPITAL PROJECTS								PROPOSED BUDGET				
109	2023 Seal Coat - CANCELLED								\$ 75,000.00				
110	B1238 Rehab. New roof, lighting - POSTPONED UNTIL NEEDED								\$ 60,000.00				
111	TOTAL								\$ 135,000.00				
112													
113													
114	TOTAL APPROVED AND OUTSTANDING CAPITAL PROJECTS AS OF OCTOBER 2023												
115	Isolation Valves - South Campus - Carry Over from FY2022 Approved Budget - CANCELLED								\$ 50,000.00				
116	2023 Seal Coat - CANCELLED								\$ 75,000.00				
117	B1238 Rehab. New roof, lighting - POSTPONED UNTIL NEEDED								\$ 60,000.00				
118	TOTAL								\$ 185,000.00				
119													
120													
121	FY 2024 PROPOSED CAPITAL PROJECTS								PROPOSED BUDGET				
122	2024 Seal Coat								\$ 75,000.00				
123	Storm Drain Inlets - 6 on South End of Tarmac								\$ 100,000.00				
124	HVAC System Controls B20 & B36								\$ 30,000.00				
125	Work Truck								\$ 60,000.00				
126	EDA GRANT MATCH								\$ 1,042,320.00				
127	TOTAL								\$ 1,307,320.00				
128													

AGENDA ITEM 7 EXECUTIVE SUMMARY FY2024 CAPITAL BUDGET

Seal Coat

\$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.



Work Truck

We plan to add an additional operations employee which will necessitate a work truck. In order to get on that functions for its intended use, we need about \$60,000 to get something like this:



Storm Drain Inlets on South Tarmac

The storm drain inlets on the south tarmac are no longer functioning and need replacing. This has been causing a large amount of standing water (when it rains) which is detrimental to the pavement and a safety hazard. The estimated cost of this project is \$100,000.



This is not the actual picture, but it makes the point.

HVAC System Controls for Buildings 20 and 36

This project, which is estimated to cost \$30,000, will provide much needed replacement for system controls for these two buildings. The controls in these two buildings rarely function, which causes a large amount of staff time to adjust the controls manually and is adversely affecting the quality of our customer service. We plan to replace the system with similar controls in building 800 which will allow us to monitor them on the same network and adjust them remotely if needed.



2 UPS Units Building 36 – Data Center Operations

Our current UPS (Uninterrupted Power Supply) units that service the data center are at the end of life (they were purchased in 2008) and the manufacturer will no longer service them. They will need to be replaced. The estimated cost is \$60,000.



**BOARD ACTION ITEM #2023-0927-146
FY2023-2024 BUDGET**

**BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY (LRRRA)
SEPTEMBER 27, 2023**

Item to be Considered:

Approve FY 2023-2024 Annual Operating, Data Center/Fiber Optics, and Capital Improvement Budgets

Previous Board Action:

- a. ***June 27, 2023*** – The Board was provided a preliminary detailed budget for FY 2023-2024 for review, discussion, and comment at the regular board meeting.
- b. ***August 23, 2023*** – An *updated* preliminary budget was presented to the Board at the regular meeting.

Statement of Pertinent Facts:

- a. The full LRRRA staff reviewed current and past budget statements and past expenditures as well as anticipated expenditures for development of the FY 2023-2024 Budget.
- b. A Detailed Budget report was prepared and presented to the full Board for discussion and input.
- c. The FY 2023-2024 Budget has been reviewed and discussed with management, the LRRRA Board, and Board President.

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 FY 2023-2024 Annual Budget, as submitted, on this 27th day of September 2023.”

Approved by: _____
Steve Verett - President

ATTEST: _____
LRRRA Board Member

CASH BALANCES - AUGUST 31, 2023

	7/31/2023	8/31/2023	Change
General Fund Bank Accounts	\$ 3,837,747	\$ 3,878,466	\$ 40,719
Fiber Optic Fund Checking	\$ -	\$ -	\$ -
EDA Grant Checking	\$ 15,002	\$ 15,002	\$ -
Capital Maintenance - Designated	\$ 855,000	\$ 855,000	\$ -
Petty Cash	\$ -	\$ -	\$ -
Total Cash	\$ 4,707,749	\$ 4,748,468	\$ 40,719
Accounts Receivable - G/F	\$ 201,588	\$ 281,047	\$ 79,459
Accounts Receivable - F/O	\$ 14,589	\$ 9,376	\$ (5,213)
Total Accounts Receivable	\$ 216,177	\$ 290,423	\$ 74,246
Total Cash & Accounts Receivable	\$ 4,923,926	\$ 5,038,891	\$ 114,965

Aged Accounts Receivable as of 08/31/2023

CURRENT	1 - 30 Days - Invoices	31 - 60 Days - Invoices	61 > Days - Invoices	Over 90 Days	TOTAL
258,926.99	23,590.72	24,972.29	9,420.65	481.95	317,392.60

Aged Accounts Receivable as of 09/19/2023

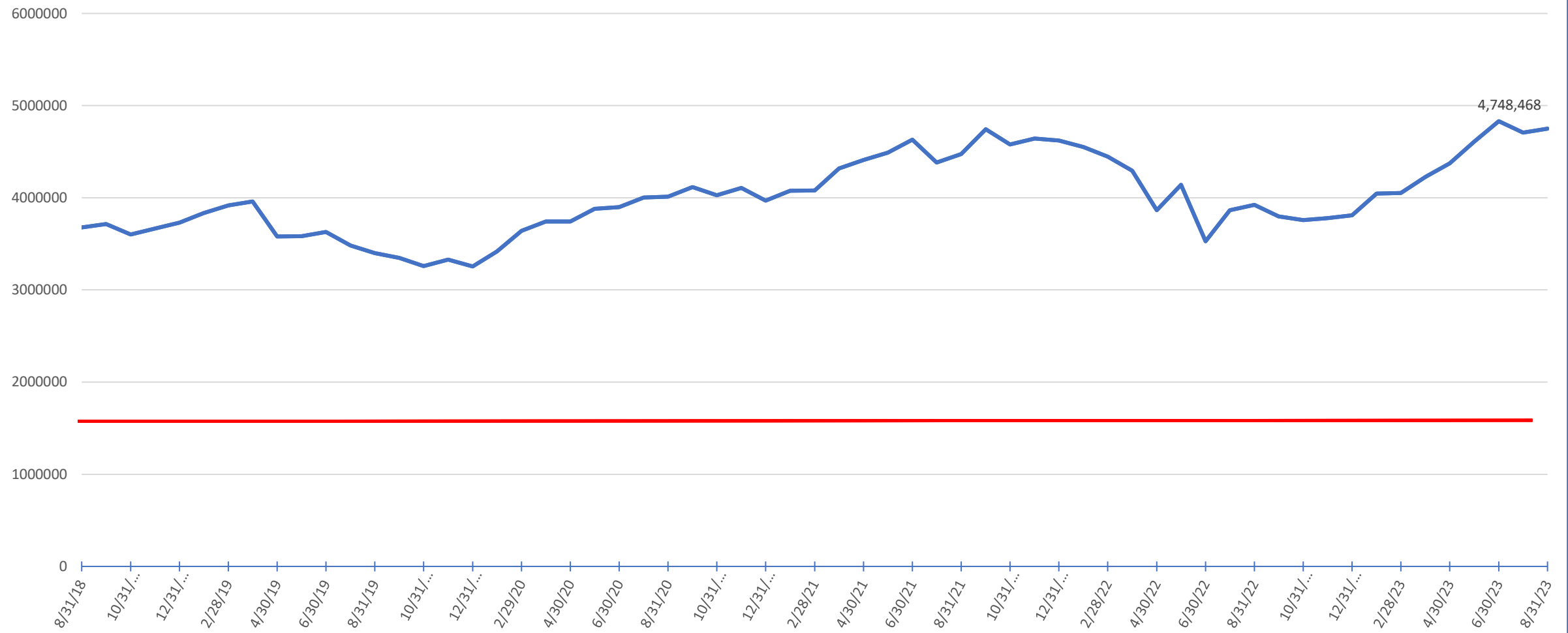
43,402.19	10,127.73	13,074.05	9,420.65	513.33	76,537.95
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EXTRAORDINARY EXPENSES/CAPITAL EXPENSES & OTHER

CRICPA - AUDITORS	6,750.00	EXPENSES
REALTOR COMMISSION	14,952.85	EXPENSES
HWY 114 FENCE REPAIRS	7,770.00	EXPENSES
CONCRETE RAMP B 3175	8,500.00	EXPENSES

\$ 37,972.85

LRRA Available Cash
AUGUST 2018 - AUGUST 2023



FINANCIAL HIGHLIGHTS - AUGUST 31, 2023

DESCRIPTION	Month G/F	Month F/O	Month's Total	YTD	G/F YTD	F/O	YTD Total
Operating Revenue	\$ 278,826	\$ 20,216	\$ 299,042	\$ 2,953,121	\$ 212,219	\$ 3,165,340	
Other Revenue - Usage Fees	\$ 31,228	\$ 3,109	\$ 34,337	\$ 251,610	\$ 27,446	\$ 279,056	
Total Revenue	\$ 310,054	\$ 23,325	\$ 333,379	\$ 3,204,731	\$ 239,665	\$ 3,444,396	
Expenses	\$ 229,681	\$ 16,503	\$ 246,184	\$ 2,051,894	\$ 146,952	\$ 2,198,846	
Net Income BPSID	\$ 80,373	\$ 6,822	\$ 87,195	\$ 1,152,837	\$ 92,713	\$ 1,245,550	
Interest Income - Plus	\$ 18,598	\$ -	\$ 18,598	\$ 142,842	\$ -	\$ 142,842	
Depreciation - Less	\$ (49,924)	\$ (3,283)	\$ (53,207)	\$ (549,169)	\$ (36,118)	\$ (585,287)	
Net Income	\$ 49,047	\$ 3,539	\$ 52,586	\$ 746,510	\$ 56,595	\$ 803,105	

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Balance Sheet
As of 8/31/2023

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
ASSETS				
CASH	3,878,466	15,002	-	3,893,468
DESIGNATED-CAPITAL MAINT	610,000	-	-	610,000
WATER INFRASTRUCTURE RESERVE	245,000	-	-	245,000
INVESTMENTS	-	-	-	-
ACCOUNTS RECEIVABLE	281,047	-	9,376	290,423
ALLOWANCE FOR DOUBTFUL	-	-	-	-
INTERFUND TRANSFERS	-	-	-	-
NOTES RECEIVABLE	3,777	-	-	3,777
CONSTRUCTION IN PROGRESS	255,010	1,720,123	-	1,975,133
PROPERTY AND EQUIPMENT, NET	6,192,498	-	113,459	6,305,957
OTHER ASSETS	70,115	-	1,321	71,436
Total ASSETS	11,535,914	1,735,124	124,155	13,395,194
LIABILITIES				
ACCOUNTS PAYABLE	7,388	-	-	7,388
ACCRUED EXPENSES	97,845	-	-	97,845
DEFERRED REVENUE	418,802	-	18,694	437,496
NET PENSION LIABILITIES	(1,713)	-	-	(1,713)
NOTES PAYABLE	1,935	-	-	1,935
INTERFUND TRANSFERS	-	-	-	-
REFUNDABLE DEPOSITS	92,127	-	223	92,350
OTHER LIABILITIES	1,470	-	-	1,470
Total LIABILITIES	617,853	-	18,917	636,769
FUND EQUITY				
BEGINNING OF PERIOD	9,906,427	1,910,124	138,768	11,955,319
TRANSFERS IN (OUT)	265,124	(175,000)	(90,124)	-
YEAR TO DATE EARNINGS	746,511	-	56,595	803,105
Total FUND EQUITY	10,918,062	1,735,124	105,239	12,758,425
TOTAL LIABILITY AND FUND	11,535,914	1,735,124	124,155	13,395,194

LUBBOCK REESE REDEVELOPMENT AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY
From 10/1/2022 Through 8/31/2023

(In Whole Numbers)

	<u>General Fund</u>	<u>EDA Grant Fund</u>	<u>Data Center / Fiber Optic Fund</u>	<u>Total</u>
OPERATING REVENUES	3,204,731	-	239,665	3,444,397
OPERATING EXPENSES	2,601,063	-	183,071	2,784,133
OPERATING INCOME(LOSS)	<u>603,669</u>	<u>-</u>	<u>56,595</u>	<u>660,263</u>
NONOPERATING INTEREST INCOME	142,842	-	-	142,842
TRANSFERS IN (OUT)	265,124	(175,000)	(90,124)	-
NET NONOPERATING REVENUES	<u>407,966</u>	<u>(175,000)</u>	<u>(90,124)</u>	<u>142,842</u>
INCREASE (DECREASE) IN FUND EQUITY	<u>1,011,635</u>	<u>(175,000)</u>	<u>(33,529)</u>	<u>803,105</u>
FUND EQUITY, BEGINNING	9,906,427	1,910,124	138,768	11,955,319
FUND EQUITY, ENDING	10,918,062	1,735,124	105,239	12,758,425

LUBBOCK REESE REDEVELOPMENT AUTHORITY

SUPPLEMENTAL SCHEDULE OF REVENUES

From 10/1/2022 Through 8/31/2023

(In Whole Numbers)

	General Fund	Data Center / Fiber Optic Fund	Total
LEASES	2,167,160	-	2,167,160
USAGE FEES	251,610	27,446	279,056
PBT CAM FEES	673,469	-	673,469
CONTRACT SERVICES	5,929	-	5,929
DATA CENTER / FIBER OPTIC	-	212,219	212,219
TOTAL OPERATING REVENUE	3,098,168	239,665	3,337,833
UTILITY FRANCHISE FEES	31,564	-	31,564
INSURANCE PROCEEDS	74,863	-	74,863
OTHER MISCELLANEOUS	136	-	136
TOTAL REVENUES	3,204,731	239,665	3,444,397

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Statement of Revenues and Expenditures

From 10/1/2022 Through 8/31/2023

(In Whole Numbers)

	General Fund	Data Center / Fiber Optic Fund	Total
OPERATING EXPENSES			
SALARIES & TAXES	634,459	-	634,459
BENEFITS - HEALTH, RETIREMENT & WKR'S COMP	117,625	-	117,625
INSURANCE - PROPERTY & GENERAL LIABILITY	186,797	9,831	196,628
ADMINISTRATIVE EXPENSES	8,802	-	8,802
GENERAL OFFICE EXPENSES	57,701	2,364	60,065
ACCTG. & AUDITING SERVICES	41,392	-	41,392
COMPUTER SOFTWARE & MAINT.	-	33,344	33,344
INTERNET	-	18,944	18,944
LEGAL SERVICES	69,953	-	69,953
NETWORK MAINTENANCE CONTRACT	10,597	-	10,597
TRAINING & TRAVEL	16,438	-	16,438
MARKETING EXPENSES	74,614	-	74,614
OPERATIONS - GROUND MAINT. AND ENGINEERING	509,035	-	509,035
UTILITIES	324,481	63,222	387,703
DEPRECIATION EXPENSE	549,169	36,118	585,287
Total OPERATING EXPENSES	2,601,063	163,824	2,764,886

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 8/1/2023 Through 8/31/2023

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	212,576	179,167	33,410	2,167,160	1,970,833	196,326
PBT Cam Fees	61,224	61,200	24	673,469	673,200	269
Usage Fees	31,228	22,917	8,311	251,610	252,083	(474)
Contract Services	460	833	(373)	5,929	9,167	(3,238)
Utility Franchise Fees	1,845	2,417	(571)	31,564	26,583	4,981
Insurance Proceeds	2,720	-	2,720	74,863	-	74,863
Other-Miscellaneous	1	-	1	136	-	136
Total REVENUES	310,055	266,533	43,522	3,204,731	2,931,867	272,864
EXPENSES						
Salaries & Taxes	49,843	71,333	21,491	634,459	784,667	150,208
Benefits - Health, Retirement & Wkr's	10,365	12,621	2,256	117,625	138,829	21,204
Insurance -Property & General Liabilities	16,982	18,333	1,352	186,797	201,667	14,870
Administrative Expenses	220	767	547	8,802	13,183	4,381
General Office Expenses	4,859	6,133	1,275	57,701	67,467	9,766
Accounting & Auditing Services	6,832	117	(6,715)	41,392	40,283	(1,109)
Legal Services	11,218	4,167	(7,051)	69,953	45,833	(24,120)
Network Maintenance Contract	1,524	667	(857)	10,597	7,333	(3,264)
Training & Travel	510	833	323	16,438	9,167	(7,271)
Marketing Expenses	21,670	5,333	(16,337)	74,614	58,667	(15,947)
Operations	66,127	49,167	(16,960)	509,035	540,833	31,798
Utilities	39,533	40,267	734	324,481	360,933	36,453
Total EXPENSES	229,681	209,738	(19,943)	2,051,894	2,268,863	216,969
NIBPSID	80,375	56,796	23,579	1,152,837	663,004	489,833
NON OPERATING REVENUE						
Interest Income	18,598	833	17,765	142,842	9,167	133,675
Total NON OPERATING REVENUE	18,598	833	17,765	142,842	9,167	133,675
DEPRECIATION						
Depreciation Expense	(49,924)	(50,000)	76	(549,169)	(550,000)	831
Total DEPRECIATION	(49,924)	(50,000)	76	(549,169)	(550,000)	831
Increase (Decrease) In Fund Equity	49,049	7,629	41,419	746,511	122,171	624,340

GENERAL FUND

Explanation of Significant Budget Variances

2023 AUGUST

		Month Variance	YTD Variance	Explanations	Projected Outcome at Year End
Revenues, Leases	4200, 4201	\$ 33,410	\$ 196,326	11,447.58 = PrePaid Rent was moved to Deferred Income + 21,609.13 TTU WIND LEASE	Year End is expected to be over budget.
Expenses, Salaries & Taxes	5100, 5110	\$ 21,491	\$ 150,208	Payroll is less due to staff shortage	Year End is expected to be under budget
Expenses, Marketing Expenses	5430	\$ (16,337)	\$ (15,947)	Real Estate Commission - 14,952.85 & Customer Cookout - 3,400.33	Year End is expected to be over budget
Expenses, Operations	5900	\$ (16,960)	\$ 31,798	Traffic Cones & Barricades, Fence Repairs, Door Repairs - Never know when or where repairs are needed	Year End is expected to be under budget.
Expenses, Utilities	5380	\$ 734	\$ 36,453	It is normal for utilities to fluctuate	Year End is expected to be under budget.

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 8/1/2023 Through 8/31/2023

DATA CENTER / FIBER OPTIC 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	3,109	2,250	859	27,446	24,750	2,696
Fiber Optic/Wireless Income	20,216	17,500	2,716	212,219	192,500	19,719
Total REVENUES	23,325	19,750	3,575	239,665	217,250	22,415
EXPENSES						
Insurance -Property & General Liabilities	894	917	23	9,831	10,083	252
General Office Expenses	45	317	272	2,364	3,483	1,119
Computer Software & Maintenance	2,941	3,833	893	33,344	42,167	8,823
Internet	1,722	1,833	111	18,944	20,167	1,223
Building Maintenance & Repairs	5,794	833	(4,961)	19,247	9,167	(10,080)
Utilities	5,107	6,442	1,335	63,222	70,858	7,636
Total EXPENSES	16,503	14,175	(2,328)	146,952	155,925	8,973
NIBPSID	6,823	5,575	1,248	92,713	61,325	31,388
DEPRECIATION						
Depreciation Expense	(3,283)	(2,917)	(367)	(36,118)	(32,083)	(4,035)
Total DEPRECIATION	(3,283)	(2,917)	(367)	(36,118)	(32,083)	(4,035)
Increase (Decrease) In Fund Equity	3,539	2,658	881	56,595	29,242	27,353

FIBER OPTIC FUND

Explanation of Significant Budget Variances

2023 AUGUST

	Month Variance	YTD Variance	Explanations	Projected Outcome at Year End
EXPENSES, Building Maintenance & Repairs	\$ (4,961)	\$ (10,080)	Higer than expected maintenance on building/maintenance	Year End is expected to be over budget

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 8/1/2023 Through 8/31/2023

COMBINED FUNDS

(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	212,576	179,167	33,410	2,167,160	1,970,833	196,326
PBT Cam Fees	61,224	61,200	24	673,469	673,200	269
Usage Fees	34,338	25,167	9,171	279,056	276,833	2,222
Contract Services	460	833	(373)	5,929	9,167	(3,238)
Utility Franchise Fees	1,845	2,417	(571)	31,564	26,583	4,981
Insurance Proceeds	2,720	-	2,720	74,863	-	74,863
Other-Miscellaneous	1	-	1	136	-	136
Fiber Optic/Wireless Income	20,216	17,500	2,716	212,219	192,500	19,719
Total REVENUES	333,381	286,283	47,097	3,444,397	3,149,117	295,280
EXPENSES						
Salaries & Taxes	49,843	71,333	21,491	634,459	784,667	150,208
Benefits - Health, Retirement & Wkr's Comp	10,365	12,621	2,256	117,625	138,829	21,204
Insurance -Property & General Liabilities	17,875	19,250	1,375	196,628	211,750	15,122
Administrative Expenses	220	767	547	8,802	13,183	4,381
General Office Expenses	4,904	6,450	1,546	60,065	70,950	10,885
Accounting & Auditing Services	6,832	117	(6,715)	41,392	40,283	(1,109)
Computer Software & Maintenance	2,941	3,833	893	33,344	42,167	8,823
Internet	1,722	1,833	111	18,944	20,167	1,223
Legal Services	11,218	4,167	(7,051)	69,953	45,833	(24,120)
Network Maintenance Contract	1,524	667	(857)	10,597	7,333	(3,264)
Training & Travel	510	833	323	16,438	9,167	(7,271)
Marketing Expenses	21,670	5,333	(16,337)	74,614	58,667	(15,947)
Operations	66,127	49,167	(16,960)	509,035	540,833	31,798
Building Maintenance & Repairs	5,794	833	(4,961)	19,247	9,167	(10,080)
Utilities	44,640	46,708	2,069	387,703	431,792	44,089
Total EXPENSES	246,183	223,913	(22,271)	2,198,846	2,424,788	225,941
NIBPSID	87,198	62,371	24,827	1,245,550	724,329	521,221
NON OPERATING REVENUE						
Interest Income	18,598	833	17,765	142,842	9,167	133,675
Total NON OPERATING REVENUE	18,598	833	17,765	142,842	9,167	133,675
DEPRECIATION						
Depreciation Expense	(53,208)	(52,917)	(291)	(585,287)	(582,083)	(3,203)
Total DEPRECIATION	(53,208)	(52,917)	(291)	(585,287)	(582,083)	(3,203)
Increase (Decrease) In Fund Equity	52,588	10,287	42,300	803,105	151,412	651,693

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

(In Whole Numbers)

	Current Month Actual	Prior Year's Month Actual	Variance	YTD Actual	Prior Year's YTD Actual	Variance
REVENUES						
Leases	212,576	159,503	53,073	2,167,160	1,905,813	261,347
PBT Cam Fees	61,224	60,024	1,200	673,469	660,264	13,205
Usage Fees	34,338	37,395	(3,057)	279,056	295,970	(16,914)
Contract Services	460	-	460	5,929	9,159	(3,230)
Utility Franchise Fees	1,845	2,898	(1,053)	31,564	31,520	44
Insurance Proceeds	2,720	-	2,720	74,863	3,975	70,888
Other-Miscellaneous	1	-	1	136	-	136
Fiber Optic/Wireless Income	20,216	19,694	522	212,219	211,021	1,198
Total REVENUES	333,381	279,513	53,868	3,444,397	3,117,722	326,675
EXPENSES						
Salaries & Taxes	49,843	52,123	(2,280)	634,459	794,966	(160,507)
Benefits - Health, Retirement & Wkr's	10,365	10,534	(169)	117,625	111,281	6,344
Insurance -Property & General Liabilities	17,875	16,432	1,443	196,628	180,754	15,874
Administrative Expenses	220	95	125	8,802	9,220	(418)
General Office Expenses	4,904	4,241	663	60,065	57,790	2,275
Accounting & Auditing Services	6,832	84	6,748	41,392	35,263	6,129
Computer Software & Maintenance	2,941	2,941	-	33,344	33,199	145
Internet	1,722	490	1,232	18,944	18,944	-
Legal Services	11,218	6,570	4,648	69,953	37,378	32,575
Network Maintenance Contract	1,524	439	1,085	10,597	6,695	3,902
Training & Travel	510	1,090	(580)	16,438	12,989	3,449
Marketing Expenses	21,670	7,286	14,384	74,614	49,788	24,826
Operations	66,127	59,868	6,259	509,035	1,157,053	(648,018)
Building Maintenance & Repairs	5,794	1,215	4,579	19,247	15,192	4,055
Utilities	44,640	57,317	(12,677)	387,703	428,158	(40,455)
Total EXPENSES	246,183	220,725	25,458	2,198,846	2,948,670	(749,824)
NIBPSID	87,198	58,788	28,410	1,245,550	169,052	1,076,498
NON OPERATING REVENUE						
Interest Income	18,598	3,866	14,732	142,842	16,031	126,811
Total NON OPERATING REVENUE	18,598	3,866	14,732	142,842	16,031	126,811
DEPRECIATION						
Depreciation Expense	(53,208)	(53,208)	-	(585,287)	(548,799)	(36,488)
Total DEPRECIATION	(53,208)	(53,208)	-	(585,287)	(548,799)	(36,488)
Increase (Decrease) In Fund Equity	52,588	9,446	43,142	803,105	(363,715)	1,166,820



September 2023 EVENTS & ACTIVITIES

DATE		EVENT
September	September 4	Reese Office Closed for Labor Day Holiday
	September 5	City of Lubbock Council Recognition of New LRRR Board Member Jeff Mustin
	September 13	SPAG General Assembly Meeting
	September 18	State of the TTU System Luncheon
	September 27	LRRR Board of Director's Meeting
Looking Ahead		
October	October 4-6	Texas Municipal League Conference – Dallas, TX
	October 19	Frazier Alumni Pavilion
	October 25	LRRR Board of Director's Meeting
	October 26	High Ground of Texas – Annual Meeting, Plainview, TX

AGENDA ITEM 10
ADMINISTER THE OATH OF OFFICE



Tim Collins



Jeff Mustin



Dr. Jane Dever



Thank You for your many years of service to the
LRRR Board of Directors



Steve Verett
President – LRRR Board of Directors
2015 - 2023



Todd McKee
Vice President – LRRR Board of Directors
2015 - 2023