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

Date: Wednesday, September 24, 2025
Time: 8:00 a.m.
Place: Reese Technology Center, LRRA Board Room, 9801 Reese Blvd, Suite 200, Lubbock, TX 79416

AGENDA ITEMS	TAB	SPEAKER
Call the Meeting to Order		John Hamilton
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	John Hamilton
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.	TAB 2	Murvat Musa
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 • Service Technician • Operations, Marketing, Customer Care Coordinator • Administrative Assistant • Board of Directors		Murvat Musa
c. Hold an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.071, Consultation with Attorney.		Darrell Guthrie
3. Action Item – Consider Minutes of the August 27, 2025, Board of Directors Meeting	TAB 3	John Hamilton
4. Action Item – Consider CEO/ED Pay for FY26 Per the Recommendation of the Executive Committee/Compensation Committee	TAB 4	John Hamilton
5. Action Item – Consider FY2026 Operating, Data Center/Fiber Optics, & Capital Budgets	TAB 5	Murvat Musa
6. Discussion Item – Financial Reports	TAB 6	Sandy Hamilton

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7. Discussion Item – Legislative Update	TAB 7	Darrell Guthrie
8. Discussion Item – Reese Events & Activities	TAB 8	Murvat Musa
9. Presentation Item – Present Outgoing Board Members John Tye and George McMahan with Plaques and Gifts	TAB 9	John Hamilton
10. Action Item – Administer Oath of Office to Barry Ballinger and Bob Duncan as Board Members	TAB 10	John Hamilton
Adjourn the Meeting		John Hamilton

Lubbock Reese Redevelopment Authority (LRRA) will post this meeting agenda on its front doors and on its website at http://www.reesetechnologycenter.com/agendas/ by 5:00 p.m., Thursday, September 18, 2025.

by: ___________________________
Murvat Musa, ED/CEO

The LRRA Board meetings are available to all people regardless of disability. To notify the LRRA 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.

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AGENDA ITEM 1

Citizen Comments

AGENDA ITEM 2

EXECUTIVE SESSION

Information to be provided at meeting
(if applicable)

AGENDA ITEM 3

Minutes

Lubbock Reese Redevelopment Authority
Minutes of the Regular Meeting of the Board of Directors
August 27, 2025

The Lubbock Reese Redevelopment Authority held its Regular Meeting at 8:00 a.m. August 27, 2025, at the Reese Technology Center, LRRA Board Room, 9801 Reese Boulevard, Suite 200, Lubbock, TX 79416.

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

MEMBERS PRESENT

John T. Hamilton, Vice-President	Julie Holladay	John Tye
George McMahan, Secretary/Treasurer	Jeff Mustin	Kelly Criswell
	Brian Kimberly	

MEMBERS ABSENT

OTHERS PRESENT

Reese Staff:

Murvat Musa	CEO/Executive Director
Chris Evans	Operations Manager
Sandy Hamilton	Accounting Manager
Andrea Hamilton	Operations, Customer Care, & Marketing Coordinator
Cecilia Davila	Administrative Assistant

Legal Counsel: Darrell Guthrie via video conference

Visitors: Barry Ballinger, Patrick Albritton, Paul Carroll

Call the meeting to order.
John T. Hamilton called the meeting to order at 8:00 a.m.

ITEM 1 **Citizen Comments**
John T. Hamilton called for any citizen comments. There were none.

ITEM 2 **Presentation of the USAF AFCE PFAS Update**
Paul Carroll presented the USAF AFCF PFAS update.

ITEM 3 **Administered Oath of Office to Kelly Criswell as a Board Member**

John T. Hamilton administered the Oath of Office to Kelly Criswell

ITEM 4 **Executive Session**

John T. Hamilton called the Executive Session to order at 8:38 a.m.

a. Held 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. Held an Executive Session, in accordance with V.T.C.A. Government Code, Section 551.074(a), Deliberations Regarding Personnel Matters.

Executive Director
Manager of Accounting
Manager of Operations
Operations, Customer Care, Marketing Coordinator
Operations Lead
Service Technician
Service Technician
Service Technician
Administrative Assistant
Board of Directors

c. Held 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

John T. Hamilton adjourned the Executive Session at 9:59 a.m. and reconvened Open Session at 10:06 a.m.

ITEM 5 **Approved the Minutes of June 19, 2025, Board of Directors Meeting and July 30, 2025, Executive Committee Meeting**

George McMahan moved to approve the minutes of June 19, 2025, Board of Directors Meeting and July 30, 2025, Executive Committee Meeting; Jeff Mustin seconded; the motion passed 7-0.

ITEM 6 **Approved the GL Texas, LLC (Greenlight) Lease Termination Agreement**

Julie Holladay moved to approve the GL Texas, LLC (Greenlight) Lease Termination Agreement; Brian Kimberly seconded; the motion passed 7-0.

ITEM 7 **Approved the Lease Agreement for TTUHSC, Building 74**

Kelly Criswell moved to approve the Lease Agreement for TTUHSC, Building 74; John Tye seconded; the motion passed 7-0.

ITEM 8 **Approved the Agreement for Employer of Record Program with South Plains Association of Governments allowing LRRA to Participate in Texas Association of Counties (TAC) Health Plans**

George McMahan moved to approve the Agreement for Employer of Record Program with South Plains Association of Governments allowing LRRA to Participate in Texas Association of Counties (TAC) Health Plans; Jeff Mustin seconded; the motion passed 6-0. Kelly Criswell recused herself from discussion and voting.

ITEM 9 **Approved Changes to LRRA Employee Policy Manual**

Julie Holladay moved to approve changes to LRRA Employee Policy Manual; Jeff Mustin seconded; the motion passed 7-0.

ITEM 10 **Preliminary FY2026 Operating, Data Center/Fiber Optics, & Capital Budgets**

Murvat Musa presented the preliminary FY2026 Operating, Data Center/Fiber Optics, & Capital Budgets.

ITEM 11 **Financial Reports**

Sandy Hamilton presented the June & July financial reports.

ITEM 12 **Reese Events and Activities**

Murvat Musa presented Reese Technology Center activities and upcoming events to the Board of Directors.

Adjournment

John T. Hamilton adjourned the meeting at 10:40 a.m.

Content of minutes agreed to and approved by:

Approved by ___________________________________
John T. Hamilton, Vice President

ATTEST:

____
LRRA Board Member

AGENDA ITEM 4
COMPENSATION/EXECUTIVE COMMITTEE RECOMMENDATION
CEO/EXECUTIVE DIRECTOR COMPENSATION
EXECUTIVE SUMMARY

The Compensation/Executive Committee met on July 30, 2025, to review the CEO/Executive Director and to recommend compensation.

The Compensation/Executive Committee is requesting Board approval for the CEO/Executive Director compensation as discussed and recommended in the attached document (information will be provided to the board in Closed Session) for Fiscal Year 2026.

BOARD ACTION ITEM No. 2026-0924-021
CHIEF EXECUTIVE OFFICER/EXECUTIVE DIRECTOR COMPENSATION

BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY
September 24, 2025

Item to be Considered:

Executive/Compensation Committee Recommendation for the Chief Executive Officer/Executive Director Compensation for FY2026

Previous Board Action:

a. The Executive/Compensation Committee regularly recommends the CEO/ED compensation to the Board.

b. The Board of Directors approves the CEO/ED compensation

Statement of Pertinent Facts:

a. The Executive/Compensation Committee has made the attached recommendation for the CEO/ED compensation for Fiscal Year 2026

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 FY2026 Executive/Compensation Committee recommendation for the Chief Executive Officer/Executive Director Compensation, attached, as submitted, on this 24th day of September 2025."

____
John T. Hamilton, Vice President

ATTEST:

____
LRRA Board Member

AGENDA ITEM 5

Fiscal Year 2026 Budgets

AGENDA ITEM 5
EXECUTIVE SUMMARY
FY2026 DATA CENTER/FIBER OPTICS BUDGET

We are pleased to present you with the following proposed Data Center/Fiber Optics budget for Fiscal Year 2026. A summary of FY2025 and five years comparison are below.

Current Year – FY 2025

- We project total income at FYE to be approximately $230,802, 2% less than the budgeted amount of $235,000.
- On the expense side, we expect total expenses of $124,550, an approximate 20% decrease compared to the budgeted amount of $156,300.
- We project to end FY 2025 with net income before depreciation of approximately $106,252, versus the budgeted amount of $78,700 resulting in a 35% increase compared to what was projected.

Proposed Budget – FY 2026

- Our proposed FY 2026 budget (which is for 11 months) calls for stable customers in the data center with income of $212,500.
- FY 2026 projected expenses, $138,375, are about 11% greater than the FY 2025 projected year end amount of $124,550.

DATA CENTER/FIBER OPTICS FUND - COMPARISON

	FY 2022 - Audited	FY 2023 - Audited	FY 2024 - Audited	FY 2025 - Projected	FY 2026 - Proposed 11 Months
TOTAL INCOME	$ 265,147	$ 263,336	$ 264,595	$ 230,802	$ 212,500
TOTAL EXPENSES	$ 168,516	$ 172,903	$ 140,289	$ 124,550	$ 138,375
NET INCOME	**$ 96,631**	**$ 90,433**	**$ 124,306**	**$ 106,252**	**$ 74,125**

Amounts do not include depreciation & capital expenses

DATA CENTER/FIBER OPTICS BUDGET - FY2026 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2025 YTD ACTUAL AUGUST 31, 2025	FYE 2025 APPROVED BUDGET	FYE 2025 PROJECTED YEAR END	FYE 2025 % Change Approved Budget to Projected Year End	FYE 2026 PROPOSED BUDGET 11 MONTHS	% Change FYE25 Projected YE to FYE26 Proposed	% Change FYE25 Approved Budget to FYE26 Proposed	NOTES
2	**INCOME**							Column F to G		Column G to I	Column F to I	
3		4260	0	Usage Fees	$ 16,936.90	$ 25,000.00	$ 18,476.62	-26.09%	$ 20,000.00	8.24%	-20.00%	Metered usage charged to customers-United, TTU, & SitePro
5		4800	0	Fiber Optic Income	$ 194,631.47	$ 210,000.00	$ 212,325.24	1.11%	$ 192,500.00	-9.34%	-8.33%	Co-location leases, fiber & conduit fees. Include United
6	**INCOME TOTAL**				**$ 211,568.37**	**$ 235,000.00**	**$ 230,801.86**	**-1.79%**	**$ 212,500.00**	**-7.93%**	**-9.57%**	
7												
8	**UTILITIES**	5220	502	Internet Charges	$ 19,206.46	$ 22,000.00	$ 20,952.50	-4.76%	$ 21,000.00	0.23%	-4.55%	UPN $1550/mo 80% billed to DC. Optimum $490 100% to DC
9		5380	423	Electric	$ 41,863.49	$ 60,000.00	$ 45,669.26	-23.88%	$ 46,000.00	0.72%	-23.33%	SPEC bill for data center, avg monthly $4,200. Cost of electricity is expected to inc
10		5380	439	Gas	$ 1,909.18	$ 2,300.00	$ 2,082.74	-9.45%	$ 2,500.00	20.03%	8.70%	Atmos bill for data center, avg monthly $190
11	**UTILITIES TOTAL**				**$ 62,979.13**	**$ 84,300.00**	**$ 68,704.51**	**-18.50%**	**$ 69,500.00**	**1.16%**	**-17.56%**	
12												
13	**ADMINISTRATION**	5310	428	Janitorial Cleaning	$ 495.00	$ 1,000.00	$ 540.00	-46.00%	$ 925.00	71.30%	-7.50%	Cruz $40 per month. Recently changed vendors and expect a price increase
14		5350	114	Insurance	$ 13,996.51	$ 16,000.00	$ 15,268.92	-4.57%	$ 17,500.00	14.61%	9.38%	TML. Re-rates received 5/28
16	**ADMIN TOTAL**				**$ 14,491.51**	**$ 17,000.00**	**$ 15,808.92**	**-7.01%**	**$ 18,425.00**	**16.55%**	**8.38%**	
17												
18	**OPERATIONS**	5560	0	Building Maintenance	$ 7,230.00	$ 15,000.00	$ 7,887.27	-47.42%	$ 13,750.00	74.33%	-8.33%	Expenses for all things related to B36. annual room alert (CPL) monitoring
19		5800	0	Equipment Maintenance	$ 2,520.26	$ 10,000.00	$ 2,749.37	-72.51%	$ 9,200.00	234.62%	-8.00%	Maint contracts. Anthony Mechanical $7500
20		5800	414	IT Support/NOC Maint	$ 26,950.00	$ 30,000.00	$ 29,400.00	-2.00%	$ 27,500.00	-6.46%	-8.33%	Switch $1,950/mo & $500/mo for United, ARIN
21	**OPERATIONS TOTAL**				**$ 36,700.26**	**$ 55,000.00**	**$ 40,036.65**	**-27.21%**	**$ 50,450.00**	**26.01%**	**-8.27%**	
22												
23	**EXPENSE TOTAL**				**$ 114,170.90**	**$ 156,300.00**	**$ 124,550.07**	**-20.31%**	**$ 138,375.00**	**11.10%**	**-11.47%**	
24												
25	**NET INCOME BEFORE DEPRECIATION**				**$ 97,397.47**	**$ 78,700.00**	**$ 106,251.79**	**35.01%**	**$ 74,125.00**	**-30.24%**	**-5.81%**	
26	DEPRECIATION	5305	0	Depreciation	$ 36,118.06	$ 46,000.00	$ 39,401.52	-14.34%	$ 43,000.00	9.13%	100.00%	
27	**NET INCOME**				**$ 61,279.41**	**$ 32,700.00**	**$ 66,850.27**	**104.44%**	**$ 31,125.00**	**-53.44%**	**-4.82%**	
28												
29												
30	**FY 2025 APPROVED CAPITAL PROJECTS**											
31	Equipment Replacement - Routers and Switches & Associated Softw				$ 28,673.53	$ 35,000.00	$ 28,673.53	-18.08%				

AGENDA ITEM 5
EXECUTIVE SUMMARY
FY2026 OPERATING BUDGET

We are pleased to present you with the following proposed Operating Budget for Fiscal Year 2026. A summary of FY2025 and five years comparison are below.

Current Year – FY 2025

- We project total income at FYE to be $4,824,440, which is about 39% greater than what was budgeted. Accounting for this increase is greater than expected usage fees, insurance proceeds, and interest income.
- On the expense side, we expect total expenses of $2,594,774, which is about 4% less than what was budgeted. Accounting for this is a decrease in payroll, marketing, and utility costs.
- We project to end FY 2025 with net income before depreciation of $2,229,666 versus the budgeted amount of $766,650; a 191% increase mainly due to insurance proceeds.

Proposed Budget – FY 2026

- Our proposed 11-month FY 2026 budget calls for total income of $3,233,500.
- Total expenses for FY2026 are projected to be $2,933,775 which is greater than the FY25 year-end amount because there is a large increase in payroll due to aligning staff pay with TTU pay and an increase in the TCDRS contributions. Also, there is a large increase in the cost of legal services as well as a 20% increase in insurance.

OPERATING FUND - COMPARISON

	FY 2022 - Audited	FY 2023 - Audited	FY 2024 - Audited	FY 2025 - Projected	FY 2026 - Proposed 11 Months
TOTAL INCOME	$ 3,535,019	$ 3,858,249	$ 3,480,908	$ 4,824,440	$ 3,233,500
TOTAL EXPENSES	$ 2,971,355	$ 2,298,020	$ 2,350,774	$ 2,594,774	$ 2,933,775
NET INCOME	**$ 563,664**	**$ 1,560,229**	**$ 1,130,134**	**$ 2,229,666**	**$ 299,725**

Amounts do not include depreciation & capital expenses.

The decrease in net income for FY2022 is due to expenses to cleanup of East 90 Business Park

Larger than expected income for FY2025 is due to Insurance Revenues from the tornado.

The FY2026 budget is for 11 months. Decrease in net income is larger payroll & admin expenses

GENERAL OPERATING BUDGET - FY2026 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2025 ACTUAL YTD AUGUST 31, 2025	FYE 2025 APPROVED BUDGET	FYE 2025 PROJECTED YEAR END	FYE 2025 % Change Approved Budget to Projected Year End	FYE 2026 PROPOSED BUDGET 11 MONTHS	% Change FYE25 Projected YE to FYE26 Proposed	% Change FYE25 Approved Budget to FYE26 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
3	INCOME	4200	0	Lease	$ 2,289,148.23	$ 2,300,000.00	$ 2,497,252.61	8.58%	$ 2,100,000.00	-15.91%	-8.70%	Leases currently in place. Assumes customers will exercise option
4		4250	0	CAM	$ 714,800.57	$ 764,000.00	$ 779,782.44	2.07%	$ 730,000.00	-6.38%	-4.45%	TTU, SPC, COL pay monthly. 2% increase
5		4260	0	Usage Fees	$ 322,338.81	$ 275,000.00	$ 351,642.34	27.87%	$ 275,000.00	-21.80%	0.00%	Mostly water usage
6		4300	0	Contract Work	$ 12,979.17	$ 8,000.00	$ 12,979.17	62.24%	$ 7,000.00	-46.07%	-12.50%	KBR Event extras
7		4350	0	Insurance Proceeds	$ 907,588.17	$ -	$ 907,588.17	100.00%	$ -	-100.00%	0.00%	Not budgeted
8		4400	0	Interest Income	$ 201,501.12	$ 100,000.00	$ 219,819.40	119.82%	$ 95,000.00	-56.78%	-5.00%	Averaging 4%. Projecting 2.5%
9		4600	0	Misc	$ 27,089.44	$ -	$ 27,089.44	100.00%	$ -	-100.00%	0.00%	Not budgeted
10		4650	423	Utility Franchise Fee - Electric	$ 17,544.51	$ 20,000.00	$ 19,139.47	-4.30%	$ 18,000.00	-5.95%	-10.00%	SPEC franchise fees, pays monthly based on customer usage
11		4650	439	Utility Franchise Fee - Gas	$ 9,147.13	$ 9,000.00	$ 9,147.13	1.63%	$ 8,500.00	-7.07%	-5.56%	Atmos franchise fees pays once per year
12	INCOME TOTAL				$ 4,502,137.15	$ 3,476,000.00	$ 4,824,440.17	38.79%	$ 3,233,500.00	-32.98%	-6.98%	
13												
14	PAYROLL	5100	0	Salaries	$ 668,722.43	$ 750,000.00	$ 721,722.43	-3.77%	$ 880,000.00	21.93%	17.33%	Includes pay adjustments to match to TTU pay/overlap in acct
15		5110	0	Payroll Taxes	$ 48,452.78	$ 58,000.00	$ 52,857.58	-8.87%	$ 67,000.00	26.76%	15.52%	Based on number above
16		5120	116	Insurance - Health	$ 69,009.69	$ 105,000.00	$ 75,283.30	-28.30%	$ 86,200.00	14.50%	-17.90%	Estimated rate increase of 8%
17		5120	117	Insurance - Dental/Vision	$ 4,061.83	$ 5,700.00	$ 4,431.09	-22.26%	$ 5,100.00	15.10%	-10.53%	Principal
18		5120	118	Insurance - Life/AD&D	$ 330.34	$ 400.00	$ 360.37	-9.91%	$ 500.00	38.75%	25.00%	Principal
19		5120	119	Insurance - LTD	$ 7,036.92	$ 9,500.00	$ 7,676.64	-19.19%	$ 9,000.00	17.24%	-5.26%	Principal. Increase based on age and pay
20		5120	120	Insurance - Dread Disease	$ 2,992.55	$ 3,900.00	$ 3,264.60	-16.29%	$ 4,000.00	22.53%	2.56%	Manhattan
21		5140	121	Insurance - Workers Comp	$ 9,117.24	$ 11,000.00	$ 9,946.08	-9.58%	$ 12,000.00	20.65%	9.09%	TML rerate is -5% plus annual anticipated amt after audit
22		5150	131	Retirement - TCDRS	$ 16,459.57	$ 18,000.00	$ 17,955.89	-0.25%	$ 66,000.00	267.57%	266.67%	Includes change of program from 5% 1:1 to 7% 2:1
23		5700	211	Payroll Service	$ 1,106.00	$ 1,200.00	$ 1,206.55	0.55%	$ 1,100.00	-8.83%	-8.33%	Snelling fees for processing payroll
24	PAYROLL TOTAL				$ 827,289.35	$ 962,700.00	$ 894,704.52	-7.06%	$ 1,130,900.00	26.40%	17.47%	

GENERAL OPERATING BUDGET - FY2026 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				**DESCRIPTION**	**FYE 2025 ACTUAL YTD AUGUST 31, 2025**	**FYE 2025 APPROVED BUDGET**	**FYE 2025 PROJECTED YEAR END**	**FYE 2025 % Change Approved Budget to Projected Year End**	**FYE 2026 PROPOSED BUDGET 11 MONTHS**	**% Change FYE25 Projected YE to FYE26 Proposed**	**% Change FYE25 Approved Budget to FYE26 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**	$ 3,308.39	$ 3,500.00	$ 3,609.15	3.12%	$ 3,700.00	2.52%	5.71%	Principle portion of Xerox lease payment, new lease in March 2024
27		**5200**	**101**	**General Office Supplies**	$ 10,307.97	$ 16,000.00	$ 11,245.06	-29.72%	$ 14,000.00	24.50%	-12.50%	General office supplies. Includes Xerox usage expenses
28		**5200**	**103**	**Office Equip/Software**	$ 18,498.17	$ 20,000.00	$ 20,179.82	0.90%	$ 19,000.00	-5.85%	-5.00%	software/hardware. $13K is software
29		**5210**	**101**	**Board Expenses**	$ 1,455.34	$ 3,000.00	$ 1,587.64	-47.08%	$ 2,700.00	70.06%	-10.00%	Board breakfast
30		**5250**	**111**	**Interest Exp Xerox Copier Lease**	$ 878.48	$ 950.00	$ 958.34	0.88%	$ 700.00	-26.96%	-26.32%	Interest portion of lease payment
31		**5310**	**107**	**Janitorial/Building Maint**	$ 27,670.00	$ 30,000.00	$ 30,185.45	0.62%	$ 28,000.00	-7.24%	-6.67%	$2160/month. Added KBR $160 and Sandia Bathroom $130
32		**5320**	**106**	**Telephone Admin Cell**	$ 2,192.60	$ 2,400.00	$ 2,391.93	-0.34%	$ 2,750.00	14.97%	14.58%	Cell phone reimbursements for 5 emp at $50 per month
33		**5340**	**127**	**Postage**	$ 1,954.87	$ 2,500.00	$ 2,132.59	-14.70%	$ 2,300.00	7.85%	-8.00%	Postage and cost of machine and equipment
34		**5350**	**114**	**Insurance - Liability & Property**	$ 265,934.02	$ 300,000.00	$ 290,109.84	-3.30%	$ 355,000.00	22.37%	18.33%	TML rerates received 5/28
35		**5360**	**208**	**License and Fee**	$ 458.00	$ 1,500.00	$ 499.64	-66.69%	$ 1,400.00	180.20%	-6.67%	TCEQ , boiler, and elevator licenses/fees
36		**5363**	**124**	**Staff Meetings**	$ 3,442.28	$ 5,000.00	$ 3,755.21	-24.90%	$ 5,000.00	33.15%	0.00%	Staff lunch meetings/training & employee Christmas Party
37		**5363**	**305**	**Meetings & Memberships**	$ 3,890.25	$ 4,000.00	$ 4,243.91	6.10%	$ -	-100.00%	-100.00%	moved to 5430 305
40		**5370**	**0**	**Miscellaneous Expense**	$ 21,000.99	$ -	$ 21,000.99	100.00%	$ -	-100.00%		Reimbursement to SPC for utility overcharges in previous FY's
41		**5400**	**125**	**Recruitment - Customer and New Emp**	$ 264.00	$ 1,000.00	$ 264.00	-73.60%	$ 1,000.00	278.79%	0.00%	D&B used for vetting customers
42		**5400**	**303**	**Advertising & Printing**	$ 154.00	$ 2,000.00	$ 168.00	-91.60%	$ 2,000.00	100.00%	0.00%	Stationary - letterhead, envelopes, checks
43		**5410**	**132**	**Awards & Recognition**	$ 440.83	$ 500.00	$ 480.91	-3.82%	$ 500.00	3.97%	0.00%	Employee service awards and berevement expenses
44		**5540**	**134**	**Prof Services - Document Shredding**	$ 1,393.87	$ 1,400.00	$ 1,520.59	8.61%	$ 1,500.00	-1.35%	7.14%	VRC storage and shredding
45		**5540**	**401**	**Prof Services - Campus**	$ 511.55	$ 2,000.00	$ 558.05	-72.10%	$ 2,000.00	258.39%	0.00%	Other Staff training and other misc. services. CC fees/CC revenues to offse
46		**5545**	**112**	**Serv Contract - Network Maintenance**	$ 18,077.46	$ 20,000.00	$ 19,720.87	-1.40%	$ 20,000.00	1.42%	0.00%	Switch IT support. Maint contract is $1600 per month
47		**5610**	**110**	**ED Travel/Meetings/Other**	$ 8,386.69	$ 10,000.00	$ 9,149.12	-8.51%	$ 30,000.00	227.90%	200.00%	ED training/travel. Consolidated with 5430 302
48		**5620**	**404**	**Campus Training**	$ 8,099.34	$ 7,000.00	$ 8,099.34	15.70%	$ -	-100.00%	-100.00%	Moved to 5900 410 for ops training
49		**5700**	**203**	**Audit Fee**	$ 37,160.00	$ 43,000.00	$ 37,160.00	-13.58%	$ 55,125.00	48.34%	28.20%	Audit = $38,500, CenterLease = $5,625, Single audit = $11,000
50		**5710**	**113**	**Legal Fees**	$ 120,467.34	$ 75,000.00	$ 131,418.92	75.23%	$ 150,000.00	14.14%	100.00%	Increase due to TTU project
51	**ADMIN TOTAL**				**$ 555,946.44**	**$ 550,750.00**	**$ 600,439.36**	**9.02%**	**$ 696,675.00**	**16.03%**	**26.50%**	

GENERAL OPERATING BUDGET - FY2026 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2025 ACTUAL YTD AUGUST 31, 2025	FYE 2025 APPROVED BUDGET	FYE 2025 PROJECTED YEAR END	FYE 2025 % Change Approved Budget to Projected Year End	FYE 2026 PROPOSED BUDGET 11 MONTHS	% Change FYE25 Projected YE to FYE26 Proposed	% Change FYE25 Approved Budget to FYE26 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
52												
53	UTILITIES	5380	122	Telephone Land Line	$ 7,347.87	$ 8,000.00	$ 8,015.86	0.20%	$ 7,500.00	-6.44%	-6.25%	Sangoma $270/mo and Vexus (soon to be Tmobile) $380/mo
54		5380	405	Water/Wastewater	$ 186,800.56	$ 275,000.00	$ 236,800.56	-13.89%	$ 230,000.00	-2.87%	-16.36%	Water multiplier 1.50 and WW of 1.27
55		5380	423	Electricity	$ 98,595.10	$ 150,000.00	$ 107,558.29	-28.29%	$ 115,000.00	6.92%	-23.33%	SPEC bill
56		5380	439	Gas	$ 18,796.03	$ 25,000.00	$ 20,504.76	-17.98%	$ 23,000.00	12.17%	-8.00%	Atmos bill
57		5380	502	Internet	$ 4,527.96	$ 6,000.00	$ 4,939.59	-17.67%	$ 5,500.00	11.35%	-8.33%	Vexus for KBR = $100/mo and UPN billed 20% = $325/mo
58	UTILITIES TOTAL				$ 316,067.52	$ 464,000.00	$ 377,819.06	-18.57%	$ 381,000.00	0.84%	-17.89%	
59												
60	MARKETING	5430	102	Office Enhancements	$ 189.97	$ 1,000.00	$ 207.24	-79.28%	$ 1,000.00	382.53%	0.00%	Office enhancements
61		5430	133	Sponsorships	$ 16,194.17	$ 18,000.00	$ 17,666.37	-1.85%	$ 20,000.00	13.21%	11.11%	Chamber, LEDA, LBB Apt Assn, FISD, SPC Events, United Way
62		5430	301	Marketing General	$ 774.72	$ 4,000.00	$ 845.15	-78.87%	$ 4,000.00	373.29%	0.00%	Other marketing . Annual customer cookout
63		5430	302	ED Expenses & Customer Gifts	$ 15,204.64	$ 20,000.00	$ 16,586.88	-17.07%	$ -	-100.00%	-100.00%	Moved $ to 5610 110
64		5430	303	Advertisement & Printing	$ -	$ 2,000.00	$ -	-100.00%	$ 2,000.00	100.00%	0.00%	Other marketing ads
65		5430	304	Ads in Publications	$ -	$ 1,000.00	$ -	-100.00%	$ 1,000.00	100.00%	0.00%	Magazine ads
66		5430	305	Meetings & Memberships	$ 687.00	$ 3,000.00	$ 749.45	-75.02%	$ 7,000.00	834.01%	133.33%	Marketing Memberships. Moved $ from 5363 305 to here
67		5430	307	Meals and Entertainment	$ 635.86	$ 2,000.00	$ 693.67	-65.32%	$ 2,700.00	289.24%	35.00%	Marketing customer and potential customer lunches
68		5430	310	Travel	$ 768.11	$ 3,000.00	$ 837.94	-72.07%	$ 10,000.00	1093.41%	233.33%	Conference travel
69		5430	311	Marketing Training	$ -	$ 2,000.00	$ -	0.00%	$ 3,000.00	100.00%	100.00%	Leadership Lubbock, other
70		5430	312	Technology	$ 15,952.75	$ 25,000.00	$ 17,403.00	-30.39%	$ 25,000.00	43.65%	0.00%	LoopNet $6480/yr, Contract Cre8tive $3800/yr, Adobe Suite $2820/yr
72	MARKETING TOTAL				$ 50,407.22	$ 81,000.00	$ 54,989.69	-32.11%	$ 75,700.00	37.66%	-6.54%	
73												

GENERAL OPERATING BUDGET - FY2026 PROPOSED

	A	B	C	D	E	F	G	H	I	J	K	L
1				DESCRIPTION	FYE 2025 ACTUAL YTD AUGUST 31, 2025	FYE 2025 APPROVED BUDGET	FYE 2025 PROJECTED YEAR END	FYE 2025 % Change Approved Budget to Projected Year End	FYE 2026 PROPOSED BUDGET 11 MONTHS	% Change FYE25 Projected YE to FYE26 Proposed	% Change FYE25 Approved Budget to FYE26 Proposed	Notes
2								Column F to G		Column G to I	Column F to I	
74	OPERATIONS	5900	401	Campus General	$ 11,023.01	$ 30,000.00	$ 12,025.10	-59.92%	$ 27,500.00	128.69%	-8.33%	general campus expenses
75		5900	402	Shop Supplies	$ 6,013.45	$ 7,000.00	$ 6,560.13	-6.28%	$ 6,500.00	-0.92%	-7.14%	Supplies for shop
76		5900	403	Tools & Tool Repair	$ 8,111.51	$ 5,000.00	$ 8,848.92	76.98%	$ 5,000.00	-43.50%	0.00%	Tools and small repairs
77		5900	405	Water System	$ 46,490.36	$ 15,000.00	$ 50,716.76	238.11%	$ 20,000.00	-60.57%	33.33%	Repairs for water system breaks
78		5900	406	Ops Cell Phone	$ 4,492.65	$ 5,400.00	$ 4,901.07	-9.24%	$ 5,000.00	2.02%	-7.41%	4 cell phone reimb = $2400 per yr plus Verizon iPad at $240/mo
79		5900	407	Work Clothes	$ 1,316.97	$ 2,000.00	$ 1,316.97	-34.15%	$ 2,000.00	51.86%	0.00%	Per policy, 11 shirts, 6 pants, 3 shorts, 1 jacket, 1 shoes
80		5900	410	Operations Training/Travel	$ -	$ -	$ -	0.00%	$ 10,000.00			New account for Ops specific training moved $ from 5620 404
81		5900	417	Animal/Pest control	$ 2,472.98	$ 1,000.00	$ 2,697.80	169.78%	$ 1,000.00	-62.93%	0.00%	Terminix and other bills associated with pest removal (L. Watson)
82		5900	419	Security/Safety	$ 21,177.27	$ 10,000.00	$ 23,102.48	131.02%	$ 20,000.00	-13.43%	100.00%	All security: S2, software, Corvus. keys and cores, all fire related
83		5900	420	Roof	$ 4,861.37	$ 5,000.00	$ 5,303.31	6.07%	$ 5,000.00	-5.72%	0.00%	Roof repairs
84		5900	421	HVAC	$ 36,010.99	$ 25,000.00	$ 39,284.72	57.14%	$ 25,000.00	-36.36%	0.00%	Anthony Mechanical annual maint fees $9750
85		5900	422	Painting	$ 127.67	$ 15,000.00	$ 139.28	-99.07%	$ 10,000.00	100.00%	-33.33%	No large paint projects planned
86		5900	423	Electric	$ 48,133.77	$ 55,000.00	$ 52,133.77	-5.21%	$ 50,000.00	-4.09%	-9.09%	LED replacements
87		5900	424	Fence Repair	$ 2,400.76	$ 5,000.00	$ 2,619.01	-47.62%	$ 5,000.00	90.91%	0.00%	Fence repairs - mostly collected from insurance
88		5900	425	Plumbing & Irrigation	$ 15,066.12	$ 20,000.00	$ 16,435.77	-17.82%	$ 20,000.00	21.69%	0.00%	Plumbing repairs
89		5900	428	Cleaning	$ 9,450.73	$ 3,000.00	$ 10,309.89	243.66%	$ 5,000.00	-51.50%	66.67%	Building cleaning to enable customer walk through. Cintas mat cleaning
91		5900	430	Ground Maintenance	$ 326,636.31	$ 315,000.00	$ 346,636.31	10.04%	$ 325,000.00	-6.24%	3.17%	L&N and Local Land Management
92		5900	434	Signage	$ 105.00	$ 3,000.00	$ 114.55	-96.18%	$ 3,000.00	2519.05%	0.00%	Signs as needed for new customers
93		5900	440	Door Repair	$ 20,387.34	$ 20,000.00	$ 22,240.73	11.20%	$ 20,000.00	-10.07%	0.00%	Repair of doors
94		5900	441	Environmental	$ -	$ 2,500.00	$ -	-100.00%	$ 2,500.00	100.00%	0.00%	Misc. environmental
95		5900	442	Safety Supplies	$ 132.67	$ 4,000.00	$ 144.73	-96.38%	$ 2,000.00	1281.87%	-50.00%	Safety equipment; harnesses, etc..
96		5900	445	Architect & Engineering	$ -	$ 50,000.00	$ -	-100.00%	$ 25,000.00	#DIV/0!	-50.00%	Parkhill misc engineering fees
97		5900	446	Solid Waste	$ 23,069.26	$ 30,000.00	$ 25,166.47	-16.11%	$ 25,000.00	-0.66%	-16.67%	solid waste removal
98		5900	448	KBR Event Expenses	$ 8,200.08	$ 5,000.00	$ 8,945.54	78.91%	$ 8,000.00	-10.57%	60.00%	Equipment rented for KBR events. Mostly vehicles.
99		5900	449	Vehicle Repair & Maint	$ 12,886.47	$ 5,000.00	$ 14,057.97	181.16%	$ 7,000.00	-50.21%	40.00%	Vehicle repairs
100		5900	450	Gas/Fuel	$ 6,854.57	$ 10,000.00	$ 7,477.71	-25.22%	$ 10,000.00	33.73%	0.00%	Fuel for vehicles and equipment
101		5900	451	Windows	$ 5,172.60	$ 3,000.00	$ 5,642.84	88.09%	$ 5,000.00	100.00%	66.67%	Broken window repairs
102	OPERATIONS TOTAL				$ 620,593.91	$ 650,900.00	$ 666,821.81	2.45%	$ 649,500.00	-2.60%	-0.22%	
103												
104	EXPENSE TOTAL				$ 2,370,304.44	$ 2,709,350.00	$ 2,594,774.45	-4.23%	$ 2,933,775.00	13.06%	8.28%	
105	NET INCOME BEFORE DEPRECIATION				$ 2,131,832.71	$ 766,650.00	$ 2,229,665.73	190.83%	$ 299,725.00	-86.56%	-60.90%	
106	DEPRECIATION	5305		Depreciation	$ 549,168.73	$ 650,000.00	$ 659,002.48	1.38%	$ 600,000.00	-8.95%	-7.69%	
107	NET INCOME				$ 1,582,663.98	$ 116,650.00	$ 1,570,663.25	1246.48%	$ (300,275.00)	-119.12%	-357.42%	

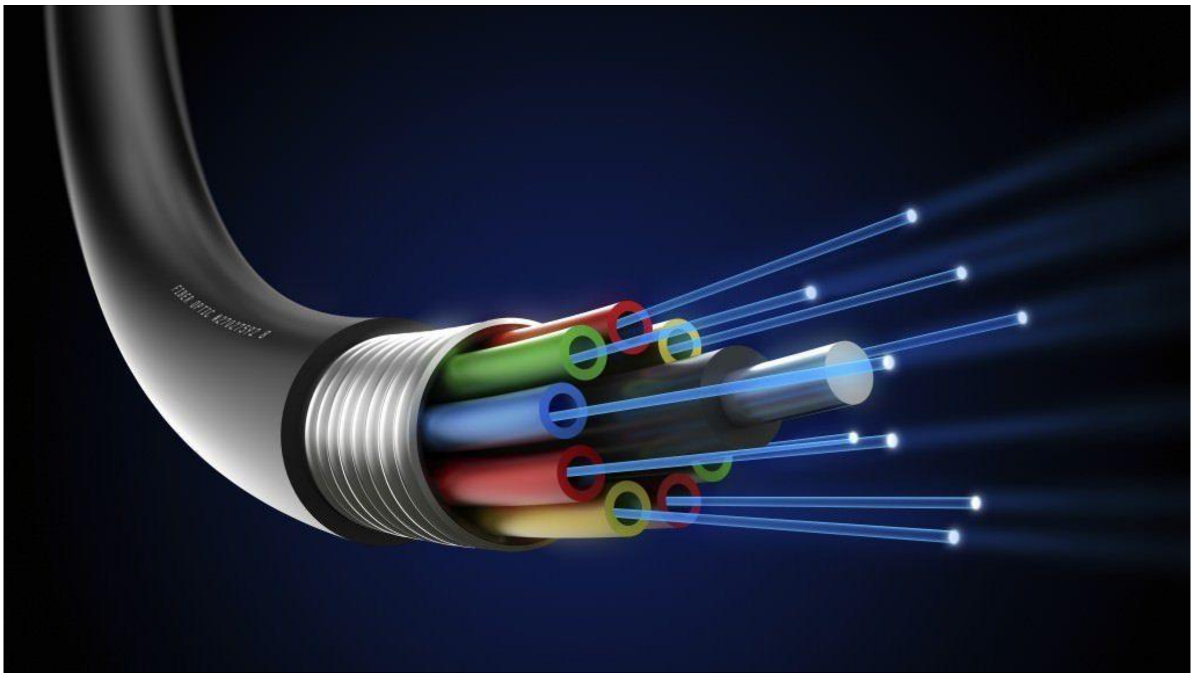
GENERAL OPERATING BUDGET - FY2026 PROPOSED

	DESCRIPTION	FYE 2025 ACTUAL YTD AUGUST 31, 2025	FYE 2025 APPROVED BUDGET	FYE 2025 PROJECTED YEAR END	FYE 2025 % Change Approved Budget to Projected Year End	FYE 2026 PROPOSED BUDGET 11 MONTHS	% Change FYE25 Projected YE to FYE26 Proposed	% Change FYE25 Approved Budget to FYE26 Proposed	Notes
2					Column F to G		Column G to I	Column F to I	
108									
109									
110	**TOTAL APPROVED AND OUTSTANDING CAPITAL PROJECTS AS OF OCTOBER 2024**								
111	B1238 Rehab. New roof, lighting - Carry over from FY2023 Budget POSTPONED UNTIL NEEDED		PROJECT HAS BEEN CANCELLED			$ 60,000.00			
112	**TOTAL**					**$ 60,000.00**			
113									
114	**FY 2024 OUTSTANDING CAPITAL PROJECTS**								
115	EDA GRANT MATCH- EAST 90 BUSINESS PARK IN PROCESS	$ 1,043,027.77	$ 3,520,542.00	$ 3,520,542.00	0.00%				
116	**TOTAL**	**$ 1,043,027.77**	**$ 3,520,542.00**	**$ 3,520,542.00**					
117									
118									
119	**FY 2025 APPROVED CAPITAL PROJECTS**								
120	6,500 Runway Rejuvinate in lieu of Annual Seal Coat COMPLETED	$ 86,666.66	$ 90,000.00	$ 86,666.66	-3.70%				
121	Work Truck to replace totalled pick up truck COMPLETED	$ 60,326.73	$ 60,000.00	$ 60,326.73	0.54%				
122	Automated Meter Reading (AMR) Meters IN PROCESS	$ 69,265.00	$ 100,000.00	$ 74,884.36	-25.12%				
123	Building 800, 2nd Floor, Floor Replace PROJECT HAS BEEN CANCELLED	$ -	$ 27,000.00	$ -	-100.00%				
124	**TOTAL**	**$ 216,258.39**	**$ 277,000.00**	**$ 221,877.75**					
125									
126									
127	**FY 2026 PROPOSED CAPITAL PROJECTS**								
128	Fiber to Guard Shack, Gate 74, and Gate 1180					$ 20,000.00			
129	B800 Elevator Replacement					$ 100,000.00			
130	Hanger Door Controls for Hangers 60 and 82					$ 35,000.00			
131	**TOTAL**					**$ 155,000.00**			
132									

AGENDA ITEM 5
EXECUTIVE SUMMARY
FY2026 CAPITAL BUDGET

<u>Fiber to Guard Shack, Gate 74 and Gate 1180</u>

Fiber is needed at the guard shack and two gates on the property to ensure consistent communication of the equipment installed at those locations. At the guard shack are security cameras that often lose signals. Fiber will solve that problem. Additionally, fiber is needed at two gates for the same reason. The radio feeds that supply the current communications are often down. The estimated cost is $20,000.



<u>Elevator – Building 800</u>

The elevator in Building 800 is in desperate need of replacement. We have repaired it numerous times, but it often goes down and most times with someone stuck inside. We are concerned about safety. The estimated cost is $100,000.

Hangars 60 and 82 Door Controls

The hanger doors for both hangars 60 and 82 need replacement. We continue to fail, and we continue to repair them. It's time to replace them. The estimated cost of this project is $35,000

BOARD ACTION ITEM 2025-0924-022
FY2025-2026 BUDGETS

BOARD OF DIRECTORS
LUBBOCK REESE REDEVELOPMENT AUTHORITY (LRRA)
SEPTEMBER 24, 2025

Item to be Considered:

Approve FY 2025-2026 Annual Operating, Data Center/Fiber Optics, and Capital Improvement Budgets

Previous Board Action:

a. ***June 18, 2025*** – The Board was provided a preliminary detailed budget for FY 2025-2026 for review, discussion, and comment at the regular board meeting.
b. ***August 27, 2025*** – An *updated* preliminary budget was presented to the Board at the regular meeting.

Statement of Pertinent Facts:

a. The full LRRA staff reviewed current and past budget statements and past expenditures as well as anticipated expenditures for development of the FY 2025-2026 Budget.
b. A Detailed Budget report was prepared and presented to the full Board for discussion and input.
c. The FY 2025-2026 Budgets have been reviewed and discussed with management, the LRRA 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 2025-2026 Annual Budgets, as submitted, on this 24th day of September 2025."

Approved by: ___________________________
John T. Hamilton, Vice President

ATTEST: ___________________________
LRRA Board Member

AGENDA ITEM 6

Financial Reports

CASH BALANCES - AUGUST 31, 2025

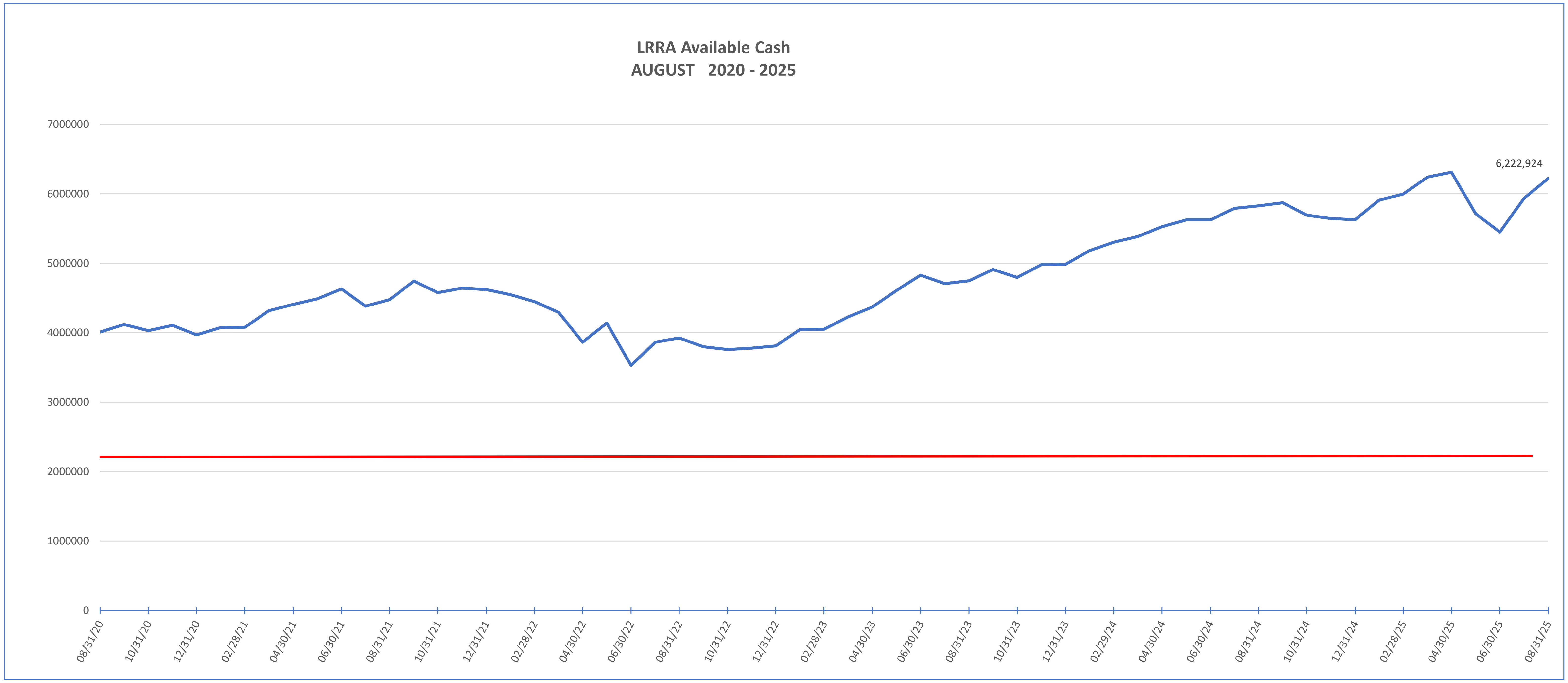
	7/31/2025	8/31/2025	Change
General Fund Bank Accounts	$ 4,355,973	$ 4,673,419	$ 317,446
Fiber Optic Fund Checking	$ -	$ -	$ -
EDA Grant Checking	$ 727,346	$ 694,505	$ (32,841)
Capital Maintenance - Designated	$ 855,000	$ 855,000	$ -
Petty Cash	$ -	$ -	$ -
Total Cash	**$ 5,938,319**	**$ 6,222,924**	**$ 284,605**
Accounts Receivable - G/F	$ 328,138	$ 311,936	$ (16,202)
Accounts Receivable - F/O	$ 9,504	$ 17,757	$ 8,253
Total Accounts Receivable	**$ 337,642**	**$ 329,693**	**$ (7,949)**
Total Cash & Accounts Receivable	**$ 6,275,961**	**$ 6,552,617**	**$ 276,656**

EXTRAORDINARY EXPENSES/CAPITAL EXPENSES & OTHER

Aged Accounts Receivable as of 08/31/2025

CURRENT	1 - 30 Days - Invoices	31 - 60 Days - Invoices	61 > Days - Invoices	Over 90 Days	TOTAL
259,774.55	26,798.04	22,643.72	5,060.97	15,415.04	329,692.32

BLDG 60 NEW ROOF	25,101.85	CAPITALIZED
EAST 90 UTILITY INFRASTRUCTURE IMPROVEMENTS	32,841.18	CIP
SOUTH WATER TOWER PUMP REBUILT	9,866.00	EXPENSE
B74 ENGINEERING	14,410.00	CIP
EAST 90 PROFESSIONAL SERVICES, ENGINEERING	15,490.58	CIP
ROOF REPAIRS - B 1180 & B 1170 - TORNADO DAMAGES	9,126.25	CIP
B 535 - VRC - TORNADO DAMAGES , REMEDIATION	691,202.26	CIP
	$ 798,038.12	


LRRA Available Cash
AUGUST 2020 - 2025
7000000
6000000
5000000
4000000
3000000
2000000
1000000
0
6,222,924
08/31/20
10/31/20
12/31/20
02/28/21
04/30/21
06/30/21
08/31/21
10/31/21
12/31/21
02/28/22
04/30/22
06/30/22
08/31/22
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02/28/23
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08/31/23
10/31/23
12/31/23
02/29/24
04/30/24
06/30/24
08/31/24
10/31/24
12/31/24
02/28/25
04/30/25
06/30/25
08/31/25

FINANCIAL HIGHLIGHTS - AUGUST 31, 2025

DESCRIPTION	Month G/F	Month F/O	Month's Total	YTD G/F	YTD F/O	YTD Total
Operating Revenue	$ 278,146	$ 17,694	$ 295,840	$ 3,978,297	$ 194,631	$ 4,172,928
Insurance Proceeds	$ 870,493		$ 870,493	$ -	$ -	$ -
Other Revenue - Usage Fees	$ 34,189	$ 1,574	$ 35,763	$ 322,339	$ 16,937	$ 339,276
Total Revenue	$ 1,182,828	$ 19,268	$ 1,202,096	$ 4,300,636	$ 211,568	$ 4,512,204
Expenses	$ 203,558	$ 10,682	$ 214,240	$ 2,366,996	$ 114,171	$ 2,481,167
Net Income BPSID	$ 979,270	$ 8,586	$ 987,856	$ 1,933,640	$ 97,397	$ 2,031,037
Interest Income - Plus	$ 18,809	$ -	$ 18,809	$ 201,501	$ -	$ 201,501
Depreciation - Less	$ (49,924)	$ (3,283)	$ (53,207)	$ (549,169)	$ (36,118)	$ (585,287)
Net Income	$ 948,155	$ 5,303	$ 953,458	$ 1,585,972	$ 61,279	$ 1,647,251

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Balance Sheet

As of 8/31/2025

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
ASSETS				
CURRENT ASSETS				
CASH AND CASH EQUIVALENTS	5,528,419	-	-	5,528,419
RESTRICTED CASH AND CASH EQUIVALENTS	-	694,505	-	694,505
ACCOUNTS RECEIVABLE	311,936	-	17,757	199,178
OTHER RECEIVABLES	(130,514)			130,514
LEASES RECEIVABLE, CURRENT - GASB 87	1,269,840	-	61,646	1,331,486
INVESTMENT	-	-	-	-
DUE FROM FEDERAL GOVERNMENT	-	(382,943)	-	(382,943)
PREPAID EXPENSES	23,732	-	2,545	26,277
DUE FROM TRANSFERS	-	-	-	-
Total CURRENT ASSETS	**7,003,413**	**311,562**	**81,948**	**7,396,922**
NONCURRENT ASSETS				
LEASES RECEIVABLE, NET OF CURRENT PORTION	4,562,941	-	41,773	4,604,714
Total NONCURRENT ASSETS	**4,562,941**	**-**	**41,773**	**4,604,714**
CAPITAL ASSETS				
LAND	1,481,401	-	-	1,481,401
CONSTRUCTION IN PROGRESS	988,082	1,045,796	28,674	2,062,551
BUILDINGS	2,104,490	-	-	2,104,490
INFRASTRUCTURE AND RELATED IMPROVEMENTS	5,800,678	-	1,751,519	7,552,197
COMPUTERS AND OFFICE EQUIPMENT	113,997	-	172,465	286,463
BUILDINGS IMPROVEMENTS	4,594,758	-	250,840	4,845,598
VEHICLES	367,701	-	-	367,701
GROUNDS MAINTENANCE EQUIPMENT	277,450	-	158,387	435,837
RIGHT TO USE LEASE ASSET - GASB 87	19,550	-	-	19,550
BASE CONVEYANCE	-	-	-	-
BASE HOUSING	-	-	-	-
OTHER	-	-	-	-
LESS ACCUMULATED DEPRECIATION	(7,423,085)	-	(2,196,890)	(9,619,975)
LESS ACCUMULATED DEPRECIATION - GASB 87	-	-	-	-
Total CAPITAL ASSETS	**8,325,023**	**1,045,796**	**164,995**	**9,535,813**
NET PENSION ASSET				
NET PENSION ASSETS, NET	222,978	-	-	222,978
Total NET PENSION ASSET	**222,978**	**-**	**-**	**222,978**
Total ASSETS	**20,114,354**	**1,357,358**	**288,715**	**21,760,427**
DEFERRED OUTFLOWS OF RESOURCES				
EMPLOYER CONTRIBUTIONS SUBSEQUENT TO THE MEASUREMENT DATE	10,302	-	-	10,302
CHANGE IN ASSUMPTIONS	-	-	-	-
DIFFERENCES BETWEEN EXPECTED AND ACTUAL EXPERIENCE	-	-	-	-
Total DEFERRED OUTFLOWS OF RESOURCES	**10,302**	**-**	**-**	**10,302**
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	**20,124,656**	**1,357,358**	**288,715**	**21,770,729**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Balance Sheet
As of 8/31/2025

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
LIABILITIES				
CURRENT LIABILITIES				
ACCOUNTS PAYABLE	68,848	15,491	2,440	86,779
ACCRUED EXPENSES	74,635	-	-	74,635
REFUNDABLE DEPOSITS	127,017	-	-	127,017
UNEARNED REVENUES	244,852	-	16,694	261,547
COMPENSATED ABSENSES	14,259	-	-	14,259
LEASE LIABILITY, CURRENT	3,563	-	-	3,563
LEASE PAYABLES	-	-	-	-
DUE TO TRANSFERS	-	-	-	-
OTHER LIABILITIES	55,709	-	-	55,709
Total CURRENT LIABILITIES	**588,884**	**15,491**	**19,134**	**623,509**
NON-CURRENT LIABLILITIES				
LEASE LIABILITY, NET OF CURRENT PORTION	10,947	-	-	10,947
Total NON-CURRENT LIABLILITIES	**10,947**	**-**	**-**	**10,947**
Total LIABILITIES	**599,831**	**15,491**	**19,134**	**634,456**
DEFERRED INFLOWS OF RESOURCES				
NET DIFF BETWEEN PROJECTED AND ACTUAL INVESTMENT EARNINGS	(7,093)	-	-	(7,093)
CHANGE IN ASSUMPTION	-	-	-	-
LEASES - GASB 87	5,604,818	-	101,619	5,706,437
Total DEFERRED INFLOWS OF RESOURCES	**5,597,725**	**-**	**101,619**	**5,699,344**
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	**6,197,556**	**15,491**	**120,753**	**6,333,800**
FUND EQUITY				
BEGINNING OF PERIOD	13,285,605	280,288	162,206	14,018,046
TRANSFERS IN (OUT)	(944,477)	1,000,000	(55,523)	-
YEAR TO DATE EARNINGS	1,585,972	61,579	61,279	1,708,831
Total FUND EQUITY	**13,927,100**	**1,341,867**	**167,962**	**15,436,930**
TOTAL LIABILITY, FUND BALANCE, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	**20,124,656**	**1,357,358**	**288,715**	**21,770,729**
Total report	-	-	-	-

LUBBOCK REESE REDEVELOPMENT AUTHORITY
COMBINING STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND EQUITY
From 10/1/2024 Through 8/31/2025

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
OPERATING REVENUES	4,300,636	76,584	211,568	4,588,789
OPERATING EXPENSES	2,916,165	15,005	150,289	3,081,459
OPERATING INCOME(LOSS)	**1,384,471**	**61,579**	**61,279**	**1,507,330**
NONOPERATING INTEREST INCOME	201,501	-	-	201,501
TRANSFERS IN (OUT)	(944,477)	1,000,000	(55,523)	-
NET NONOPERATING REVENUES	**(742,976)**	**1,000,000**	**(55,523)**	**201,501**
INCREASE (DECREASE) IN FUND EQUITY	**641,495**	**1,061,579**	**5,756**	**1,708,831**
FUND EQUITY, BEGINNING	**13,575,552**	**280,288**	**162,206**	**14,018,046**
FUND EQUITY, ENDING	**14,217,047**	**1,341,867**	**167,962**	**15,726,877**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
SUPPLEMENTAL SCHEDULE OF REVENUES
From 10/1/2024 Through 8/31/2025

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
OPERATING REVENUES				
LEASE INCOME	2,289,148	-	-	2,289,148
DATA CENTER / FIBER OPTIC INCOME	-	-	194,631	194,631
COMMON AREA MAINTENANCE/PBT CAM	714,801	-	-	714,801
USAGE FEES	322,339	-	16,937	339,276
CONTRACT WORK INCOME	12,979	-	-	12,979
UTILITY FRANCHISE FEES	26,692	-	-	26,692
Total OPERATING REVENUES	**3,365,958**	**-**	**211,568**	**3,577,527**
NON-OPERATING REVENUES				
INSURANCE PROCEEDS	907,588	-	-	907,588
INTEREST EXPENSE / BANK CHARGES	(878)	(5)	-	(883)
MISCELLANEOUS INCOME	27,089	-	-	27,089
FEDERAL GRANT	-	76,584	-	76,584
INTEREST INCOME	201,501	-	-	201,501
Total NON-OPERATING REVENUES	**1,135,300**	**76,579**	**-**	**1,211,879**
TOTAL REVENUES	**4,501,259**	**76,579**	**211,568**	**4,789,406**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 10/1/2024 Through 8/31/2025

(In Whole Numbers)

	General Fund	EDA Grant Fund	Data Center / Fiber Optic Fund	Total
OPERATING EXPENSES				
COMPENSATION AND BENEFITS:				
SALARIES AND BENEFITS	826,183	-	-	826,183
CONTRACT SERVICES	19,983	15,000	7,230	42,213
GENERAL AND LIABILITY INSURANCE	265,934	-	13,997	279,931
Total COMPENSATION AND BENEFITS:	**1,112,100**	**15,000**	**21,227**	**1,148,327**
BUILDING REPAIRS AND MAINTENANCE:				
REPAIRS AND MAINTENANCE	641,595	-	-	641,595
BUILDING MAINTENANCE MATERIALS	27,670	-	495	28,165
MARKETING AND PROMOTIONAL EXPENSES	50,848	-	-	50,848
TRAVEL EXPENSES	8,387	-	-	8,387
PRINTING AND ADVERTISING	418	-	-	418
DEPRECIATION EXPENSE	549,169	-	36,118	585,287
TELEPHONE	2,193	-	-	2,193
OFFICE SUPPLIES	28,806	-	-	28,806
TRAINING AND TUITION EXPENSES	8,099	-	-	8,099
UTILITIES	316,068	-	43,773	359,840
Total BUILDING REPAIRS AND MAINTENANCE:	**1,633,252**	**-**	**80,386**	**1,713,638**
PROFESSIONAL SERVICES				
ACCOUNTING AND AUDITING FEES	38,266	-	-	38,266
LEGAL FEES	120,467	-	-	120,467
Total PROFESSIONAL SERVICES	**158,733**	**-**	**-**	**158,733**
COMPUTER SOFTWARE AND MAINTENANCE				
COMPUTER SOFTWARE AND MAINTENANCE	-	-	29,470	29,470
Total COMPUTER SOFTWARE AND MAINTENANCE	**-**	**-**	**29,470**	**29,470**
OTHER OPERATING EXPENSES				
BOARD EXPENSES	1,455	-	-	1,455
BANK CHARGES	878	5	-	883
INTERNET CHARGES	-	-	19,206	19,206
POSTAGE	1,955	-	-	1,955
MEETING EXPENSES	7,333	-	-	7,333
LICENSES AND FEES	458	-	-	458
Total OTHER OPERATING EXPENSES	**12,079**	**5**	**19,206**	**31,291**
Total OPERATING EXPENSES	**2,916,165**	**15,005**	**150,289**	**3,081,459**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures - Unposted Transactions Included In Report
From 8/1/2025 Through 8/31/2025

GENERAL FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Month Actual vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Leases	204,432	191,667	12,765	2,289,148	2,108,333	180,815
PBT Cam Fees	64,982	63,667	1,315	714,801	700,333	14,467
Usage Fees	34,189	22,917	11,273	322,339	252,083	70,255
Contract Services	-	667	(667)	12,979	7,333	5,646
Utility Franchise Fees	2,002	1,667	335	26,692	27,333	(642)
Insurance Proceeds	870,493	-	870,493	907,588	-	907,588
Other-Miscellaneous	6,730	-	6,730	27,089	-	27,089
Total REVENUES	**1,182,828**	**280,583**	**902,245**	**4,300,636**	**3,095,417**	**1,205,219**
EXPENSES						
Salaries & Taxes	55,329	91,372	36,043	717,175	745,474	28,299
Benefits - Health, Retirement & Wkr's Comp	9,415	12,792	3,377	109,008	140,708	31,700
Insurance -Property & General Liabilities	24,176	25,000	824	265,934	275,000	9,066
Administrative Expenses	272	1,033	761	10,137	13,367	3,230
General Office Expenses	3,700	6,488	2,788	84,376	71,363	(13,014)
Accounting & Auditing Services	118	100	(18)	38,266	44,100	5,834
Legal Services	11,616	6,250	(5,366)	120,467	68,750	(51,717)
Network Maintenance Contract	1,572	1,667	95	18,077	18,333	256
Training & Travel	2,032	1,417	(615)	16,486	15,583	(903)
Marketing Expenses	5,077	6,750	1,673	50,407	74,250	23,843
Operations	53,440	54,242	802	620,594	596,658	(23,936)
Utilities	36,812	50,750	13,938	316,068	415,250	99,182
Total EXPENSES	**203,558**	**257,859**	**54,301**	**2,366,996**	**2,478,837**	**111,841**
NIBPSID	**979,271**	**22,724**	**956,546**	**1,933,640**	**616,580**	**1,317,060**
NON OPERATING REVENUE						
Interest Income	18,809	8,333	10,476	201,501	91,667	109,834
Total NON OPERATING REVENUE	**18,809**	**8,333**	**10,476**	**201,501**	**91,667**	**109,834**
DEPRECIATION						
Depreciation Expense	(49,924)	(54,167)	4,242	(549,169)	(595,833)	46,665
Total DEPRECIATION	**(49,924)**	**(54,167)**	**4,242**	**(549,169)**	**(595,833)**	**46,665**
Increase (Decrease) In Fund Equity	**948,155**	**(23,109)**	**971,265**	**1,585,972**	**112,413**	**1,473,559**

GENERAL FUND

Explanation of Significant Budget Variances **2025 AUGUST**

		Month Variance	YTD Variance	Explanations	
Revenues, Leases	**4200, 4201**	**$ 12,765**	**$ 180,815**	Lease revenues higher than budgeted	Year End is expected to be over budget.
Revenues, Usage	**4260**	**$ 11,273**	**$ 70,255**	Water Usage fluctuates month to month	Year End is expected to be over budget
Revenues, Insurance Proceeds	**4350**	**$ 870,493**	**$ 907,588**	Insurance Proceeds for TORNADO DAMAGE - $ 870,493.00	Year End is over budget.
Expenses, Salaries & Taxes	**5100, 5110**	**$ 36,043**	**$ 28,299**	Budget was for 3 weeks - August had 2 payrolls	Year End is expected to be on budget.
Expenses, Legal Services	**5710**	**$ (5,366)**	**$ (51,717)**	Extra Fees for Texas Tech Project	Year End is expected to be over budget
Expenses, Operations	**5900**	**$ 13,938**	**$ 99,182**	Hard to predict when things will break	Year End is expected to be over budget

LUBBOCK REESE REDEVELOPMENT AUTHORITY

Statement of Revenues and Expenditures - Unposted Transactions Included In Report

From 8/1/2025 Through 8/31/2025

EDA GRANT FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Month Actual vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
EXPENSES						
Administrative Expenses	-	-	-	15,000	-	(15,000)
General Office Expenses	-	-	-	5	-	(5)
Total EXPENSES	**-**	**-**	**-**	**15,005**	**-**	**(15,005)**
NIBPSID	-	-	-	(15,005)	-	(15,005)
Increase (Decrease) In Fund Equity	**-**	**-**	**-**	**(15,005)**	**-**	**(15,005)**

DATA CENTER / FIBER OPTIC FUND

(In Whole Numbers)

	Current Month Actual	Current Month Budget	Month Actual vs Budget Variance	YTD Actual	YTD Budget	YTD Actual vs Budget Variance
REVENUES						
Usage Fees	1,574	2,083	(510)	16,937	22,917	(5,980)
Fiber Optic/Wireless Income	17,694	17,500	194	194,631	192,500	2,131
Total REVENUES	**19,268**	**19,583**	**(316)**	**211,568**	**215,417**	**(3,848)**
EXPENSES						
Insurance -Property & General Liabilities	1,272	1,333	61	13,997	14,667	670
General Office Expenses	45	83	38	495	917	422
Computer Software & Maintenance	2,450	3,333	883	29,470	36,667	7,196
Internet	1,722	1,833	111	19,206	20,167	960
Building Maintenance & Repairs	619	1,250	631	7,230	13,750	6,520
Utilities	4,573	5,192	618	43,773	57,108	13,336
Total EXPENSES	**10,682**	**13,025**	**2,343**	**114,171**	**143,275**	**29,104**
NIBPSID	8,586	6,558	2,027	97,397	72,142	25,256
DEPRECIATION						
Depreciation Expense	(3,283)	(3,833)	550	(36,118)	(42,167)	6,049
Total DEPRECIATION	**(3,283)**	**(3,833)**	**550**	**(36,118)**	**(42,167)**	**6,049**
Increase (Decrease) In Fund Equity	**5,302**	**2,725**	**2,577**	**61,279**	**29,975**	**31,304**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 8/1/2025 Through 8/31/2025

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	204,432	191,667	12,765	2,289,148	2,108,333	180,815
PBT Cam Fees	64,982	63,667	1,315	714,801	700,333	14,467
Usage Fees	35,763	25,000	10,763	339,276	275,000	64,276
Contract Services	-	667	(667)	12,979	7,333	5,646
Utility Franchise Fees	2,002	1,667	335	26,692	27,333	(642)
Insurance Proceeds	870,493	-	870,493	907,588	-	907,588
Other-Miscellaneous	6,730	-	6,730	27,089	-	27,089
Fiber Optic/Wireless Income	17,694	17,500	194	194,631	192,500	2,131
Total REVENUES	**1,202,096**	**300,167**	**901,928**	**4,512,204**	**3,310,833**	**1,201,370**
EXPENSES						
Salaries & Taxes	55,329	91,372	36,043	717,175	745,474	28,299
Benefits - Health, Retirement & Wkr's Comp	9,415	12,792	3,377	109,008	140,708	31,700
Insurance -Property & General Liabilities	25,448	26,333	885	279,931	289,667	9,736
Administrative Expenses	272	1,033	761	25,137	13,367	(11,770)
General Office Expenses	3,745	6,571	2,826	84,876	72,279	(12,597)
Accounting & Auditing Services	118	100	(18)	38,266	44,100	5,834
Computer Software & Maintenance	2,450	3,333	883	29,470	36,667	7,196
Internet	1,722	1,833	111	19,206	20,167	960
Legal Services	11,616	6,250	(5,366)	120,467	68,750	(51,717)
Network Maintenance Contract	1,572	1,667	95	18,077	18,333	256
Training & Travel	2,032	1,417	(615)	16,486	15,583	(903)
Marketing Expenses	5,077	6,750	1,673	50,407	74,250	23,843
Operations	53,440	54,242	802	620,594	596,658	(23,936)
Building Maintenance & Repairs	619	1,250	631	7,230	13,750	6,520
Utilities	41,385	55,942	14,557	359,840	472,358	112,518
Total EXPENSES	**214,240**	**270,884**	**56,645**	**2,496,172**	**2,622,112**	**125,940**
NIBPSID	**987,856**	**29,282**	**958,574**	**2,016,032**	**688,722**	**1,327,310**
NON OPERATING REVENUE						
Interest Income	18,809	8,333	10,476	201,501	91,667	109,834
Total NON OPERATING REVENUE	**18,809**	**8,333**	**10,476**	**201,501**	**91,667**	**109,834**
DEPRECIATION						
Depreciation Expense	(53,208)	(58,000)	4,792	(585,287)	(638,000)	52,713
Total DEPRECIATION	**(53,208)**	**(58,000)**	**4,792**	**(585,287)**	**(638,000)**	**52,713**
Increase (Decrease) In Fund Equity	**953,458**	**(20,384)**	**973,842**	**1,632,247**	**142,388**	**1,489,859**

LUBBOCK REESE REDEVELOPMENT AUTHORITY
Statement of Revenues and Expenditures
From 8/1/2024 Through 8/31/2024

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	191,818	212,576	(20,758)	1,915,619	2,167,160	(251,541)
PBT Cam Fees	63,729	61,224	2,505	690,185	673,469	16,716
Usage Fees	47,828	34,338	13,490	354,428	279,056	75,372
Contract Services	-	460	(460)	16,108	5,929	10,179
Utility Franchise Fees	1,969	1,845	124	30,393	31,564	(1,171)
Insurance Proceeds	-	2,720	(2,720)	70,814	74,863	(4,049)
Other-Miscellaneous	10,000	1	9,999	23,979	136	23,843
Fiber Optic/Wireless Income	19,694	20,216	(522)	220,807	212,219	8,588
Total REVENUES	**335,037**	**333,381**	**1,656**	**3,322,333**	**3,444,397**	**(122,064)**
EXPENSES						
Salaries & Taxes	50,700	49,843	857	648,491	641,015	7,476
Benefits - Health, Retirement & Wkr's	8,413	10,365	(1,952)	110,065	117,625	(7,560)
Insurance -Property & General Liabilities	22,636	17,875	4,761	245,127	196,628	48,499
Administrative Expenses	1,512	220	1,292	27,260	8,802	18,458
General Office Expenses	6,882	4,904	1,978	66,939	60,065	6,874
Accounting & Auditing Services	118	6,832	(6,714)	21,478	41,392	(19,914)
Computer Software & Maintenance	2,450	2,941	(491)	33,414	33,344	70
Internet	1,722	1,722	-	18,944	18,944	-
Legal Services	10,920	11,218	(298)	65,452	69,953	(4,501)
Network Maintenance Contract	1,679	1,524	155	19,335	10,597	8,738
Training & Travel	930	510	420	17,563	16,438	1,125
Marketing Expenses	5,776	21,670	(15,894)	55,337	74,614	(19,277)
Operations	42,958	66,127	(23,169)	531,053	509,953	21,100
Building Maintenance & Repairs	-	5,794	(5,794)	6,540	19,247	(12,707)
Utilities	55,701	44,640	11,061	404,799	387,703	17,096
Total EXPENSES	**212,399**	**246,183**	**(33,784)**	**2,271,797**	**2,206,320**	**65,477**
NIBPSID	**122,638**	**87,198**	**35,440**	**1,050,537**	**1,238,076**	**(187,539)**
NON OPERATING REVENUE						
Interest Income	23,013	18,598	4,415	225,008	142,842	82,166
Total NON OPERATING REVENUE	**23,013**	**18,598**	**4,415**	**225,008**	**142,842**	**82,166**
DEPRECIATION						
Depreciation Expense	(53,208)	(53,208)	-	(585,287)	(585,287)	-
Total DEPRECIATION	**(53,208)**	**(53,208)**	**-**	**(585,287)**	**(585,287)**	**-**
Increase (Decrease) In Fund Equity	**92,443**	**52,588**	**(20,758)**	**690,258**	**795,631**	**(20,758)**

AGENDA ITEM 7

A PowerPoint Presentation Presented By

Law Office of Darrell J. Guthrie, PLLC

Reese Technology Center

Agenda Item 8

September 2025
EVENTS & ACTIVITIES

	DATE	EVENT
September	September 1	Labor Day Holiday – LRRA Offices Closed
	September 16	State of the TTU System Address – Chancellor Mitchell's Last One
	September 17	SPAG Annual General Assembly Meeting
	September 24	LRRA Board of Directors Meeting
	September 30 - October 2	Ports-To-Plains Conference
October	October 16	Lubbock Chamber of Commerce Harvest Luncheon
	October 22	LRRA Board of Directors Meeting

AGENDA ITEM 9

Presentation to Outgoing Board Members

Thank you, John Tye and George McMahan, for your many years of dedicated service!


Lubbock Reese Redevelopment Authority
Board of Directors

AGENDA ITEM 10

Administer Oath of Office

Robert Duncan **Barry Ballinger**