



**AGENDA**  
**ECONOMIC DEVELOPMENT CORPORATION REGULAR MEETING**  
**COUNCIL CHAMBERS**  
**5803 THUNDERBIRD**  
**LAGO VISTA, TX**  
**APRIL 14, 2026 AT 4:00 PM**

**JOIN MEETING VIA VIDEO CONFERENCE**

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/699679021>

You can also dial in using your phone.

Access Code: 699-679-021

United States: +1 (872) 240-3412

**I. CALL TO ORDER, CALL OF ROLL**

Justin Loucks - Chair

Russell Murphy

Jeff Flauding - Vice Chair

Corey Wright

Jonathan Awtry - Secretary

Don Johndrow

Staff Liaison - Eric Zeno

Council Liaison - Norma Owen

**II. CITIZEN COMMENTS**

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Economic Development Director prior to the start of the meeting. The form can also be found on the City's website at the link below.

[CITIZEN PARTICIPATION REGISTRATION FORM](#)

**III. STAFF, COUNCIL LIAISON, AND CHAMBER OF COMMERCE REPORTS**

a. Routine reports from City Council Liaison.

b. Routine reports from City Staff.

c. Routine reports from Chamber of Commerce. - Executive Director, Allison Sargent

**IV. DISCUSSION AND POSSIBLE ACTION ITEMS**

1. Consideration and possible action for the Election of Officers.
2. Consideration and possible action for resignation of Mayor Pro-Tem Owen and appointment of David VonOhlerking to the Economic Development Coporation.
3. Discussion on McCoy Consulting report.
4. Discussion on Economic Development Corporation Type B by Messer Fort Municipal Law.
5. Discussion and presentation on the Wayfinding Package by NSP Sales Manager, Brandan Elsner.
6. Discussion regarding potential McCoy Consulting grant applications.
7. Discussion and possible action on partnership initiatives between Economic Development Corporation and the Golf Course Advisory Committee.
8. Discussion of the bike trail and potential nature park that is a part of the grant phase.

## **V. ADJOURNMENT**

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 6:00 pm on the 1st day of April 2026.

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Robin Smith , City Secretary

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.



# **Item Cover Page**

## **ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Consideration and possible action for the Election of Officers.



# **Item Cover Page**

## **ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Consideration and possible action for resignation of Mayor Pro-Tem Owen and appointment of David VonOhlerking to the Economic Development Coporation.



# Item Cover Page

## ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion on McCoy Consulting report.

**ATTACHMENTS:**  
[2026 Monthly Report - McCoy Consulting.pdf](#)

# Grant & Funding Development Update

**Presented by:** Brittany McCoy

**Meeting Week:** March 16, 2026

**Scan the QR Code to View All Project Mockups**



## Summary

Current grant and funding pipeline:

- **2 applications submitted**
- **2 applications ready for review**
- **2 federal infrastructure opportunities pending match funding guidance**

Additionally:

- **Civic Center land identified**
- **Project visuals developed**
- **Energy infrastructure partnership discussions underway**

These steps position the City to move forward with **major external funding opportunities for the Community Center / Emergency Shelter project.**

# 1. Key Progress Since Last Monthly Report

## Civic Center Site Identification

- **City-owned land has been identified** for the proposed Community Center / Emergency Shelter project.
- The site was shared and reviewed with assistance from **David Montgomery-Scott and Don Johndrow**.
- The parcel is located within the **Civic Center campus area**, providing proximity to existing municipal services and facilities.

The proposed project would be located on approximately **five acres behind the Police Department and near the Public Library**, allowing the facility to function as both a community gathering space and an emergency resilience hub.

## Next Step Required

To move forward with development planning:

- **100% City approval is required** to proceed with project development on the identified Civic Center land.
- Once approval is secured, the project can move into:
  - site planning
  - conceptual engineering
  - and external funding applications.

## Project Visual Development

Conceptual **project visuals and renderings have been prepared** to support:

- Grant applications
- Project communication
- Community engagement.

These visuals will be shared with the committee and City leadership to help illustrate the scope and potential of the Community Center / Emergency Shelter initiative.

## Energy Infrastructure Partnership Exploration

Discussions are underway with a **Mississippi-based company specializing in self-sufficient solar power generation and battery storage systems.**

The goal is to explore whether integrated energy infrastructure could:

- Reduce overall project costs
- Accelerate construction timelines
- Provide **energy independence during emergencies**
- Support **backup power for the emergency shelter facility**

This approach could significantly strengthen the **resilience component of the project**, especially during power outages following severe storms or winter events that have impacted Travis County in recent years.

## 2. Work Completed (Since Last Report)

### T-Mobile Hometown Grant Program

- **Award Amount:** \$50,000
- **Project:** Civic Center Greenspace Build-Out
- **Purpose:** Outdoor public space improvements connected to the future Community Center campus.

#### Status

- Application **submitted for review March 9, 2026**

### AARP Community Challenge Grant

- **Award Amount:** \$5,000 Microgrant
- **Project:** Disaster Preparedness Kit Distribution

#### Purpose

Provide preparedness kits for residents, particularly seniors and vulnerable populations.

#### Status

- Application **submitted February 28, 2026**

### 3. Applications Ready for City Review

#### Entergy Open Grant

- **Potential Funding:** Community resilience / local programming
- **Status:** Draft complete and ready for review

#### Entergy Micro Grant

- **Potential Funding:** Small community initiatives
- **Status:** Draft complete and ready for review

### 4. Strategic Federal Funding Opportunities (Pending Match Decision)

Two major federal funding opportunities could support the **Community Center / Emergency Shelter project**.

#### U.S. Economic Development Administration

##### EDA Public Works Program – FY2025

Typical awards:

**\$1M – \$5M+**

Eligible uses:

- Public infrastructure
- Community facilities
- Economic resilience projects

#### U.S. Economic Development Administration

##### Economic Adjustment Assistance (EAA)

Typical awards:

**\$500K – \$5M+**

Eligible uses:

- Disaster recovery
- Infrastructure
- Economic resilience investments

## **Current Status**

Waiting for **City guidance regarding potential match funding** for these programs.

Once match feasibility is confirmed, full applications can be prepared for the **Community Center / Emergency Shelter facility development**.

## **5. Work Currently In Progress**

Ongoing grant development priorities include:

- Funding strategy for the **Community Center / Emergency Shelter project**
- Community resilience and disaster preparedness initiatives
- Corporate and foundation funding opportunities
- Community infrastructure and placemaking grants

These efforts align with the City's priority of strengthening **regional emergency preparedness and community resilience**.



# Item Cover Page

## **ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion on Economic Development Corporation Type B by  
Messer Fort Municipal Law.



# Item Cover Page

## ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion and presentation on the Wayfinding Package by  
NSP Sales Manager, Brandan Elsner.

**ATTACHMENTS:**  
[NSP Wayfinding Cost Projection Lago Vista TX 2.0.pdf](#)

## WAYFINDING COST PROJECTION

# LAGO VISTA

Thank you for considering National Sign Plazas, Inc (NSP) as the City of Lago Vista explores the benefits of implementing a city-wide wayfinding program. NSP's design-build platform will economize resources and ensure that the system comes to life. Many factors affect the final cost, including design elements, materials, and project scope, to name a few. This initial projection is intended to give the stakeholders an idea of the cost of implementation.



*Large Vehicular Sign*



*Small Downtown Vehicular Sign*



*Gateway Sign*

Initial conversations with the city have indicated the project's objective would be to capitalize on growing visitor traffic in the area and boosting economic activity in the area. In addition, engaging daily visitors with a branded city-wide wayfinding program that introduces them to all that the area has to offer will encourage users to engage in local attractions and activities. Based on the number of destinations provided and the size of the city, NSP would project the total cost to design, plan, fabricate and install the vehicular element would be between \$100,000 to \$130,000. The total number of vehicular signs locations would be approximately 20-30 locations focused on vehicular traffic.

CONTACT US:

**(512) 670-3717**

**NSP.BIZ**

AUSTIN DIVISON  
715 DISCOVERY BLVD, #305  
CEDAR PARK, TX 78613

# WAYFINDING PLANNING - SCOPE OF WORK

To establish a framework for the project, NSP will conduct a stakeholders meeting. The results of the meeting will guide NSP in preparing a Summary Report. The Summary Report will outline the project and will be the guiding influence of the Wayfinding Plan. The report will consist of a summary and challenge statements for each project element, including vehicular, pedestrian, transitional points, parks and recreation, and special districts. The Summary Report will also include a Wayfinding Model, Planning Requirements, and a Project Mission Statement. After review of the Summary Report by the stakeholders, NSP will begin work on the Wayfinding Manual. This manual will consist of all the parts that will be required to bring the plan to fruition. It will include the complete package of Sign Designs, Branding Standards, Sign Scheduling, Sign Detail Sheets, Mapping Strategies, Field Analysis, Individual Site Plans, and Phasing Schedule. A sample of this package is available upon request.

Pages will consist of the various sign designs that will be used in the Wayfinding System. These signs include, but are not limited to:

- **Primary Vehicular**
- **Secondary Vehicular**
- **Smaller neighborhood Vehicular**
- 



## BRANDING STANDARDS

- Arrow Forms
- Colors: Paint, Vinyl, Powder Coating
- Fabrication Instructions
- Fonts
- Installation Guidelines
- Logos
- Paint / Color Scheme
- Page outlining
- Sign Detail Sheets for Each Sign Design
- Sign Materials
- Text Included on Each Individual Sign, in Accordance Planning
- Wayfinding Model, MUTCD, & TXDOT standards

## PLANNING DYNAMIC

Location map with sign locations, in accordance with Wayfinding Model. Recommended existing sign removal (*eliminates redundancy, reduces sign blight*)

- Field Analysis Individual Site Plan
- Field Analysis of Sign Locations
- Site Plan
- Sign Elevation
- Sign Scheduling
- Offset from Travel Lane
- Sight Triangle
- Traffic Algorithm
- Setback from existing Road Sign
- Sign Layout
- Phasing Schedule

If the project is to be completed over a series of fiscal cycles, NSP will construct a phasing timetable to accommodate budgetary constraints, ongoing construction, or planned construction upon the advice and schedule of the city.

CONTACT US:

**(512) 670-3717**

**NSP.BIZ**

AUSTIN DIVISON  
715 DISCOVERY BLVD, #502  
CEDAR PARK, TX 78613

## COST PROJECTION BREAKDOWN

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**Design & Planning Component: \$25,000**

- Strategic planning for all routes and pathways, including the use of TXDOT right of way
- Design of all features, including the development of construction documents.
- TXDOT Submittal

**Directional Vehicular Signs ( *Fabrication and Install* ) : \$45,000- \$60,000**

- 9-12 primary locations locations - Estimated Cost of \$5,500 per location
- *Cost variance factors, Size, Design Elements, Foundation, Posts, etc.*

**Secondary Locations: \$16,000 - \$24,000**

- 4 - 6 locations - Estimated Cost of \$4,000 per location

**Neighborhood Locations: \$20,000 - \$24,000**

- 8 - 12 locations - Estimated Cost of 3,000 per location

**Leveraging Existing Homebuilder Plaza Program Remittance**

The City of Lago Vista’s Homebuilder Plaza Program generates an average of \$2800 in annual remittance from National Sign Plazas. These funds may be applied toward the cost of implementing the proposed civic wayfinding system, offsetting the total project expense.

This estimate has been prepared to assist Lago Vista with planning for and allocating the necessary funds. Actual prices may vary depending on design, total locations and sign types.



# Item Cover Page

## ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion regarding potential McCoy Consulting grant applications.

**ATTACHMENTS:**  
[2026-04 - 14 EDC Agenda Item - Grant Match.pdf](#)

## CITY OF LAGO VISTA

### EDC AGENDA ITEM COVER SHEET

**Meeting Date:** April 14, 2026

**Agenda Item Title:** Discussion and Direction Regarding Potential EDA Grant Applications for the Community Center / Emergency Shelter Project, Including Matching Fund Strategy and Funding Options

**Department:** City Manager / Parks Department / Economic Development

**Presenter:** Norma Owen Mayor Pro Tem; Grant Consultant

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### EXECUTIVE SUMMARY

The City Council is requested to discuss two potential Economic Development Administration (EDA) grant applications associated with the proposed Community Center / Emergency Shelter project.

The estimated total project cost is approximately **\$8,000,000**, inclusive of construction, furniture, equipment, and resiliency components.

Preliminary funding estimates indicate:

- **Federal Share (EDA):** approximately \$5,600,000
- **Required Local Match:** approximately \$2,400,000

EDA regulations require that the City formally commit, in writing, to providing the required local match if the grant is awarded.

This item is presented for discussion and policy direction regarding potential funding strategies and financial safeguards prior to any formal match commitment.

No final funding authorization is requested unless directed by Council.

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### BACKGROUND

The Community Center / Emergency Shelter concept has been identified as a strategic opportunity to enhance:

- Emergency preparedness and disaster response capabilities
- Long-term community resilience

- Multi-use civic infrastructure
- Economic development and quality-of-life amenities

Two EDA programs are currently under consideration:

1. **EDA Disaster Supplemental Program**
2. **EDA Economic Adjustment Assistance (EAA) Program**

EDA participation may fund between 60% and 80% of eligible project costs. Any awarded funding will require a local match from the City or other eligible sources.

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## **FISCAL IMPACT**

### **Estimated Local Match Allocation (Preliminary)**

#### **Year   Estimated Local Match**

Year 1 ~\$360,000

Year 2 ~\$1,350,000

Year 3 ~\$690,000

**Total   ~\$2,400,000**

The Year 2 allocation represents the largest financial obligation.

Potential funding sources for Council consideration include:

- Unassigned General Fund reserves
- Certificates of Obligation (CO) proceeds
- Eligible in-kind engineering services
- Layered state or regional grant funding
- Fundraising efforts through the Economic Development Corporation (EDC)

Council direction is requested regarding acceptable funding strategies and financial parameters prior to submitting any binding commitment.

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## **POLICY CONSIDERATIONS**

In evaluating this opportunity, Council may wish to consider:

1. Impact on reserve policy thresholds and financial stability.
2. Implications for debt capacity and bond rating.
3. Competing infrastructure priorities, including water, wastewater, and emergency compliance requirements.
4. Multi-year cash flow management.
5. Long-term operational and maintenance costs associated with the completed facility.

Council may direct staff to prepare:

- A five-year financial projection incorporating the match obligation.
- Debt modeling scenarios, if applicable.
- Reserve impact analysis based on current fund balances.

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## **EDC MATCH STRATEGY DISCUSSION**

As an alternative or supplemental approach to direct City funding, Council may consider directing the Lago Vista Economic Development Corporation (EDC) to develop a structured capital fundraising campaign to offset all or a portion of the \$2.4 million match requirement.

Potential elements of an EDC-led campaign may include:

- Private donations and sponsorships
- Public-private partnerships
- Foundation grant applications
- Corporate naming opportunities
- Multi-year pledge commitments aligned with project phases

A phased fundraising approach could reduce pressure on City reserves and enhance community ownership of the project.

Council may establish policy guardrails such as:

- No General Fund guarantee beyond a defined cap

- Match commitment contingent upon fundraising milestones
  - Clear delineation between City financial exposure and EDC fundraising efforts
- 

## **OPTIONS FOR COUNCIL DIRECTION**

### **Option A – Authorize Application Only**

Authorize submission of EDA grant applications without formal financial commitment at this time.

### **Option B – Conditional Authorization**

Authorize submission contingent upon final Council approval of funding source following financial analysis.

### **Option C – EDC-Led Match Strategy**

Direct EDC to develop a structured fundraising plan prior to formal City match commitment.

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## **RECOMMENDED ACTION**

Discussion and direction only.

Council may:

- Authorize submission of the EDA applications with protective conditional language;
  - Direct Finance to prepare financial modeling and reserve analysis;
  - Direct the EDC to explore a structured fundraising strategy to offset or fully fund the local match.
- 

## **ATTACHMENT A**

### **PROJECT OVERVIEW – COMMUNITY CENTER / EMERGENCY SHELTER**

#### **Project Scope (Conceptual)**

The proposed facility may include:

- Emergency shelter functionality
- Solar and resiliency upgrades

- Multi-purpose community event space
- Furniture, fixtures, and equipment
- Infrastructure enhancements to support disaster response

Final design scope is subject to grant eligibility and Council direction.

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## **ATTACHMENT B**

### **PRELIMINARY FUNDING STRUCTURE**

**Total Estimated Project Cost:** \$8,000,000

**Federal Share (EDA):** \$5,600,000

**Local Match Required:** \$2,400,000

Match must be documented and committed in writing at time of application or award.

Eligible match sources (subject to EDA confirmation):

- Cash
  - Debt proceeds
  - In-kind engineering services
  - Layered grants
- 

## **ATTACHMENT C**

### **FINANCIAL RISK CONSIDERATIONS**

Prior to formal commitment, Council may request:

- Updated reserve balance summary
  - Policy reserve target comparison
  - Multi-year capital improvement plan impact review
  - Debt capacity and tax rate modeling
  - Operational cost projections
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# Item Cover Page

## **ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT**

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion and possible action on partnership initiatives between Economic Development Corporation and the Golf Course Advisory Committee.



# Item Cover Page

## ECONOMIC DEVELOPMENT CORPORATION AGENDA ITEM REPORT

**DATE:** April 14, 2026

**SUBMITTED BY:** Eric Zeno, Economic Development

**SUBJECT:** Discussion of the bike trail and potential nature park that is a part of the grant phase.

**ATTACHMENTS:**

[Proposed first phase.png](#)

[Proposed first phase.png2.png](#)



