



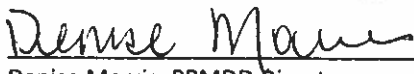
**NOTICE OF PUBLIC MEETING
PILOT POINT MUNICIPAL DEVELOPMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
102 E MAIN STREET PILOT POINT, TX
July 12, 2022 5:30 pm**

AGENDA

- 1. ROLL CALL/CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE & TEXAS PLEDGE**
- 3. PUBLIC COMMENT(S)**
- 4. INTRODUCTION OF NEW BOARD MEMBERS**
- 5. DISCUSS, CONSIDER, AND POSSIBLE ACTION ON ELECTING OFFICERS FOR THE PILOT POINT MDD BOARD OF DIRECTORS.**
- 6. REGULAR BUSINESS & PRESENTATIONS**
 - 6.1. Approval of meeting minutes from the PPMDD Board Meeting of June 7, 2022.
 - 6.2 Approval of meeting minutes from the PPMDD Board Meeting of June 23, 2022.
 - 6.2. Acceptance of financial reports provided by PPMDD Bookkeeper for June 2022.
 - A. Financials
 - B. ZacTax Report
 - C. Grant Report
 - 4.3 Receive updates from PPMDD staff reports
- 7. DISCUSS, CONSIDER AND POSSIBLE ACTION ON STATUS OF THE DOWNTOWN PROJECT CENTRAL CHRISTIAN CHURCH OUTSTANDING CHANGE ORDERS.**
- 8. DISCUSS, CONSIDER, AND POSSIBLE ACTION ON PPMDD 2022/23 FISCAL YEAR BUDGET.**
- 9. ADJOURNMENT**

CERTIFICATION

I, the undersigned authority, do hereby certify this notice was posted on the official bulletin board for the City of Pilot Point, Texas 102 E Main Street, Pilot Texas and shall remain posted for at least 72 hours preceding the scheduled time of said meeting.



Denise Morris, PPMDD Director

Pilot Point Municipal Development District reserves the right to meet in Executive Session closed to the Public at any time in the course of this meeting to discuss matters listed on the agenda as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including Section 551.071 (private consultation with the attorney for the PPMDD); Section 551.072 (discussing purchase, exchange, lease or value of real property); Section 551.074 (discussing personnel or to hear complaints against personnel); and Section 551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS

In compliance with the Americans with Disabilities Act, the City of Pilot Point will provide reasonable accommodations for disabled persons attending this meeting. Requests should be received 24 hours prior to the scheduled meeting by contacting the City Secretary's office at 940-686-2165.



**PPMDD Agenda
July 12, 2022**

Agenda Item: 5

Agenda Description:

Discuss, consider, and possible action on electing offices for the Pilot Point MDD Board of Directors.

Background Information:

The PPMDD elects officers in July after new board appointments have been made at the June 24 City Council meeting. The PPMDD officers are President, Vice President, Secretary, officers serve for one-year terms and the President and Vice President continue to serve until their successors are appointed.

- Place 1: Everett Cummings
- Place 2: Andrew Ambrosio
- Place 3: Glen Ray
- Place 4: Rowland Funk
- Place 5: Stephanie Sanchez
- Place 6: Justin Byars
- Place 7: Unfilled

Place 1 & 2 shall be members of the City Council. The PPMDD bylaws limit Councilmembers who serve on the PPMDD Board from holding the positions of President or Vice President.

Incoming Officers

- President-
- Vice President-
- Secretary-

Financial Information:

There is no cost to elect officers.

Attachments:

MDD Adopted Bylaws

EXHIBIT A

PILOT POINT

MUNICIPAL DEVELOPMENT DISTRICT BYLAWS

Article I. PURPOSE

The Pilot Point Municipal Development District (the "District") is a political subdivision of the State of Texas and the City of Pilot Point, Texas (the "City"), created in accordance with Chapter 377 of the Texas Local Government Code, as amended (the "Act"), and other applicable laws. The District was created for the purpose of developing and financing all development projects as that term is defined in Section 377.001(3) of the Act, as amended (a "Development Project").

Article II. BOARD OF DIRECTORS

Board of Directors

The property and affairs of the District shall be managed and controlled by a Board of Directors subject to the restrictions imposed by law and these bylaws. Each board member is required to attend the Public Information Act and the Open Meetings Act training.

Appointment, Number, and Term of Office

A Board of Directors (the "Board") has been appointed by the City of Pilot Point City Council (the "Council"). The District shall be governed by a board of directors ("Board") consisting of seven directors ("Directors") appointed by the Council to serve staggered two-year terms. Directors may be removed by the Council at any time without cause. The Board is composed of seven places referred to as Place 1, Place 2, Place 3, Place 4, Place 5, Place 6 and Place 7. Place 1 and Place 2 shall be members of the City Council. To initiate the staggered terms, Directors appointed to Place 1, Place 2, and Place 3 shall serve two-year terms and Directors appointed to Place 4, 5, and Place 7 shall serve for an initial one-year term. After the expiration of said initial terms, the term of service shall be two years.

Qualifications

Each of the Directors must reside within the Boundaries of the District and at least a majority of the Directors must reside within City limits.

Vacancies and Resignations

A vacancy in any position of Director which occurs by reason of death, resignation, disqualification, removal or otherwise shall be filled by the Council. A Director may resign at any time. Such resignation shall be made in writing, addressed to the Mayor and the City Secretary, with a copy to the Board, and shall take effect at the time specified therein, or if no time is specified, at the time of its receipt by the City Secretary. Any Director may be removed from office by the Council at any time without cause.

Officers and Term of Office

The Board of Directors shall choose from its members a President, Vice President, and Secretary. The term of office for each officer shall be one (1) year with the term of office expiring on June 30th of each year. Officers may be re-appointed.

Compensation

Directors shall not receive any salary or compensation for their services as Directors. Nothing contained herein shall be construed to preclude any Director from receiving reimbursement for their actual expenses incurred in the performance of their duties as a Director.

Meetings of the Board

- (a) Regular meetings of the Board shall be held in the City at such times as shall be designated, from time to time, by the Executive Director. Directors may hold their meetings and may have an office and keep the books of the District at Pilot Point City Hall, or such other place or places within the City as the Board may from time to time determine.
- (b) Special meetings of the Board shall be held whenever called by the President or Executive Director of the Board, or at the request of a majority of the Directors who are serving duly appointed terms of office at the time the meeting is called.
- (c) The Board shall meet in accordance with and file notice of each meeting of the Board for the same length of time and in the same manner and location as is required of a City under Chapter 551 of the Texas Government Code (the "Open Meetings Act").
- (d) The District, the Board, and any committee of the Board exercising the powers of the Board are subject to Chapter 552 of the Texas Government Code (the "Public Information Act").

Quorum

- (a) A majority of the Board shall constitute a quorum for the consideration of matters pertaining to the purposes of the District. The act of a majority of the Directors present and voting at a meeting at which a quorum is in attendance shall constitute the act of the Board, unless the act of a greater number is required by law or by these bylaws.
- (b) A Director who is present at a meeting of the Board at which an action is taken shall be presumed to have assented to such action, unless their dissent shall be entered in the minutes of the meeting or unless they shall file a written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the Secretary of the District immediately after the adjournment of the meeting. Such right to dissent shall not apply to a Director who voted in favor of the action.

Board's Relationship with City Council

The Council shall require that the District be responsible to it for the proper discharge of its duties. All policies for development project administration shall be submitted for Council approval, and the Board shall administer said development projects accordingly. The Board shall determine its policies and direction within the limitations of the duties imposed by applicable laws, these bylaws, contracts entered into with the City, and budget and fiduciary responsibilities of the Board.

Board's Relationship with Administrative Departments of the City

Any request for services made to the administrative departments of the City shall be made by the Board or its designee in writing to the City Secretary. The City Secretary may approve such request for assistance from the Board when such requested services are available within the administrative departments of the City and the Board has agreed to reimburse the administrative department's budget for the costs of such services so provided.

Conflict of Interest

The members of the Board of Directors shall be considered local public officials within the meaning of Chapter 171 of the Texas Local Government Code. If a Director has a substantial interest, as that term is defined in said Chapter, in a business entity or real property which is the subject of deliberation by the Board of Directors, the Director shall file an affidavit with the Secretary of the District stating the nature or extent of the interest. Such affidavit shall be filed prior to any vote or decision upon the matter of the Board of Directors, and if required by said Chapter, the interested Director shall abstain from any vote or decision upon the matter.

Article III. OFFICERS

- (a) **President.** The President shall be a member of the Board and shall preside at all meetings of the Board. The President shall be the principal officer of the District and, subject to the Board, shall be in general charge of the properties and affairs of the District. The President shall have such other duties as assigned by the Board. The President may call special and emergency meetings of the Board.
- (b) **Vice President.** The Vice President shall be a member of the Board. The Vice President shall perform the duties and exercise the powers of the President upon the President's death, absence, disability, or upon the President's inability to perform the duties of the office. Any action taken by the Vice President in the performance of the duties of the President shall be conclusive evidence of the absence or inability to act of the President at the time such action was taken. A Vice President shall have such other powers and duties as may be assigned by the Board or the President.
- (c) **Secretary.** The Secretary shall keep or cause to be kept the minutes of all meetings of the Board; shall attend to the giving and serving of all notices; shall have charge of the District's books, records, documents and instruments, except the books of accounting, financial records and securities of which the Executive Director shall have custody and charge, and such other books and papers as the Board may direct, all of which shall at all reasonable times be open to the inspection of any Director upon application at the office of

the District Secretary subject to the control of the Board. The City Secretary, or designee, will assist the Secretary with the execution of his/her responsibilities.

- (d) Executive Director and Treasurer. The Board shall contract services of an Executive Director who will serve as the Executive Director and Treasurer of the District, attend District meetings, provide administrative support services for the District, and perform duties for the Board as prescribed by the Board and the Council. The Executive Director is an ex officio member of the Board and may participate in Board discussions but shall not vote on matters before the Board. The duties of the Executive Director may be temporarily delegated by the Executive Director to another employee of the City whenever the Executive Director is unable to perform such duties.
- (e) Counsel. The District shall contract legal services to provide representation to the Board, which may include the City Attorney, except in the event that the City Attorney has a conflict of interest in a particular matter, in which case the Board may select another attorney to provide legal services related to such particular matter. The City Attorney may refer matters to other duly licensed and qualified attorneys as necessary and appropriate; provided, however, that the City Attorney shall not accept a referral fee or any other compensation for such a referral.

GENERAL POWERS AND DUTIES OF THE DISTRICT

Limitations of District

In the fulfillment of its purpose, the District shall be governed by the Act, and shall have all of the powers set forth and conferred in the Act, and in other applicable laws, subject to the limitations prescribed therein and, in these bylaws, and to the provisions thereof and hereof.

District Powers

- (a) Subject to an official vote of the Board and approval of same by the Council, the District may perform any act necessary to the full exercise of the District's powers, including:
 - (1) accepting a grant or loan from a department or agency of the United States; department, agency, or political subdivision of this state; or public or private person;
 - (2) acquiring, selling, leasing, conveying, or otherwise disposing of property or an interest in property, including a Development Project, under terms and conditions determined by the District;
 - (3) employing necessary personnel; and
 - (4) adopting rules to govern the operation of the District and its employees and property.
- (b) Subject to an official vote of the Board and approval of same by the Council, the District may contract with a public or private person to plan, acquire, establish, develop, construct, or renovate a Development Project; or perform any other act the District is authorized to perform under the Act.

- (c) To act on any of the matters set forth above, the Board shall act by its own order or resolution adopted by majority vote and such order or resolution shall be memorialized in writing, signed by the President, and attested by the Secretary. Board action on any other matter need not be by formal order or resolution and may instead be taken by majority vote of the Board and recorded in the written minutes of the Board meeting at which the vote was taken.

Development Plan

The District shall research and prepare a Development Plan, which shall include proposed methods and the expected costs of implementation.

- (a) The Plan shall include both short-term and long-term goals for the physical and economic development of the City through the creation and expansion of a sound commercial and a limited-density residential base.
- (b) The Plan shall be complimentary to the goals and objectives of the Comprehensive Plan and the Strategic Plan of the City of Pilot Point.
- (c) Emphasis in the creation and implementation of the Plan shall be given to reaching out to overlapping and adjacent jurisdictions in an effort to negotiate joint approaches to solving development problems and to share in the burden of achieving development outcomes that will benefit the citizens of the region.

Article IV. FISCAL PROVISIONS

Municipal Development Project Fund

The District shall establish by resolution a fund known as the Municipal Development Project Fund. The District may establish separate accounts within the fund. The District shall deposit the proceeds from any sales and use tax imposed by the District, all revenue from the sale of bonds or other obligations by the District, and any other money required by law to be deposited into the Municipal Development Project Fund.

Use of Municipal Development Project Fund

Subject to an official vote of the Board and approval by the Council, the District may use money in the Development Project Fund to:

- (1) pay the cost of planning, acquiring, establishing, developing, constructing, or renovating one or more Development Projects in the District;
- (2) pay the principal of, interest on, and other costs relating to bonds or other obligations issued by the District or to refund bonds or other obligations;
- (3) pay the costs of operating or maintaining one or more Development Projects during the planning, acquisition, establishment, development, construction, or renovation or while

bonds or other obligations for the planning, acquisition, establishment, development, construction, or renovation are outstanding; or

(4) as otherwise permitted by the Act as it exists or may be amended.

Annual Budget

On or before August 1 of each year, the Board shall prepare and present a proposed budget of expected revenues and proposed expenditure for the next ensuing fiscal year to the Council. The fiscal year of the District shall commence on October 1 of each year and end on September 30. The District shall expend funds consistent with the Board adopted and Council approved budget. Any proposed expenditure not included in the budget will require approval by the Council.

Bonds and Other Obligations

Subject to the approval of the Council, the District may issue bonds, including revenue bonds and refunding bonds, or other obligations to pay the costs of a Development Project. The bonds or other obligations and the proceedings authorizing the bonds or other obligations shall be submitted to the Attorney General for review and approval to the extent required by Chapter 1202, Texas Government Code. The bonds or other obligations must be payable from and secured by the revenues of the District. The bonds or other obligations may mature serially or otherwise not more than 30 years from their date of issuance. The bonds or other obligations are not a debt of and do not create a claim for payment against the revenue or property of the District other than a Development Project for which the bonds are issued.

Finance and Accounting

The Executive Director shall have custody of all funds and securities of the District and shall maintain all accounts and financial records in accordance with the City's standard accounting procedures. The Executive Director may delegate all or part of these responsibilities to a Board appointed Finance Director or equivalent position. When necessary, the Executive Director shall (i) endorse for collection, on behalf of the District, checks, notes and other obligations and deposit the same to the credit of the District in such bank or banks or depositories as shall be designated by the Board; (ii) sign all receipts and vouchers for payments made to the District, either alone or jointly with such other officer as may be designated by the Board; or (iii) when required by the Board, render a statement of the District's cash account. All purchases and expenditures by the District shall be in accordance with purchasing policies and procedures adopted by the Board. The Executive Director shall provide the Board a monthly written report of the District's finances and shall provide an annual report within 90 days of the end of each fiscal year.

Auditing Procedures

The Board shall provide for an annual financial audit to be performed by a competent independent audit firm. Such audit may be performed by the auditing firm retained by the City and performed within the scope of the City's annual financial audit.

Article V. INDEMNIFICATION OF DIRECTORS AND OFFICERS

Right to Indemnification

To the fullest extent allowed by law, the District shall indemnify all Directors, officers, and employees of the District against expenses (including attorney's fees and related expenses) and amounts paid in settlement actually and reasonably incurred by a Director, officer, or employee in connection with the defense of any civil, criminal or administrative action, suit or proceeding in which the Director, officer, or employee is made a party or with which the Director or employee is threatened, by reason of being or because of any act as Director, officer or employee within the course and scope of their duties and/or employment if the Director, officer, or employee acted in good faith and in a manner in which the Director, officer or employee reasonably believed to be in or not opposed to the best interest of the District, and with respect to any criminal action or proceeding, had no reasonable cause to believe their conduct was unlawful.

Limit on Indemnification

Notwithstanding the foregoing, a Director, officer or employee shall not be entitled to indemnification regarding (i) any matter in which they shall be adjudged by a court of competent jurisdiction to be liable for intentional acts of misconduct or gross negligence in the performance of their duties, or (ii) any matter in which they fail to notify the District of a claim within a reasonable time or fails to cooperate in the defense of such claim, but only to the extent that the defense of such claim is prejudiced by their failure to give notice or to cooperate.

Insurance

The District may purchase and maintain insurance, at its expense, to protect itself and any person who is or was serving as a Director, officer or employee of the District against any expense, liability or loss.

Article VI. ETHICS

It is the policy of the District that Directors and officers conduct themselves in a manner consistent with sound business and ethical practices; that public interest always be considered in conducting District business; and the appearance of impropriety be avoided to ensure and maintain public confidence in the District. Any rules of ethical conduct adopted from time to time by the City shall apply to the District and its Directors.

Article VII. AMENDMENTS

A proposal to alter, amend, or repeal these bylaws shall be made by the affirmative vote of a majority of the full Board at any meeting. Any proposed change or amendment to the bylaws, however, must be approved by the Council to be effective.

These Bylaws, as amended, were duly adopted by the Board on the 3rd day of August 2021.



**PILOT POINT MUNICIPAL DEVELOPMENT DISTRICT
BOARD OF DIRECTORS REGULAR MEETING
102 E MAIN STREET PILOT POINT, TX
June 7, 2022 5:30 pm
Minutes**

1. Roll Call/Call to Order 5:31 pm

Quorum established

Attendee	Organization	Title	Status
Glen Ray	MDD	President	Present
Andrew Ambrosio	City of Pilot Point Council	Vice President	Present
Vacant Position		Board Member	
Stephanie Sanchez	MDD	Finance Director	Present until 7:55 pm
Rowland Funk	MDD	Secretary	Present
Justin Byars	MDD	Board Member	Absent
Everett Cummings	City of Pilot Point Council	Board Member	Present
Denise Morris	MDD	MDD Director	Present
Wendy Haun	MDD	MDD Coordinator	Present
Lenette Cox	City of Pilot Point	City Secretary	Did not attend
Britt Lusk	City of Pilot Point	City Manager	Did not attend

2. Pledge of Allegiance & Texas Pledge

3. Public Comments - None

4. Regular Business & Administrative Reports Presentations

A. Approval of meeting minutes from the PPMDD Meeting of May 3, 2022

Result: Approved (unanimous)

Mover: Stephanie Sanchez, Finance Director

Seconder: Andrew Ambrosio, Vice President

B. Financial reports provided by PPMDD Bookkeeper for May 2022

1. Financials
2. ZacTax Report
3. Grant Report

C. Updates from PPMDD Director and PPMDD Coordinator

5. Discuss, consider and possible action on Property Enhancement Improvement Program Grant for 911 E. McDonald Street, Pilot Point, TX.

Motion to approve a Property Enhancement Improvement Program Grant not to exceed \$11,200 for Warehouse located at 911 E. McDonald Street, Pilot Point, TX.

Result: Approved (unanimous)

Mover: Rowland Funk, Secretary

Seconder: Stephanie Sanchez, Finance Director

- 6. Discuss, consider and possible action on Downtown Project Change Order 007-012: Presented by Tegrity Construction and Eikon Engineering.**

Motion to approve change orders 7&8 totaling \$20,981.25, pending City Staff review of #7, and table change orders 10&12 pending a site visit.

Result: Approve (unanimous)

Mover: Rowland Funk, Secretary

Seconder: Everett Cummings, Board Member

- 7. Discuss, consider and possible action on the Budget Schedule for Fiscal Year 2022-2023 – No Action**
- 8. Discuss and consider a planning session date and goals for 2022-2023 Economic Development Plan – No action**

- 9. Discuss, consider and possible action on approving Pilot Point Main Street Sponsorship Proposal.**

Motion to approve sponsoring Pilot Point Main Street for \$1,800.

Result: Approve (unanimous)

Mover: Andrew Ambrosio, Vice President

Seconder: Stephanie Sanchez, Finance Director

- 10. Discuss, consider, and possible action on approving name and logo for 201 E. Liberty Street Project – Tabled**

Regular meeting adjourned at 6:51pm for a break before Executive Session.

- 11. EXECUTIVE SESSION: Pilot Point MDD Board will meet in a Closed Executive Session pursuant to the provisions of Chapter 551 of the Texas Local Government Code in accordance with authority contained in the Chapter to discuss the following:**

- A. Section 551.072 of Texas Government Code to discuss or deliberate the purchase, exchange, lease or value of real property**
- B. Section 551.087 of Texas Government Code to discuss economic development negotiations**
- C. Section 551.074 of Texas Government Code to deliberate the evaluation of public officer or employee. The annual review of PPMDD Director convened at 6:58 pm.**

- 12. The Pilot Point MDD Board of Directors will reconvene into open session to discuss and take any action necessary related to the Executive Session noted herein.**

Reconvened at 8:01 pm and no action required

- 13. Discuss Future Agenda Items and Meetings.**

Board Members shall not comment upon, deliberate, or discuss any item that is not on the agenda.

- 14. Adjournment at 8:02 pm**

Rowland Funk, PPMDD Secretary

Glen Ray, PPMDD President



**PILOT POINT MUNICIPAL DEVELOPMENT DISTRICT
BOARD OF DIRECTORS Special MEETING
102 E MAIN STREET PILOT POINT, TX
June 23, 2022 5:30 pm
Minutes**

1. Roll Call/Call to Order 5:31 pm

Quorum established

Attendee	Organization	Title	Status
Glen Ray	MDD	President	Present
Andrew Ambrosio	City of Pilot Point Council	Vice President	Absent
Vacant Position		Board Member	
Stephanie Sanchez	MDD	Finance Director	Absent
Rowland Funk	MDD	Secretary	Present
Justin Byars	MDD	Board Member	Present
Everett Cummings	City of Pilot Point Council	Board Member	Present
Denise Morris	MDD	MDD Director	Present
Wendy Haun	MDD	MDD Coordinator	Present
Lenette Cox	City of Pilot Point	City Secretary	Present
Britt Lusk	City of Pilot Point	City Manager	Present until 5:35 pm

2. Pledge of Allegiance & Texas Pledge

3. Public Comments - None

4. Discuss and consider Downtown Project Change Orders Presented by Tegrity Construction and Eikon Engineering.

A. Motion for final approval of change order 7 for \$8,000.

Result: Approved (unanimous)

Mover: Rowland Funk, Secretary

Secunder: Justin Byars, Board Member

B. Motion to approve a maximum of \$41,000 for lighting, irrigation, and signage for the new city parking lot. (Noted that this would be \$14,500 above the unused project contingency of \$26,500)

Result: Approved (Unanimous)

Mover: Rowland Funk, Secretary

Secunder: Everett Cummings, Board Member

C. After additional presentation by Tegrity Construction, all further action was deferred to the PPMDD annual budget meeting scheduled for July 12, 2022.

5. Adjournment at 5:52 pm

Rowland Funk, PPMDD Secretary

Glen Ray, PPMDD President

6/21/2022

BUDGET 2022 ACTUAL 2022 % OF BUDGET

REVENUE

41000 INTEREST*	\$	700	\$	3,209	458%
41100 SALES TAX	\$	375,000	\$	320,339	85%
42000 LEASE INCOME- TOWN SQUARE PROJECT	\$	-	\$	-	0%
43600 GRANT INCOME	\$	-	\$	-	0%
46000 PROCEEDS FROM LOAN	\$	1,100,000	\$	1,222,003	111%
TOTAL	\$	1,475,700	\$	1,545,551	

EXPENDITURES

PERSONNEL

60001 SALARY	\$	71,000	\$	51,195	72%
60200 LONGEVITY PAY	\$	157	\$	-	0%
61000 SOCIAL SECURITY	\$	4,402	\$	3,807	86%
61050 MEDICARE	\$	1,030	\$	802	78%
61100 HEALTH INSURANCE	\$	1,500	\$	749	50%
61200 WORKER'S COMP.	\$	300	\$	-	0%
61300 UNEMPLOYMENT	\$	300	\$	336	112%
61400 RETIREMENT	\$	8,700	\$	5,795	67%
66450 MILEAGE REIMBURSEMENT	\$	1,200	\$	358	30%
PERSONNEL SUBTOTAL	\$	88,589	\$	63,043	71%

OPERATING COSTS

62700/62800 OFFICE & MINOR SUPPLIES	\$	2,000	\$	1,935	97%
64600 COMMUNICATIONS	\$	700	\$	557	80%
64800 UNPLANNED PROJECT COSTS	\$	10,000	\$	-	0%
66400 TRAVEL AND TRAINING	\$	5,000	\$	4,146	83%
64900 MEMBERSHIP	\$	2,300	\$	1,347	59%
64000 AUDIT	\$	300	\$	-	0%
64300 LEGAL FEES	\$	7,000	\$	1,943	28%
66300 SYSTEM MAINTENANCE	\$	1,000	\$	-	0%
64700 CONTRACT SERVICES	\$	31,000	\$	13,290	43%
66695 BOARD TRAVEL AND TRAINING	\$	2,500	\$	-	0%
66697 FOOD	\$	600	\$	133	22%
66800 LOAN PAYMENTS	\$	100,000	\$	42,233	42%
OPERATING SUBTOTAL	\$	162,400	\$	65,583	40%

DEVELOPMENT PROJECTS

66401 MATCHING FUNDS GRANT	\$	-	\$	-	0%
67401 INCENTIVE PAYMENTS	\$	10,000	\$	10,000	100%
66713 CHAMBER OF COMMERCE	\$	3,500	\$	3,500	100%
67130 EXHIBITIONS AND EVENTS	\$	5,000	\$	693	14%
66715 MARKETING AND PROMOTIONS	\$	37,500	\$	6,421	17%
67140 COMMUNITY DEVELOPMENT	\$	25,000	\$	77	0%
67150 BUSINESS DEVELOPMENT (FUNDS GRANT)	\$	347,000	\$	35,262	10%
67400 DOWNTOWN IMPROVEMENT PROJECT	\$	400,000	\$	352,489	88%
DEVELOPMENT SUBTOTAL	\$	828,000	\$	408,442	49%

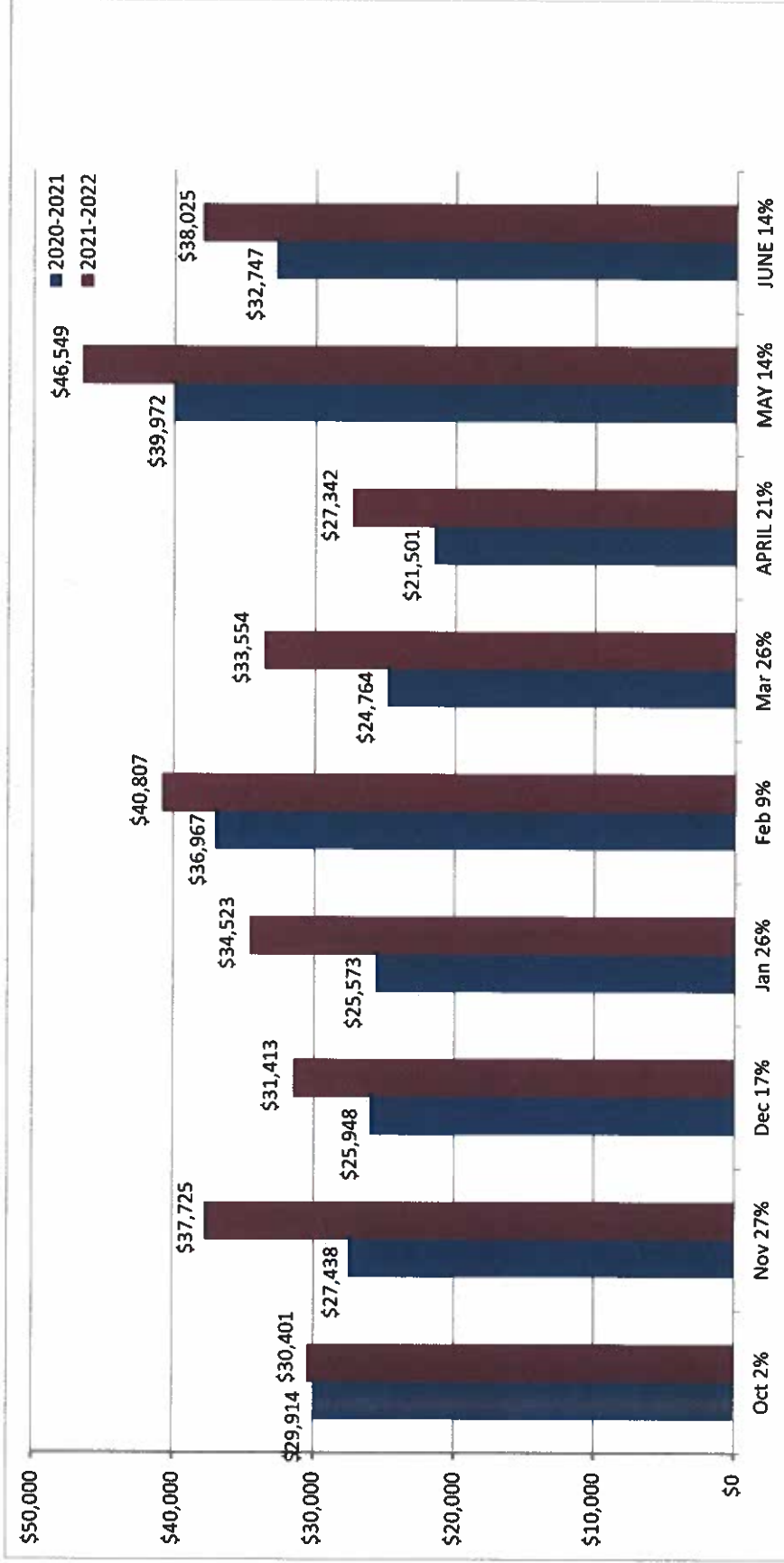
TRANSFERS TO CITY

66701 ADMINISTRATION FEE	\$	40,200	\$	23,450	-
66711 PARK IMPROVEMENT	\$	10,000	\$	-	0%
85500 ECONOMIC DEVELOPMENT FOUNDATION	\$	-	\$	-	-
66700 BOND PAYMENT	\$	-	\$	-	-
CITY TRANSFER SUBTOTAL	\$	50,200	\$	23,450	47%
EXPENDITURE TOTAL	\$	1,129,189	\$	560,518	50%
REVENUE OVER EXPENDITURES	\$	346,512	\$	985,033	
10% MARKETING CARRYOVER	\$	27,189			

BANK ACCOUNT BALANCE	
MDD Checking Account-Point Bank	\$ 1,674,016
Total	\$ 1,674,016

*The Interest revenue received summarizes all investment activity for the Pilot Point EDC and is in compliance with EDC Investment Policy and PFIA.

**MDC Sales Tax Revenue
Prior Year Comparison '20-'21 vs '21-'22**



Oct '20 - Jun '21	\$ 264,823
Oct '21 - Jun '22	\$ 320,339
	<u>\$ 55,515</u>
	21% Increase from previous year

PUBLIC SALES TAX COMPARISON FY 21 vs FY22					
Month		EDC 2021	MDC 2022	(FY21 vs. FY22)	
Oct 2%		\$ 29,914	\$ 30,401	\$ 487	2%
Nov 27%		\$ 27,438	\$ 37,725	\$ 10,287	27%
Dec 17%		\$ 25,948	\$ 31,413	\$ 5,465	17%
Jan 26%		\$ 25,573	\$ 34,523	\$ 8,950	26%
Feb 9%		\$ 36,967	\$ 40,807	\$ 3,840	9%
Mar 26%		\$ 24,764	\$ 33,554	\$ 8,790	26%
APRIL 21%		\$ 21,501	\$ 27,342	\$ 5,841	21%
MAY 14%		\$ 39,972	\$ 46,549	\$ 6,577	14%
JUNE 14%		\$ 32,747	\$ 38,025	\$ 5,278	14%
JULY		\$ 36,028		\$ (36,028)	#DIV/0!
AUGUST		\$ 38,243		\$ (38,243)	#DIV/0!
SEPTEMBER		\$ 29,385		\$ (29,385)	#DIV/0!
YTD TOTALS		\$ 368,479	\$ 320,339	\$ (48,141)	#DIV/0!

2021 vs 2022 =

Month	FY 2020	FY 2019	FY 2018	FY 2017	FY 2016	FY 2015	FY 2014
Oct.	20886	23101	20380	19527	19634	17575	15497
Nov.	26266	26196	25126	22767	24100	18229	19479
Dec.	26934	21803	17507	19595	19146	18184	14910
Jan.	29311	19263	19254	19223	16234	14330	14631
Feb.	19492	24825	25108	24240	25521	22283	18645
Mar.	20184	19467	18804	18316	17941	26720	17536
April	21199	18495	17894	19470	17365	14689	18977
May	26119	26255	25580	25486	23920	20241	21260
June	22756	21115	19514	17708	17372	21045	16213
July	30251	21177	21723	17164	17418	16492	17361
Aug.	31198	25320	27473	24818	23116	23099	19192
Sept.	26620	21533	20051	18138	21659	19909	17676
Total	301216	268550	258414	246452	243427	232795	211377



To: PPMDD Board Members
From: Denise Morris, Director
Date: June 30, 2022
Re: Update

July meeting is scheduled for the 12th

Rowland Funk, Stephanie Sanchez and Everett Cummings were appointed to continue serving on the MDD Board. We have one remaining vacancy that will be appointed at the July 14 Council meeting.

Council: Mario Cisneros resigned on June 9. Council interviewed seven applicants at a special meeting held on Monday June 27. They appointed Aaron Rocha to fill the vacancy. The Mayor formally resigned and the City will hold a special election in November.

1. Business Growth and Development

- 3 Business Expansion meetings
- 3 Land development meetings
- 4 Potential Business meetings
- FM 1385 Public Hearing on expansion plans

2. **Hotel Project:** Hotel Developer presented an update to Council on project status June 27. Updates include: Holiday Inn & Suites franchise has been awarded. Developer has contracted engineering and design services. The Hotel group also met with neighboring property owners to work toward shared access between properties.

3. Downtown Project:

- **Parking lot:** Lights and irrigation ordered, working on signage.
- **Ice House:** Ice House concrete poured and working on interior buildout.
- **Central Christian Church:** At the June MDD Board meeting direction was given to the contractor to peel back various sections of the siding to allow board members to observe that state of the siding and what condition the building was in behind. A special MDD Board meeting was held on June 23 to hear the findings of the contractor and allow the board to discuss and ask questions. They agreed to table the Church project and continue researching options. Church Project committee members met with Eikon for further discussion on options regarding siding. Committee recommended removing all of the siding to determine the full extent of options.

Community Beautification:

- Working on design and specifications for Pilot Point welcome sign that will be at the edge of the Windrose development.
- Working on parking lot directional signage for downtown.

4. Marketing/Awareness

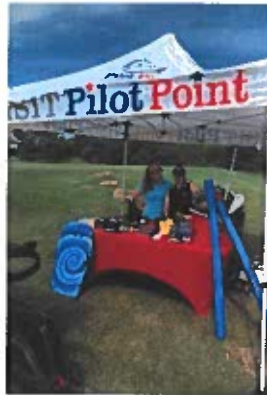
See attached report

We will continue with the Lovin the Lake campaign for the summer months on Visit Pilot Point site.

5. Other Updates:

Attended

- Chamber Board Meeting and Chamber Golf Tournament. 110 golfers participated. The MDD sponsored two teams and promoted Visit Pilot Point at one of the holes.



- Rotary (2)
- Council Meetings (2)
- PointBank Business Breakfast with Britt Lusk presenting. 50 people in attendance
- Ribbon Cutting for On Top Nutrition

6. Staff Development

Attended IEDC in Richardson June 12-14. This was an excellent conference of speakers, panels, networking and a special meeting with the IEDC President and North Texas Region ED Directors.



2022 Important Dates:

Visitpilotpoint.org for full calendar of area events

July 4: City Hall Closed

July 5-8: Director Vacation

July 12: PPMDD Board Meeting

July 13: Council Joint Meeting with PPISD on development projects.

July 14: Regular Council Meeting

July 18: Main Street Meeting

July 28: Regular Council Meeting

ACTIVITY REPORT - JUNE 2022

Pilot Point Main Street - Pilot Point Municipal Development - Visit Pilot Point

SUMMARY

MAIN STREET

- » Held Pilot Point Market on June 25 - 23 vendors
- » Began work on rewrite of Historic Guidelines based on direction from City Council
- » Continued planning for Bonnie & Clyde Days - October 8

ECONOMIC DEVELOPMENT

- » Researched potential giveaway items for future events and tradeshow

CITY OF PILOT POINT

- » Created second quarter newsletter page for Pilot Point Post-Signal
- » Created Fireworks Ad for Post-Signal in conjunction with PPF and PPPD

PAID CAMPAIGNS - JUNE 2022

CHANNEL	CAMPAIGN	BUDGET	RESULTS
Main Street FB	Farmers Market Carousel	\$25	13,263 impressions

SOCIAL MEDIA METRICS - JUNE 2022

CHANNEL	FOLLOWERS	REACH	CHANNEL	FOLLOWERS	REACH
Main Street Facebook	2,711	24,069	pilotpointmdd Twitter	171	476
Pilot Point MDD Facebook	1,299	2,831	developpilotpoint Instagram	418	853
Visit Pilot Point Facebook	1,691	2,733	visitpilotpoint Instagram	513	2,901
Bonnie & Clyde Days FB	3,633	4,876	MDD LinkedIn	76	108

WEBSITE METRICS - JUNE 2022

CHANNEL	PAGEVIEWS	SESSION DURATION	TOP VISITED PAGE
Develop Pilot Point	514	1m 56s	Available Properties
Visit Pilot Point	2,288	1m 31s	Lake Ray Roberts



Tegrity Contractors Inc.

Pilot Point Church Siding Report

Building with Integrity since 1998.



Pilot Point
MUNICIPAL DEVELOPMENT
DISTRICT



Highlights

- 11 different Sections of Vinyl Siding was removed to investigate water damage
 - 3 of those 11 areas were removed at the roof line near the existing gutter system
- 1/4 Foam Board with an aluminum cover underneath Vinyl Siding
- Wood Siding underneath Vinyl Siding and Foam Board
- 5/11 exposed areas uncovered need for structure to be replaced
 - 2/3 exposed areas at roof line require structure replacement

EIKON
DEVELOP | DESIGN | DELIVER

TEGRIETY
CONTRACTORS



PICTURES

Project Team

Project Manager –

Brad Gibson

brad@tegrity-contractors.com

214-727-3814

Assistant Project Manager –

Roger Roulette Jr.

rhr@tegrity-contractors.com

469-450-6778

Senior Architectural Designer –

Matt Lumpkin

mlumpkin@eikoncg.com

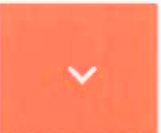
940-458-7503

Project Director –

Helena Jenkins

hjenkins@eikoncg.com

940-465-1456



PICTURES

Project Team

Project Manager –

Brad Gibson

brad@tegrity-contractors.com

214-727-3814

Assistant Project Manager –

Roger Roulette Jr.

rhr@tegrity-contractors.com

469-450-6778

Senior Architectural Designer –

Matt Lumpkin

mlumpkin@eikoncg.com

940-458-7503

Project Director –

Helena Jenkins

hjenkins@eikoncg.com

940-465-1456



PICTURES

Project Team

Project Manager –

Brad Gibson

brad@tegrity-contractors.com

214-727-3814

Assistant Project Manager –

Roger Roulette Jr.

rhr@tegrity-contractors.com

469-450-6778

Senior Architectural Designer –

Matt Lumpkin

mlumpkin@eikoncg.com

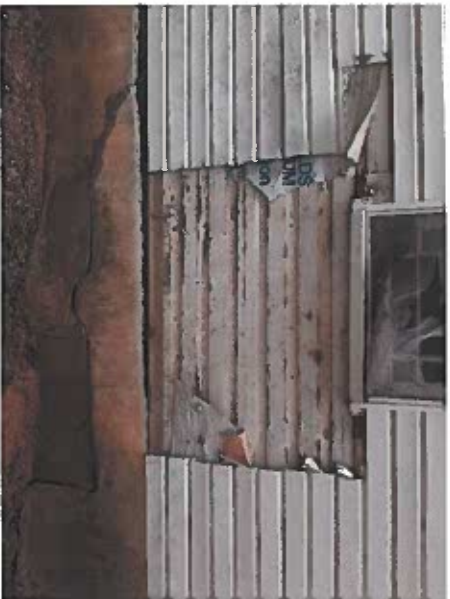
940-458-7503

Project Director –

Helena Jenkins

hjenkins@eikoncg.com

940-465-1456



Project Financial Breakdown

Church

Base Bid \$ 390,656.19
Approved Contingency \$ 27,708.00
Allowances

Total \$ 418,364.19

Contract Total \$ 677,777.77

Pending Change Orders \$ 277,662.50
(Change Order 7,10, and 12)

Remaining Contingency \$ 5,162.00

Total Billed \$ 33,483.75
\$ 10,000 remaining to be billed at Church

Ice House

\$ 230,667.50
\$ 28,746.00

\$ 259,413.58

\$ 15,750.00





**PPMDD Agenda
July 12, 2022**

Agenda Item: 7

Agenda Description:

DISCUSS, CONSIDER AND POSSIBLE ACTION ON STATUS OF THE DOWNTOWN PROJECT CENTRAL CHRISTIAN CHURCH OUTSTANDING CHANGE ORDERS.

Background Information:

Central Christian Church: At the June MDD Board meeting direction was given to the contractor to peel back various sections of the siding to allow board members to observe that state of the siding and condition of the building behind the siding.

A special MDD Board meeting was held on June 23 to hear the findings from the contractor and allow the board to discuss and ask questions. They agreed to table the Church project and continue researching options.

The Church Project committee members and staff met with Eikon for further discussion on options regarding siding. Committee recommended removing all of the siding to determine the full extent of options.

We currently have two outstanding change orders with the contractors. The Board will need to finalize direction on the change orders.

Financial Information:

Change Orders attached

Attachments:

Contractor summary



PCO #010

Date: 6/3/2022

To: City of Pilot Point Municipal Development District
102 E Main Street
Pilot Point, TX 76258

From: Brad Gibson
Tegrity Contractors, Inc
202 N. Allen Drive, Suite
Allen, Texas 75013

Re: Pilot Point Church Rehab/Ice House Renovation

Repair structural concerns caused by water damage

Description

Replace Rotted Wood	\$	6,900.00
Remove/Replace Rotted Sheathing	\$	11,500.00
Reinstall Drywall	\$	3,400.00
Add Glulam Beam or LVL as necessary to address structure concerns	\$	1,500.00

Subtotal \$ 23,300.00
Bond \$ 582.50
Profit & Overhead \$ 2,330.00

Total \$ 26,212.50

Submitted

By
Brad Gibson

Approved

By



PCO #012

Date: 6/3/2022

To: City of Pilot Point Municipal Development District
102 E Main Street
Pilot Point, TX 76258

From: Brad Gibson
Tegrity Contractors, Inc
202 N. Allen Drive, Suite E
Allen, Texas 75013

Re: Pilot Point Church Rehab/Ice House Renovation

Replace Siding at Church

Description		
Remove Siding	\$	12,500.00
Remove Damaged 1x6 Material	\$	6,500.00
Replace Rotten Sheathing (SHEATHING ALLOWANCE)	\$	70,000.00
Install Tyvek	\$	7,500.00
Install Smart Siding	\$	65,000.00
Replace Soffit	\$	15,000.00
Repair Facia	\$	5,900.00
Install Gutters and Downspouts	\$	6,000.00
Paint Exterior	\$	28,000.00

Subtotal \$216,400.00
Bond \$ 5,410.00
Profit & Overhead \$ 21,640.00

Total \$243,450.00

Submitted

By
Brad Gibson

Approved

By