Municipal Development District Board Meeting

Aubrey Municipal Development Building
205 S. Main St.
Aubrey, TX 76227
July 9, 2024
6:00 PM

**(Notice of Potential Quorum for City Council, Planning and Zoning Commission, Board of Adjustment, Library Board, and Parks and Recreation Board - even though a quorum of the members of these boards may or may not be present, no official action will be taken by their members.)*

Notice Regarding Remote Participation of Board Members

Pursuant to Section 551.127, Texas Government Code, one or more Board Members may attend this meeting remotely using videoconferencing technology. A quorum of the Board will be physically present at the location provided above. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public by accessing Zoom utilizing the Public Participation link identified below.

Notice Regarding Public Participation

Individuals may attend the meeting in person at the above address, or access the meeting via videoconference, or telephone conference call.

Join Zoom Meeting
https://us06web.zoom.us/j/4819280108?pwd=dnNwbU51MmhjOHJKL3kzcGJ4MTN4UT09&omn=86578315619

Meeting ID: 481 928 0108
Passcode: 868932

To join the meeting by phone, dial 1 (346) 248-7799 and use the Meeting ID and password
above.

Call to Order - Determine if a Quorum is Present:

Invocation & Pledge of Allegiance: Pledge of Allegiance to the Texas Flag - “Honor the Texas flag; I pledge allegiance to thee, Texas, one state, under God, one, and indivisible.”

Community Announcements: Items of community interest may include recognizing Citizens and Staff for outstanding contributions to the community, a reminder about an upcoming event that is organized or sponsored by the governing body, and announcements of an imminent threat to public safety that has arisen after the posting of this agenda.

Citizen Input: Any person may address the Board. If your comments are concerning an agenda item, you may wait until the discussion on that item if you prefer. Once recognized by the chairperson, please step forward to the speaker’s podium, state your name and address and speak directly into the microphone so that people in the room and those attending remotely can hear comments and see presentations. To request to speak via videoconference, click on “Participants” at the bottom of the screen, and click “Raise Hand.” The chairperson will acknowledge your request and allow you to speak. Citizen comments are limited to three (3) minutes per individual unless additional time is otherwise required by law. No discussion or action may be taken at this meeting on any item not listed on the agenda, other than to make statements of factual information or recite existing policy in response to a citizen’s inquiry.

Consent Items: Items placed on the Consent Agenda are considered routine in nature and non-controversial. The Consent Agenda can be acted upon in one motion. Items may be removed from the Consent Agenda by the request of Council, board members or staff. Consideration and action on the following:

1. Approve minutes of the June 11, 2024 meeting.

2. Approve May 2024 Financial Report.

New Business: New items requested for consideration.

1. Presentation on the Strategic Plan process and updates from Jason Claunch and Chris Branham with the Catalyst Group.

2. Consider and take action on approving the MDD Executive Director to enter into a professional services agreement with Westwood Consulting for a Downtown Farmers Market concept and construction plan in the amount not to exceed $25,000.

3. Update from Construction and Building Sub-Committee.

4. Consider and Approve Mural Sub-Committee recommendation for MDD Building Mural

5. Discuss Goals and Objectives for the Executive Director and any new goals or objectives for the overall AMDD work plan and program.

Staff Report Review staff activity report and updates from the Director on any development and business activity in Aubrey and/or upcoming meetings, training/conferences/event updates.

1. Review staff activity report and updates from the Director on any development and business activity in Aubrey and/or upcoming meetings, training/conferences/event updates.

   1. June Staff Report
   2. Placer AI and ZacTax Reports

Future Agenda Requests: Council or Board Members, City Staff, and Citizens may request items to be included on future agendas. Discussion is limited to what the request is for, and if and when the item can be put on a future agenda.

*****EXECUTIVE SESSION***** In accordance with Texas Government Code, Section 551.001, et seq., the Board will recess into Executive Session (closed meeting) to discuss the following:

1. 1. a.) Section 551.071 - Consultation with Attorney. The Aubrey Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document. The Aubrey Municipal Development District may conduct a private consultation with the City Attorney to seek advice about pending or contemplated litigation, a settlement offer, or on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional
   Conduct of the State of Bar of Texas clearly conflicts with the provisions of Chapter 551, including the following items:

   1. Commercial Development Projects

   b.) Section 551.072 –Real Property. Deliberate the purchase, exchange, lease, or value of real property, if deliberation in an open meeting would have a detrimental effect on the position of the government body in negotiations with a third person.

   c.) Section 551.087 - Deliberation regarding Economic Development Negotiations. The Aubrey Municipal Development District may convene in executive session to discuss or deliberate regarding commercial or financial information that the Board has received from a business prospect that the Board seeks to have locate, stay, or expand in or near the Board and with which the Board is conducting economic development negotiations; or to deliberate the offer of a financial or other incentive to a business prospect described above, including the following items:

   1. Downtown Development

Motion to Recess into Executive Session.

Reconvene into Open Session: In accordance with Texas Government Code, Chapter 551, the Board will reconvene into Regular Session to consider and take appropriate action, if any, regarding any items discussed in Executive Session.

-ADJOURN-

I, Jenny Hicks, City Secretary, certify that this Notice of Meeting was posted, per the Open Meetings Act, on the official bulletin board at the City Hall of the City of Aubrey, Texas and on the City’s website at www.aubreytx.gov in accordance with Chapter 551, Texas Government Code, and shall remain posted until the meeting is adjourned.

I certify that the attached notice and agenda of items to be considered by the Aubrey Municipal Development District, Texas was removed by me from the official bulletin board of the City of Aubrey, Texas, 107 South Main St, Aubrey, Texas on the _________day of _____________________, 2024.

(The Municipal Development District reserves the right to adjourn into closed session at any time during the course of this meeting to consult with its attorney regarding any of the matters listed on this document, as authorized by Texas Government Code Section 551.071 Consultation with Attorney.)

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodation or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary’s office at (940) 440-9343 for further information.

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Approve minutes of the June 11, 2024 meeting.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
Staff recommends approval for the June 11, 2024 Aubrey MDD Board Meeting Minutes that are attached.

Financial Summary
N/A

Staff Recommended Motion
Approve

Conditions
N/A

Municipal Development District Board Meeting Minutes

Aubrey Municipal Development Building
205 S. Main St.
Aubrey, TX 76227
June 11, 2024
6:00 PM

Call to Order - Determine if a Quorum is Present:

President Drew called the meeting to order at 6:00 pm and took roll.

The following members were Present:

President - Holly Drew (Place 6)

Secretary - Mike Browning (Place 5)

Director Place 1 - Viki Dunn

Director Place 2 - Jesse Auer

Director Place 4 - Mark Arbernowske

Director Place 7 - Tim Heitman

Vice President Erin Bogar (Place 3) - Absent at roll call

Others Present:

Christine Gossett, Executive Director

Charles Kreidler, City Manager

Alicia Kreh, Attorney/TOASE (via Zoom)

Invocation & Pledge of Allegiance:

Secretary Browning led the Pledge and Invocation.

Community Announcements:

1. Upcoming events in Aubrey include the Summer Music Series in Veteran's Park on June 15th from 5:30 pm to 9 pm featuring Texas Harmony, Payton Howie, and Clay Hollis.

Citizen Input:

No Citizen Input.

Consent Items:

Director Auer requested to pull Consent Items 1, 2, and 3 from Consent Agenda for corrections and discussion.

1. Minutes of the May 16, 2024, meeting.

   Director Auer requested corrections for the May 16th minutes to include updating the recommended proposed budget for Salaries to reflect $105,000 and a correction on the motion for adjourning the executive session from Director Arbenowske to Director Auer.

   Director Auer motioned to approve the May 16th minutes with edits.

   Director Dunn seconded. All in Favor. Motion carried 6 to 0.

2. Approve Monthly Financial Report.

   Director Auer had questions on two items in the monthly Financial Report. Staff answered questions on the items.

   Director Auer made a motion to approve the monthly Financial Report.

   Secretary Browning seconded. All in Favor. Motion carried 6 to 0.

3. Facade Grant Update

   Director Auer asked if the Facade Grant update was needed since the eligible improvements for the Façade Grant are now being covered by the updated Targeted Improvement Grant. Board discussed.

   Director Auer motioned to terminate the Facade Grant Policy and allow the Targeted Improvement Grant and Policy to be the only policy for improvements.

   Director Dunn seconded the motion. All in Favor. Motion carried 6 to 0.

New Business: New items requested for consideration.

1. Consider and approve a resolution authorizing the formation of a Construction and Building Sub-Committee.

   Staff explained the Resolution. President Drew asked for a motion to approve a resolution authorizing the formation of a Construction and Building Sub-Committee with Mike Browning, Tim Heitman, and Mark Arbenowske as members.

   Tim Heitman motioned to approve the formation of a Construction and Building Sub-Committee.

Director Auer seconded. Five in Favor. One opposed. Motion passed 5 to 1.

Note: Director Bogar arrived at the meeting at 6:15 p.m.

2. Receive update and recommendations from Mural Selection Sub-Committee and consider selecting an artist for the mural project and authorizing the Executive Director to enter an agreement with selected artist.

   Sub-committee provided an update and the board discussed. The sub-committee will come back to the board with a final recommendation for approval at the July meeting.

   No action was taken.

3. Consider and approve update to the Proposed 2024-25 Fiscal Year Budget

   Staff explained the new expenses proposed for fees and admin costs associated with using the new tech and meeting AV system at the new council chambers.

   Vice President Bogar motioned to approve the update to the proposed 2024-25 budget with $5,000 for the tech fee making it $35,000 for Professional and Legal Fees and $2,400 for admin fees making it $17,400 for Administrative Fees.

   Director Heitman seconded the motion. Six members in Favor. One member opposed. Motion passed 6 to 1.

Staff Report:

1. May Monthly Report

   Executive Director presented the Staff report and updates. No action taken.

Future Agenda Requests:

Future Agenda items requested: Mural Sub-Committee Proposal, Zac Tax and Placer AI Reports, Marketing & Social Media Policy, Sign Policy, Retail Coach Proposal, Goals and Objectives.

*****EXECUTIVE SESSION*****

Motion to Recess into Executive Session.

Director Auer motioned to close the Open Session and go into Executive Session at 7:26 p.m.

Vice President Bogar seconded the motion. All in Favor. Motion carried 7 to 0.

Reconvene into Open Session:

Director Dunn motioned to reconvene into Open Session at 8:13 p.m.

Director Auer seconded the motion. All in Favor. Motion carried 7 to 0.

Director Auer stated there were no additional items to add to Future Agenda Items from Executive Session.

-ADJOURN-

Director Dunn motioned to adjourn the meeting at 8:13 p.m.

Director Auer seconded. All in Favor. Motion passed 7 to 0.

Meeting adjourned.

PASSED and APPROVED by the Municipal Development District of the City of Aubrey, Texas this ____day of __________, 2024.

____
Holly Drew, President

ATTEST:

____
Mike Browning, Secretary

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Approve May 2024 Financial Report.

Staff Contact

Summary
Attached are May Monthly Financials for review and approval.

Financial Summary
The property recently purchased is on the Balance Sheet and included in the Assets.

Staff Recommended Motion
Approve

Conditions
N/A

BALANCE SHEET

AS OF: MAY 31ST, 2024

701-MDD

ACCOUNT #	ACCOUNT DESCRIPTION	BALANCE		
ASSETS				
701-11-000-00	MDD Cash	799,316.74		
701-11-000-84	Claim on Cash MDD	(156,642.36)		
701-11-000-90	Investment Account	1,597,468.72		
701-11-013-37	Sales Tax Receivable	159,278.70		
701-12-015-00	Land	696,835.95		
701-12-015-10	Buildings and improvements	340,267.04		
701-12-017-00	Accumulated Depreciation	(43,317.00)		
			3,393,207.79	
	TOTAL ASSETS			3,393,207.79
LIABILITIES				
701-21-010-00	Accounts Payable Pooled	4,786.50		
	TOTAL LIABILITIES		4,786.50	
EQUITY				
701-31-040-10	Fund Balance - MDD	2,735,356.60		
	TOTAL BEGINNING EQUITY	2,735,356.60		
	TOTAL REVENUE	813,998.84		
	TOTAL EXPENSES	160,934.15		
	TOTAL REVENUE OVER/(UNDER) EXPENSES	653,064.69		
	TOTAL EQUITY & REV. OVER/(UNDER) EXP.		3,388,421.29	
	TOTAL LIABILITIES, EQUITY & REV.OVER/(UNDER) EXP.			3,393,207.79

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2024

701-MDD

FINANCIAL SUMMARY % OF YEAR COMPLETED: 66.67

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
REVENUE SUMMARY						
GENERAL REVENUE						
Taxes	940,000	120,358.36	709,013.62	0.00	230,986.38	75.43
Miscellaneous	145,010	16,060.65	104,985.22	0.00	40,024.78	72.40
TOTAL GENERAL REVENUE	1,085,010	136,419.01	813,998.84	0.00	271,011.16	75.02
TOTAL REVENUE	1,085,010	136,419.01	813,998.84	0.00	271,011.16	75.02
EXPENSE SUMMARY						
MDD						
Personnel	138,465	15,476.11	84,760.60	0.00	53,704.40	61.21
Materials & Supplies	8,500	416.85	5,808.57	0.00	2,691.43	68.34
Repairs & Maintenance	20,000	559.57	11,223.02	0.00	8,776.98	56.12
Utilities	595	69.63	515.14	0.00	79.86	86.58
Contract Services	148,200	11,026.48	17,845.44	0.00	130,354.56	12.04
Fees & Other Services	51,850	114.99	30,781.38	0.00	21,068.62	59.37
Contingency/FB	215,000	1,250.00	10,000.00	0.00	205,000.00	4.65
TOTAL MDD	582,610	28,913.63	160,934.15	0.00	421,675.85	27.62
TOTAL EXPENSES	582,610	28,913.63	160,934.15	0.00	421,675.85	27.62
REVENUE OVER/(UNDER) EXPENSES	502,400	107,505.38	653,064.69	0.00	(150,664.69)	129.99

701-MDD

% OF YEAR COMPLETED: 66.67

REVENUES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
Taxes						
701-4000-02-4130 Sales Taxes	940,000	120,358.36	709,013.62	0.00	230,986.38	75.43
TOTAL Taxes	940,000	120,358.36	709,013.62	0.00	230,986.38	75.43
Grants						
Miscellaneous						
701-4000-09-4500 Interest Income	145,000	10,876.87	99,801.44	0.00	45,198.56	68.83
701-4000-09-4550 Proceeds for Property P	0	3,828.94	3,828.94	0.00	(3,828.94)	0.00
701-4000-09-4730 Property Rental Income	10	1,354.84	1,354.84	0.00	(1,344.84)	3,548.40
TOTAL Miscellaneous	145,010	16,060.65	104,985.22	0.00	40,024.78	72.40
Contingency/FB						
TOTAL REVENUE	1,085,010	136,419.01	813,998.84	0.00	271,011.16	75.02

701-MDD

% OF YEAR COMPLETED: 66.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
MDD						
===						
Personnel						
701-5176-01-5101 Salaries	105,000	12,115.38	62,629.19	0.00	42,370.81	59.65
701-5176-01-5106 Longevity	50	0.00	0.00	0.00	50.00	0.00
701-5176-01-5107 TMRS Contribution	6,828	787.50	4,070.89	0.00	2,757.11	59.62
701-5176-01-5108 Payroll Tax Expense (me	1,523	103.58	841.58	0.00	681.42	55.26
701-5176-01-5109 Group Health Insurance	9,864	1,054.35	7,708.20	0.00	2,155.80	78.14
701-5176-01-5110 Workmens Comp TML	200	0.00	139.02	0.00	60.98	69.51
701-5176-01-5621 Travel/training	15,000	1,415.30	9,371.72	0.00	5,628.28	62.48
TOTAL Personnel	138,465	15,476.11	84,760.60	0.00	53,704.40	61.21
Capital						
Materials & Supplies						
701-5176-03-5050 Office Supplies	3,500	292.87	2,626.09	0.00	873.91	75.03
701-5176-03-5060 Promotional Materials	5,000	123.98	3,182.48	0.00	1,817.52	63.65
TOTAL Materials & Supplies	8,500	416.85	5,808.57	0.00	2,691.43	68.34
Repairs & Maintenance						
701-5176-04-5120 Building Maintenance	20,000	559.57	11,223.02	0.00	8,776.98	56.12
TOTAL Repairs & Maintenance	20,000	559.57	11,223.02	0.00	8,776.98	56.12
Utilities						
701-5176-05-5618 Telephone	595	69.63	515.14	0.00	79.86	86.58
TOTAL Utilities	595	69.63	515.14	0.00	79.86	86.58
Contract Services						
701-5176-06-5240 Drug screening/backgrou	200	0.00	0.00	0.00	200.00	0.00
701-5176-06-5620 Legal & Professional	40,000	7,448.98	13,916.58	0.00	26,083.42	34.79
701-5176-06-5764 Special Services	3,000	0.00	0.00	0.00	3,000.00	0.00
701-5176-06-7862 Maps	5,000	0.00	351.36	0.00	4,648.64	7.03
701-5176-06-7863 Strategic Plan	100,000	3,577.50	3,577.50	0.00	96,422.50	3.58
TOTAL Contract Services	148,200	11,026.48	17,845.44	0.00	130,354.56	12.04
Fees & Other Services						
701-5176-07-5190 Insurance - TML	850	0.00	612.37	0.00	237.63	72.04
701-5176-07-5260 Dues & Memberships	13,000	0.00	10,125.00	0.00	2,875.00	77.88
701-5176-07-5665 Technology/Promotional	25,000	114.99	18,109.91	0.00	6,890.09	72.44
701-5176-07-5667 Marketing and Advertisi	13,000	0.00	1,934.10	0.00	11,065.90	14.88
TOTAL Fees & Other Services	51,850	114.99	30,781.38	0.00	21,068.62	59.37
Miscellaneous						
Contingency/FB						
701-5176-99-4091 Administrative fee	15,000	1,250.00	10,000.00	0.00	5,000.00	66.67
701-5176-99-5700 Grant Match	50,000	0.00	0.00	0.00	50,000.00	0.00

REVENUE & EXPENSE REPORT (UNAUDITED)

AS OF: MAY 31ST, 2024

701-MDD

% OF YEAR COMPLETED: 66.67

EXPENSES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
701-5176-99-5750 Economic Incentives	150,000	0.00	0.00	0.00	150,000.00	0.00
TOTAL Contingency/FB	215,000	1,250.00	10,000.00	0.00	205,000.00	4.65
TOTAL MDD	582,610	28,913.63	160,934.15	0.00	421,675.85	27.62
TOTAL EXPENSES	582,610	28,913.63	160,934.15	0.00	421,675.85	27.62
REVENUE OVER/(UNDER) EXPENSES	502,400	107,505.38	653,064.69	0.00	(150,664.69)	129.99

FUND : 701-MDD TRANSACTION DATE: 5/01/2024 THRU 5/31/2024

DEPT : N/A ACCOUNTS: ALL

11-000-00 MDD Cash

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					678,749.41
5/02/24	4/30	B21186	Deposit 164883	02367	MDD Property Purchase		JE# 005674	000111	837,736.16	1,516,485.57
5/02/24	6/05	B21440	Misc 000000	02425	Bank Fees 2405		JE# 005732	000126	20.00CR	1,516,465.57
5/08/24	5/09	B21257	Misc 000000	02389	MDD 916 US 377 SLS		JE# 005696	000120	837,736.16CR	678,729.41
5/08/24	5/09	B21257	Misc 000000	02389	MDD 916 US 377 SLS		JE# 005696	000120	2,500.00CR	676,229.41
5/13/24	5/13	B21274	Deposit 000000	02392	MDD SALES TAX 2405		JE# 005699		120,358.36	796,587.77
5/14/24	5/14	B21292	Deposit 000000	02394	Transfer cash from funds to PY		JE# 005701		351.45CR	796,236.32
5/29/24	5/29	B21379	Deposit 000000	02409	Transfer cash from funds to PY		JE# 005716		351.45CR	795,884.87
5/31/24	6/04	B21425	Interest000000	02418	INTEREST INCOME		JE# 005725		3,431.87	799,316.74
			=============		MAY ACTIVITY DB: 961,526.39		CR: 840,959.06CR		120,567.33	
			=============		ACCOUNT TOTAL DB: 961,526.39		CR: 840,959.06CR			

11-000-84 Claim on Cash MDD

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
					B E G I N N I N G B A L A N C E					133,171.22CR
5/01/24	5/06	B21216		02372	MDD ADMIN FEE 2405		JE# 005679		1,250.00CR	134,421.22CR
5/01/24	5/01	A41163	TRANSFER	07182	701-901 A/P REIMBURSEMEN				349.00CR	134,770.22CR
5/03/24	4/30	P00538	TRANSFER	00270	PR 4/13/24 - 4/26/24				3,232.93CR	138,003.15CR
5/03/24	4/30	B21181	Misc 000000	02362	Self Insurance		JE# 005669		351.45CR	138,354.60CR
5/03/24	4/30	A41069	TRANSFER	07177	701-901 A/P REIMBURSEMEN				175.00CR	138,529.60CR
5/08/24	5/09	B21257	Deposit 000000	02389	MDD 916 US 377 SLS		JE# 005696	000120	2,500.00	136,029.60CR
5/09/24	5/09	A41266	TRANSFER	07200	701-901 A/P REIMBURSEMEN				5,352.14CR	141,381.74CR
5/14/24	5/14	B21292	Deposit 000000	02394	Transfer cash from funds to PY		JE# 005701		351.45	141,030.29CR
5/14/24	5/14	A41281	TRANSFER	07204	701-901 A/P REIMBURSEMEN				324.63CR	141,354.92CR
5/14/24	5/14	A41371	TRANSFER	07208	701-901 A/P REIMBURSEMEN				339.75CR	141,694.67CR
5/17/24	5/14	P00540	TRANSFER	00271	PR 4/27/24 - 5/10/24				3,232.93CR	144,927.60CR
5/17/24	5/14	B21293	Misc 000000	02393	Self Insurance		JE# 005700		351.45CR	145,279.05CR
5/17/24	5/14	A41282	TRANSFER	07204	701-901 A/P REIMBURSEMEN				175.00CR	145,454.05CR
5/23/24	5/23	A41468	TRANSFER	07220	701-901 A/P REIMBURSEMEN				3,676.50CR	149,130.55CR
5/29/24	5/29	B21379	Deposit 000000	02409	Transfer cash from funds to PY		JE# 005716		351.45	148,779.10CR
5/29/24	5/29	A41484	TRANSFER	07224	701-901 A/P REIMBURSEMEN				324.63CR	149,103.73CR
5/29/24	5/29	A41497	TRANSFER	07227	701-901 A/P REIMBURSEMEN				1,860.57CR	150,964.30CR
5/31/24	5/29	P00542	TRANSFER	00272	PR 5/1/24 - 5/24/24				3,232.93CR	154,197.23CR
5/31/24	5/29	B21380	Misc 000000	02408	Self Insurance		JE# 005715		351.45CR	154,548.68CR
5/31/24	5/16	A41378	TRANSFER	07197	701-901 A/P REIMBURSEMEN				1,918.68CR	156,467.36CR
5/31/24	5/29	A41485	TRANSFER	07224	701-901 A/P REIMBURSEMEN				175.00CR	156,642.36CR
			=============		MAY ACTIVITY DB: 3,202.90		CR: 26,674.04CR		23,471.14CR	
			=============		ACCOUNT TOTAL DB: 3,202.90		CR: 26,674.04CR			

11-000-90 Investment Account

FUND : 701-MDD TRANSACTION DATE: 5/01/2024 THRU 5/31/2024

DEPT : N/A ACCOUNTS: ALL

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				B E G I N N I N G B A L A N C E					2,427,759.88
5/02/24	4/30	B21186	Deposit 164883	02367 MDD Property Purchase		JE# 005674	000111	837,736.16CR	1,590,023.72
5/31/24	6/04	B21425	Interest000000	02418 INTEREST INCOME		JE# 005725		7,445.00	1,597,468.72

============= MAY ACTIVITY DB: 7,445.00 CR: 837,736.16CR 830,291.16CR

============= ACCOUNT TOTAL DB: 7,445.00 CR: 837,736.16CR

11-013-37 Sales Tax Receivable

B E G I N N I N G   B A L A N C E 159,278.70

11-088-41 EDC cash

B E G I N N I N G   B A L A N C E 0.00

12-015-00 Land

B E G I N N I N G   B A L A N C E 20,500.00

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5/08/24	5/09	B21257		02389 MDD 916 US 377 SLS		JE# 005696	000120	676,335.95	696,835.95

============= MAY ACTIVITY DB: 676,335.95 CR: 0.00 676,335.95

============= ACCOUNT TOTAL DB: 676,335.95 CR: 0.00

12-015-10 Buildings and improvements

B E G I N N I N G   B A L A N C E 171,183.05

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5/08/24	5/09	B21257		02389 MDD 916 US 377 SLS		JE# 005696	000120	169,083.99	340,267.04

============= MAY ACTIVITY DB: 169,083.99 CR: 0.00 169,083.99

============= ACCOUNT TOTAL DB: 169,083.99 CR: 0.00

12-017-00 Accumulated Depreciation

B E G I N N I N G   B A L A N C E 43,317.00CR

13-000-00 Due from other funds

B E G I N N I N G   B A L A N C E 0.00

21-010-00 Accounts Payable Pooled

B E G I N N I N G   B A L A N C E 339.75CR

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5/01/24	5/01	A41109	CHK: 013544	07175 INTEGRITY FACILITY SOLUT	0187	619127		349.00CR	688.75CR
5/01/24	5/01	A41163	TRANSFER	07182 701-901 A/P REIMBURSEMEN				349.00	339.75CR
5/02/24	5/09	A41207	CHK: 013581	07184 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 21		2,795.00CR	3,134.75CR

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5/02/24	5/09 A41213	CHK: 013575	07184 REIMBURSEMENT	1	2405		29.00CR	3,163.75CR
5/02/24	5/09 A41214	CHK: 013573	07184 REIMBURSEMENT	1	2405A		28.14CR	3,191.89CR
5/02/24	6/13 A41709	CHK: 013763	07247 VERIZON WIRELESS	0277	9965548514		69.63CR	3,261.52CR
5/03/24	4/30 A41061	DFT: 002319	07177 457 Withholding	0554	ICM202404301675		175.00CR	3,436.52CR
5/03/24	5/29 A41486	DFT: 002346	07226 HSA Contributions	0117	HSA202404301675		75.00CR	3,511.52CR
5/03/24	5/29 A41489	DFT: 002347	07226 TMRS Payable	0273	TMR202404301675		545.19CR	4,056.71CR
5/03/24	4/30 A41069	TRANSFER	07177 701-901 A/P REIMBURSEMEN				175.00	3,881.71CR
5/07/24	5/09 A41208	CHK: 013580	07184 SPECIALITY LAND SERVICES	0854	8620		2,500.00CR	6,381.71CR
5/09/24	5/09 A41266	TRANSFER	07200 701-901 A/P REIMBURSEMEN				5,352.14	1,029.57CR
5/10/24	5/23 A41423	CHK: 013626	07209 DUNAWAY ASSOCIATES LLC	1212	70357		3,577.50CR	4,607.07CR
5/14/24	5/14 A41272	DFT: 002333	07204 Federal W/H Payable	0116	T1 202405141676		221.05CR	4,828.12CR
5/14/24	5/14 A41272	DFT: 002333	07204 Medicare Payable	0116	T4 202405141676		103.58CR	4,931.70CR
5/14/24	5/14 A41281	TRANSFER	07204 701-901 A/P REIMBURSEMEN				324.63	4,607.07CR
5/14/24	5/14 A41371	TRANSFER	07208 701-901 A/P REIMBURSEMEN				339.75	4,267.32CR
5/17/24	5/14 A41274	DFT: 002335	07204 457 Withholding	0554	ICM202405141676		175.00CR	4,442.32CR
5/17/24	5/29 A41487	DFT: 002346	07226 HSA Contributions	0117	HSA202405141676		75.00CR	4,517.32CR
5/17/24	5/29 A41490	DFT: 002347	07226 TMRS Payable	0273	TMR202405141676		545.19CR	5,062.51CR
5/17/24	5/14 A41282	TRANSFER	07204 701-901 A/P REIMBURSEMEN				175.00	4,887.51CR
5/21/24	5/23 A41391	CHK: 013615	07209 ADAMS EXTERMINATING COMP	0120	1112834		99.00CR	4,986.51CR
5/23/24	5/23 A41468	TRANSFER	07220 701-901 A/P REIMBURSEMEN				3,676.50	1,310.01CR
5/29/24	5/29 A41475	DFT: 002343	07224 Federal W/H Payable	0116	T1 202405291679		221.05CR	1,531.06CR
5/29/24	5/29 A41475	DFT: 002343	07224 Medicare Payable	0116	T4 202405291679		103.58CR	1,634.64CR
5/29/24	5/29 A41484	TRANSFER	07224 701-901 A/P REIMBURSEMEN				324.63	1,310.01CR
5/29/24	5/29 A41497	TRANSFER	07227 701-901 A/P REIMBURSEMEN				1,860.57	550.56
5/31/24	5/16 A41372	DFT: 002336	07197 JPMORGAN CHASE BANK	0556	2024/04		1,918.68CR	1,368.12CR
5/31/24	5/29 A41477	DFT: 002345	07224 457 Withholding	0554	ICM202405291679		175.00CR	1,543.12CR
5/31/24	5/29 A41488	DFT: 002346	07226 HSA Contributions	0117	HSA202405291679		75.00CR	1,618.12CR
5/31/24	5/29 A41491	DFT: 002347	07226 TMRS Payable	0273	TMR202405291679		545.19CR	2,163.31CR
5/31/24	6/13 A41704	CHK: 013727	07247 ATMOS ENERGY	0126	30645618632405		82.89CR	2,246.20CR
5/31/24	6/13 A41720	CHK: 013761	07247 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 22		4,633.98CR	6,880.18CR
5/31/24	5/16 A41378	TRANSFER	07197 701-901 A/P REIMBURSEMEN				1,918.68	4,961.50CR
5/31/24	5/29 A41485	TRANSFER	07224 701-901 A/P REIMBURSEMEN				175.00	4,786.50CR

============= MAY ACTIVITY DB: 14,670.90 CR: 19,117.65CR 4,446.75CR

============= ACCOUNT TOTAL DB: 14,670.90 CR: 19,117.65CR

21-010-12 Accounts Payable -MDD

BEGINNING BALANCE 0.00

21-021-01 Payroll tax liabilities

BEGINNING BALANCE 272.84

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5/03/24	4/30 P00538	FEDWH	00270 PR 4/13/24 - 4/26/24				221.05CR	51.79
5/03/24	4/30 P00538	MEDIC	00270 PR 4/13/24 - 4/26/24				51.79CR	0.00
5/14/24	5/14 A41272	DFT: 002333	07204 Federal W/H Payable	0116	T1 202405141676		221.05	221.05
5/14/24	5/14 A41272	DFT: 002333	07204 Medicare Payable	0116	T4 202405141676		51.79	272.84
5/17/24	5/14 P00540	FEDWH	00271 PR 4/27/24 - 5/10/24				221.05CR	51.79

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5/17/24	5/14	P00540	MEDIC	00271	PR 4/27/24 - 5/10/24				51.79CR	0.00
5/29/24	5/29	A41475	DFT: 002343	07224	Federal W/H Payable	0116	T1 202405291679		221.05	221.05
5/29/24	5/29	A41475	DFT: 002343	07224	Medicare Payable	0116	T4 202405291679		51.79	272.84
5/31/24	5/29	P00542	FEDWH	00272	PR 5/1/24 - 5/24/24				221.05CR	51.79
5/31/24	5/29	P00542	MEDIC	00272	PR 5/1/24 - 5/24/24				51.79CR	0.00
			=============	MAY ACTIVITY	DB: 545.68		CR: 818.52CR		272.84CR	
			=============	ACCOUNT TOTAL	DB: 545.68		CR: 818.52CR			

21-021-08 MDD HSA Bank

B E G I N N I N G B A L A N C E 0.00

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5/03/24	4/30	P00538	HSA	00270	PR 4/13/24 - 4/26/24				75.00CR	75.00CR
5/03/24	5/29	A41486	DFT: 002346	07226	HSA Contributions	0117	HSA202404301675		75.00	0.00
5/17/24	5/14	P00540	HSA	00271	PR 4/27/24 - 5/10/24				75.00CR	75.00CR
5/17/24	5/29	A41487	DFT: 002346	07226	HSA Contributions	0117	HSA202405141676		75.00	0.00
5/31/24	5/29	P00542	HSA	00272	PR 5/1/24 - 5/24/24				75.00CR	75.00CR
5/31/24	5/29	A41488	DFT: 002346	07226	HSA Contributions	0117	HSA202405291679		75.00	0.00
			=============	MAY ACTIVITY	DB: 225.00		CR: 225.00CR		0.00	
			=============	ACCOUNT TOTAL	DB: 225.00		CR: 225.00CR			

21-021-09 Deferred Comp - 457

B E G I N N I N G B A L A N C E 0.00

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5/03/24	4/30	P00538	ICMA	00270	PR 4/13/24 - 4/26/24				175.00CR	175.00CR
5/03/24	4/30	A41061	DFT: 002319	07177	457 Withholding	0554	ICM202404301675		175.00	0.00
5/17/24	5/14	P00540	ICMA	00271	PR 4/27/24 - 5/10/24				175.00CR	175.00CR
5/17/24	5/14	A41274	DFT: 002335	07204	457 Withholding	0554	ICM202405141676		175.00	0.00
5/31/24	5/29	P00542	ICMA	00272	PR 5/1/24 - 5/24/24				175.00CR	175.00CR
5/31/24	5/29	A41477	DFT: 002345	07224	457 Withholding	0554	ICM202405291679		175.00	0.00
			=============	MAY ACTIVITY	DB: 525.00		CR: 525.00CR		0.00	
			=============	ACCOUNT TOTAL	DB: 525.00		CR: 525.00CR			

21-022-10 Wages Payable

B E G I N N I N G B A L A N C E 0.00

21-023-00 MDD Fund TMRS due to state

B E G I N N I N G B A L A N C E 0.00

POST	DATE	TRAN #	REFERENCE	PACKET	DESCRIPTION	VEND	INV/JE #	NOTE	AMOUNT	BALANCE
5/03/24	4/30	P00538	TMR	00270	PR 4/13/24 - 4/26/24				282.69CR	282.69CR
5/03/24	5/29	A41489	DFT: 002347	07226	TMRS Payable	0273	TMR202404301675		282.69	0.00
5/17/24	5/14	P00540	TMR	00271	PR 4/27/24 - 5/10/24				282.69CR	282.69CR
5/17/24	5/29	A41490	DFT: 002347	07226	TMRS Payable	0273	TMR202405141676		282.69	0.00

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5/31/24  5/29 P00542 TMR            00272 PR 5/1/24 - 5/24/24                                          282.69CR        282.69CR
5/31/24  5/29 A41491 DFT: 002347    07226 TMRS Payable            0273  TMR202405291679                282.69            0.00
                     =============  MAY ACTIVITY       DB:        848.07   CR:         848.07CR            0.00

                     =============  ACCOUNT TOTAL      DB:        848.07   CR:         848.07CR
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     23-000-00         Due to other funds
                              B E G I N N I N G   B A L A N C E                                                         0.00

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     23-100-00         Due to other funds
                              B E G I N N I N G   B A L A N C E                                                         0.00

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     31-000-00         Fund Balance - EDC
                              B E G I N N I N G   B A L A N C E                                                         0.00

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     31-040-10         Fund Balance - MDD
                              B E G I N N I N G   B A L A N C E                                               2,735,356.60CR

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     4000-02-4130      Sales Taxes
                              B E G I N N I N G   B A L A N C E                                                 588,655.26CR

5/13/24  5/13 B21274 Deposit 000000  02392 MDD SALES TAX 2405           JE# 005699              120,358.36CR    709,013.62CR
                     =============  MAY ACTIVITY       DB:          0.00   CR:     120,358.36CR       120,358.36CR

                     =============  ACCOUNT TOTAL      DB:          0.00   CR:     120,358.36CR
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     4000-03-4737      TCF - business expension
                              B E G I N N I N G   B A L A N C E                                                         0.00

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     4000-09-4500      Interest Income
                              B E G I N N I N G   B A L A N C E                                                  88,924.57CR

5/31/24  6/04 B21425 Interest000000  02418 INTEREST INCOME              JE# 005725                3,431.87CR     92,356.44CR
5/31/24  6/04 B21425 Interest000000  02418 INTEREST INCOME              JE# 005725                7,445.00CR     99,801.44CR
                     =============  MAY ACTIVITY       DB:          0.00   CR:      10,876.87CR        10,876.87CR

                     =============  ACCOUNT TOTAL      DB:          0.00   CR:      10,876.87CR
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     4000-09-4550      Proceeds for Property Purchase
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POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					0.00
5/08/24	5/09	B21257		02389 MDD 916 US 377 SLS		JE# 005696	000120	3,828.94CR	3,828.94CR
			=============	MAY ACTIVITY DB: 0.00		CR: 3,828.94CR		3,828.94CR	
			=============	ACCOUNT TOTAL DB: 0.00		CR: 3,828.94CR			

4000-09-4730 Property Rental Income

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					0.00
5/08/24	5/09	B21257		02389 MDD 916 US 377 SLS		JE# 005696	000120	1,354.84CR	1,354.84CR
			=============	MAY ACTIVITY DB: 0.00		CR: 1,354.84CR		1,354.84CR	
			=============	ACCOUNT TOTAL DB: 0.00		CR: 1,354.84CR			

4000-99-4090 Unallocated Fund balance

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					0.00

DEPT: 5176 MDD

5176-01-5101 Salaries

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					50,513.81
5/03/24	4/30	P00538	PYEXP	00270 PR 4/13/24 - 4/26/24				4,038.46	54,552.27
5/17/24	5/14	P00540	PYEXP	00271 PR 4/27/24 - 5/10/24				4,038.46	58,590.73
5/31/24	5/29	P00542	PYEXP	00272 PR 5/1/24 - 5/24/24				4,038.46	62,629.19
			=============	MAY ACTIVITY DB: 12,115.38		CR: 0.00		12,115.38	
			=============	ACCOUNT TOTAL DB: 12,115.38		CR: 0.00			

5176-01-5105 Overtime

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					0.00

5176-01-5106 Longevity

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					0.00

5176-01-5107 TMRS Contribution

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				BEGINNING BALANCE					3,283.39
5/03/24	5/29	A41489	DFT: 002347	07226 TMRS Payable	0273	TMR202404301675		262.50	3,545.89
5/17/24	5/29	A41490	DFT: 002347	07226 TMRS Payable	0273	TMR202405141676		262.50	3,808.39
5/31/24	5/29	A41491	DFT: 002347	07226 TMRS Payable	0273	TMR202405291679		262.50	4,070.89
			=============	MAY ACTIVITY DB: 787.50		CR: 0.00		787.50	
			=============	ACCOUNT TOTAL DB: 787.50		CR: 0.00			

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5176-01-5108			Payroll Tax Expense (medicare)						
				B E G I N N I N G B A L A N C E					738.00
5/14/24	5/14	A41272	DFT: 002333	07204 Medicare Payable	0116	T4 202405141676		51.79	789.79
5/29/24	5/29	A41475	DFT: 002343	07224 Medicare Payable	0116	T4 202405291679		51.79	841.58
			=============	MAY ACTIVITY DB: 103.58		CR: 0.00		103.58	
			=============	ACCOUNT TOTAL DB: 103.58		CR: 0.00			
5176-01-5109			Group Health Insurance						
				B E G I N N I N G B A L A N C E					6,653.85
5/03/24	4/30	B21181	Self Ins	02362 Self Insurance		JE# 005669		351.45	7,005.30
5/17/24	5/14	B21293	Self Ins	02393 Self Insurance		JE# 005700		351.45	7,356.75
5/31/24	5/29	B21380	Self Ins	02408 Self Insurance		JE# 005715		351.45	7,708.20
			=============	MAY ACTIVITY DB: 1,054.35		CR: 0.00		1,054.35	
			=============	ACCOUNT TOTAL DB: 1,054.35		CR: 0.00			
5176-01-5110			Workmens Comp TML						
				B E G I N N I N G B A L A N C E					139.02
5176-01-5621			Travel/training						
				B E G I N N I N G B A L A N C E					7,956.42
5/02/24	5/09	A41213	CHK: 013575	07184 REIMBURSEMENT	1	2405		29.00	7,985.42
5/02/24	5/09	A41214	CHK: 013573	07184 REIMBURSEMENT	1	2405A		28.14	8,013.56
5/31/24	5/16	A41372	DFT: 002336	07197 DOMINO'S-MEETING	0556	2024/04		63.03	8,076.59
5/31/24	5/16	A41372	DFT: 002336	07197 UPPER PARK-MEETING W/ PR	0556	2024/04		38.53	8,115.12
5/31/24	5/16	A41372	DFT: 002336	07197 MESQUITE PIT-TML SMALL T	0556	2024/04		75.00	8,190.12
5/31/24	5/16	A41372	DFT: 002336	07197 BOB'S OFF THE SQUARE-MEE	0556	2024/04		35.11	8,225.23
5/31/24	5/16	A41372	DFT: 002336	07197 HILTON GARDEN INN-DREW	0556	2024/04		168.37	8,393.60
5/31/24	5/16	A41372	DFT: 002336	07197 HILTON GARDEN INN-GOSSET	0556	2024/04		268.94	8,662.54
5/31/24	5/16	A41372	DFT: 002336	07197 HILTON GARDEN INN-ABERNO	0556	2024/04		336.74	8,999.28
5/31/24	5/16	A41372	DFT: 002336	07197 HILTON GARDEN INN-BROWNI	0556	2024/04		336.74	9,336.02
5/31/24	5/16	A41372	DFT: 002336	07197 QT-GAS FOR TRAVEL/TRAINI	0556	2024/04		35.70	9,371.72
			=============	MAY ACTIVITY DB: 1,415.30		CR: 0.00		1,415.30	
			=============	ACCOUNT TOTAL DB: 1,415.30		CR: 0.00			
5176-02-5737			CDBG grant match						
				B E G I N N I N G B A L A N C E					0.00

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5176-03-5050		Office Supplies						
			B E G I N N I N G B A L A N C E					2,333.22
5/31/24	5/16 A41372	DFT: 002336	07197 IMPRESS GRAPHICS-BUS CAR	0556	2024/04		59.32	2,392.54
5/31/24	5/16 A41372	DFT: 002336	07197 IMPRESS GRAPHICS-BUS CAR	0556	2024/04		113.81	2,506.35
5/31/24	5/16 A41372	DFT: 002336	07197 OFFICE DEPOT-FOLDERS	0556	2024/04		12.90	2,519.25
5/31/24	5/16 A41372	DFT: 002336	07197 OFFICE DEPOT-FOLDERS	0556	2024/04		12.05	2,531.30
5/31/24	5/16 A41372	DFT: 002336	07197 OFFICE DEPOT- STORAGE SH	0556	2024/04		94.79	2,626.09
		=============	MAY ACTIVITY DB: 292.87		CR: 0.00		292.87	
		=============	ACCOUNT TOTAL DB: 292.87		CR: 0.00			
5176-03-5060		Promotional Materials						
			B E G I N N I N G B A L A N C E					3,058.50
5/31/24	5/16 A41372	DFT: 002336	07197 BLUE MOON -PROMO MATERIA	0556	2024/04		123.98	3,182.48
		=============	MAY ACTIVITY DB: 123.98		CR: 0.00		123.98	
		=============	ACCOUNT TOTAL DB: 123.98		CR: 0.00			
5176-04-5120		Building Maintenance						
			B E G I N N I N G B A L A N C E					10,663.45
5/01/24	5/01 A41109	CHK: 013544	07175 INTEGRITY FACILITY SOLUT	0187	619127		349.00	11,012.45
5/21/24	5/23 A41391	CHK: 013615	07209 ADAMS EXTERMINATING COMP	0120	1112834		99.00	11,111.45
5/31/24	5/16 A41372	DFT: 002336	07197 HOME DEPOT-STEP BY DOOR	0556	2024/04		28.68	11,140.13
5/31/24	6/13 A41704	CHK: 013727	07247 ATMOS ENERGY	0126	30645618632405		82.89	11,223.02
		=============	MAY ACTIVITY DB: 559.57		CR: 0.00		559.57	
		=============	ACCOUNT TOTAL DB: 559.57		CR: 0.00			
5176-05-5616		Utilities - Electricity						
			B E G I N N I N G B A L A N C E					0.00
5176-05-5618		Telephone						
			B E G I N N I N G B A L A N C E					445.51
5/02/24	6/13 A41709	CHK: 013763	07247 VERIZON WIRELESS	0277	9965548514		69.63	515.14
		=============	MAY ACTIVITY DB: 69.63		CR: 0.00		69.63	
		=============	ACCOUNT TOTAL DB: 69.63		CR: 0.00			

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
5176-05-5619		Utilities - Water/Sewer						
			B E G I N N I N G B A L A N C E					0.00
5176-06-5060		Election Services						
			B E G I N N I N G B A L A N C E					0.00
5176-06-5240		Drug screening/background chec						
			B E G I N N I N G B A L A N C E					0.00
5176-06-5620		Legal & Professional						
			B E G I N N I N G B A L A N C E					6,467.60
5/02/24	5/09 A41207	CHK: 013581	07184 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 21		2,795.00	9,262.60
5/02/24	6/05 B21440		02425 Bank Fees 2405		JE# 005732	000126	20.00	9,282.60
5/10/24	5/23 A41423	CHK: 013626	07209 DUNAWAY ASSOCIATES LLC	1212	70357		3,577.50	12,860.10
5/10/24	7/02 B21604	Dunaway 70357	02461 Expense Code Reclass		JE# 005769	000131	3,577.50CR	9,282.60
5/31/24	6/13 A41720	CHK: 013761	07247 TAYLOR, OLSON, ADKINS, S	0775	STATEMENT NO. 22		4,633.98	13,916.58
		=============	MAY ACTIVITY DB: 11,026.48		CR: 3,577.50CR		7,448.98	
		=============	ACCOUNT TOTAL DB: 11,026.48		CR: 3,577.50CR			
5176-06-5724		Water/Sewer Impact Fee Study						
			B E G I N N I N G B A L A N C E					0.00
5176-06-5764		Special Services						
			B E G I N N I N G B A L A N C E					0.00
5176-06-5765		Thoroughfare PlanTraffic Count						
			B E G I N N I N G B A L A N C E					0.00
5176-06-7860		Downtown Master Plan						
			B E G I N N I N G B A L A N C E					0.00
5176-06-7861		Comprehensive Plan						
			B E G I N N I N G B A L A N C E					0.00
5176-06-7862		Maps						

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
			B E G I N N I N G B A L A N C E					351.36
	5176-06-7863	Strategic Plan						
			B E G I N N I N G B A L A N C E					0.00
5/10/24	7/02 B21604	Dunaway 70357	02461 Expense Code Reclass		JE# 005769	000131	3,577.50	3,577.50
		=============	MAY ACTIVITY DB: 3,577.50		CR: 0.00		3,577.50	
		=============	ACCOUNT TOTAL DB: 3,577.50		CR: 0.00			
	5176-07-5150	Printing						
			B E G I N N I N G B A L A N C E					0.00
	5176-07-5190	Insurance - TML						
			B E G I N N I N G B A L A N C E					612.37
	5176-07-5260	Dues & Memberships						
			B E G I N N I N G B A L A N C E					10,125.00
	5176-07-5280	Copier Maintenance Contract						
			B E G I N N I N G B A L A N C E					0.00
	5176-07-5665	Technology/Promotional Video						
			B E G I N N I N G B A L A N C E					17,994.92
5/31/24	5/16 A41372	DFT: 002336	07197 CANVA-TECH/PROMO	0556	2024/04		14.99	18,009.91
5/31/24	5/16 A41372	DFT: 002336	07197 MCDORMAN SIGNS-WEBSITE F	0556	2024/04		100.00	18,109.91
		=============	MAY ACTIVITY DB: 114.99		CR: 0.00		114.99	
		=============	ACCOUNT TOTAL DB: 114.99		CR: 0.00			
	5176-07-5667	Marketing and Advertising						
			B E G I N N I N G B A L A N C E					1,934.10
	5176-07-5763	Chamber of Commerce						
			B E G I N N I N G B A L A N C E					0.00
	5176-09-5131	Meetings Meals						

POST	DATE	TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
				B E G I N N I N G B A L A N C E					0.00
5176-09-5133			Marketing & Promotions						
				B E G I N N I N G B A L A N C E					0.00
5176-09-5140			Miscellaneous						
				B E G I N N I N G B A L A N C E					0.00
5176-09-5630			Property Purchase						
				B E G I N N I N G B A L A N C E					0.00
5/07/24	5/09	A41208	CHK: 013580	07184 SPECIALITY LAND SERVICES	0854	8620		2,500.00	2,500.00
5/08/24	5/09	B21257	Deposit 000000	02389 MDD 916 US 377 SLS		JE# 005696	000120	2,500.00CR	0.00
			=============	MAY ACTIVITY DB: 2,500.00		CR: 2,500.00CR		0.00	
			=============	ACCOUNT TOTAL DB: 2,500.00		CR: 2,500.00CR			
5176-09-5790			Keep Aubrey Beautiful						
				B E G I N N I N G B A L A N C E					0.00
5176-16-5764			Contract Labor-consultant						
				B E G I N N I N G B A L A N C E					0.00
5176-99-4091			Administrative fee						
				B E G I N N I N G B A L A N C E					8,750.00
5/01/24	5/06	B21216		02372 MDD ADMIN FEE 2405		JE# 005679		1,250.00	10,000.00
			=============	MAY ACTIVITY DB: 1,250.00		CR: 0.00		1,250.00	
			=============	ACCOUNT TOTAL DB: 1,250.00		CR: 0.00			
5176-99-5700			Grant Match						
				B E G I N N I N G B A L A N C E					0.00
5176-99-5710			Business Survival Program						
				B E G I N N I N G B A L A N C E					0.00
5176-99-5750			Economic Incentives						

POST	DATE TRAN #	REFERENCE	PACKET======DESCRIPTION=======	VEND	INV/JE #	NOTE	=====AMOUNT====	====BALANCE====
			B E G I N N I N G B A L A N C E					0.00
	5176-99-5762	Contingency						
			B E G I N N I N G B A L A N C E					0.00
	5176-99-5800	Municipal Projects						
			B E G I N N I N G B A L A N C E					0.00
	5176-99-9900	Depreciation						
			B E G I N N I N G B A L A N C E					0.00

--*-*-*-*-*-*-*-*-*-*-*- 000 ERRORS IN THIS REPORT! *-*-*-*-*-*-*-*-*-*-*-*-*-*

** REPORT TOTALS **	--- DEBITS ---	--- CREDITS ---
BEGINNING BALANCES:	3,589,764.40	3,589,764.40CR
REPORTED ACTIVITY:	1,869,400.01	1,869,400.01CR
ENDING BALANCES:	5,459,164.41	5,459,164.41CR
TOTAL FUND ENDING BALANCE:	0.00	

SELECTION CRITERIA

FISCAL YEAR: Oct-2023 / Sep-2024

FUND: Include: 701

TRANSACTION DATES: 5/01/2024 THRU 5/31/2024

TRANSACTIONS: BOTH

ACCOUNT SELECTION

ACCOUNT RANGE: THRU ZZZZZZZZZZZZZZZ

DEPARTMENT RANGE: - THRU -

ACTIVE FUNDS ONLY: NO

ACTIVE ACCOUNT ONLY: NO

INCLUDE RESTRICTED ACCOUNTS: NO

DIGIT SELECTION:

PRINT OPTIONS DETAIL

OMIT ACCOUNTS WITH NO ACTIVITY: NO

PRINT ENCUMBRANCES: NO

PRINT VENDOR NAME: NO

PRINT PROJECTS: NO

PRINT JOURNAL ENTRY NOTES: NO

PRINT MONTHLY TOTALS: YES

PRINT GRAND TOTALS: NO

PRINT: INVOICE #

PAGE BREAK BY: NONE

*** END OF REPORT ***

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Presentation on the Strategic Plan process and updates from Jason Claunch and Chris Branham with the Catalyst Group.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
Representatives from the Catalyst Group will present and discuss goals, actions, strategies, a market snapshot, and the initial findings from the industry cluster analysis.

Financial Summary
N/A

Staff Recommended Motion

Conditions
N/A

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Consider and take action on approving the MDD Executive Director to enter into a professional services agreement with Westwood Consulting for a Downtown Farmers Market concept and construction plan in the amount not to exceed $25,000.

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
Consider and take action on approving the MDD Executive Director to enter into a professional services agreement with Westwood Consulting for a Downtown Farmers Market concept and construction plan in the amount not to exceed $25,000. The design plans for a Farmer's Market could include, but not be limited to, a parking area, spaces for vendors, small covered platform, electrical outlets/utilities infrastructure, fencing, and pad sites for food trucks.

The MDD Board has discussed the need for some market and vendor activities downtown. The project drawing and construction plan would be a step toward the development of a Farmers' Market. This project is within the state statute for the use and purpose of the MDD sales tax funds. The market would also help business development and bring more activity to the downtown district. Farmers' Markets serve as a catalyst and business incubator for local entrepreneurs.

Staff recommends entering into a professional services agreement with Westwood since they have drawn-up plans for the improvements at Veteran's Park and Matthew's Park. The Parks & Recreation Department had $48,000 approved for the first phase of the Farmers' Market to begin improvements this Fall. The plans will help lay it out and expand the market area to include space for more vendors, activities and parking.

Financial Summary
There is a balance of $25,000 in Contract Services in the MDD budget, which could be used for drawing the concept and construction plans if the board approved the agreement not to exceed $25,000.

Staff Recommended Motion
Approve

Conditions
N/A

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Consider and Approve Mural Sub-Committee recommendation for MDD Building Mural

Staff Contact

Summary
The Mural Sub-Committee reviewed the submissions from the Call for Artists RFP and selected two finalists. The two finalists submitted final drawings and the Mural Sub-Committee will present the drawings and discuss the proposals. The board will make a final approval for the mural project.

Financial Summary
The proposals varied in cost and will be discussed with the board.

Staff Recommended Motion
Approve

Conditions
N/A

Municipal Development District Board Meeting
Staff Report
July 9, 2024

Agenda Item
Review staff activity report and updates from the Director on any development and business activity in Aubrey and/or upcoming meetings, training/conferences/event updates.

1. June Staff Report
2. Placer AI and ZacTax Reports

Staff Contact
Christine Gossett, MDD Executive Director
cgossett@aubreytx.gov
940-440-9343

Summary
Review the June staff activity report and updates from the Executive Director.

Financial Summary
N/A

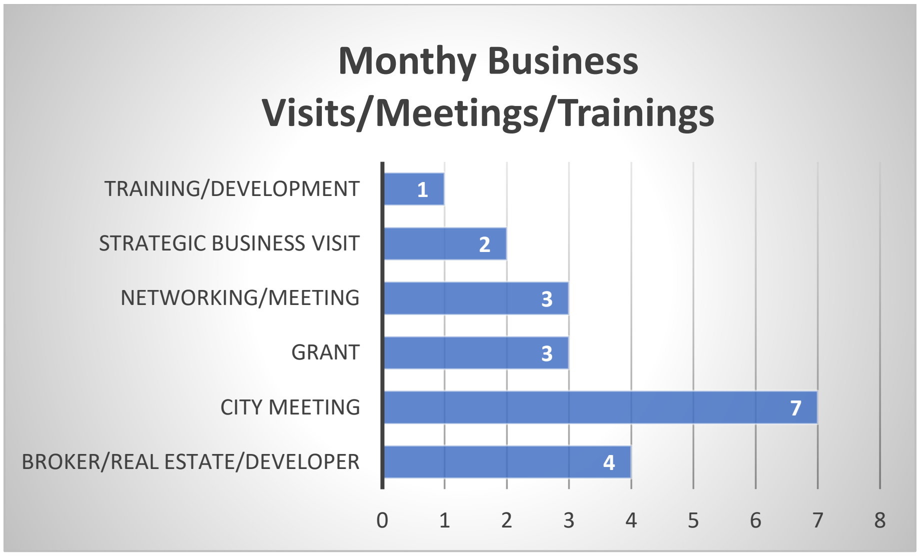
Staff Recommended Motion

Conditions
N/A

Aubrey Municipal Development District

Christine Gossett – Executive Director

Business Activity and Updates



Commercial Property for Sale/Lease/Build-to-Suit*:*

Available: *Aubrey Creek Retail – 1001 US-377: retail space (+/- 2000 SF), 2 pad sites available (+/- 9,000 SF)*

Available for sale or lease: *Former restaurant - 204-208 Main St: 5,130 total SF (2,088 & 2,610 each)*

Available/Coming Soon: *Pine Ridge Pavilion North - 501 Pine Ridge Ln: 2 spaces: 1 retail; 1 restaurant.*

Available/Coming Soon: *Pine Ridge Pavilion South - 500 Pine Ridge Ln: 2 spaces: 1 retail; 1 restaurant.*

Available/Coming Soon: *216 S. Main Street: +/- 1,323 SF (2 space for retail, salon, office, other*

Coming Soon: *Commercial pad sites Springhill and US-377.*

Business Activity and Updates

New Business Openings:

- N/A

Business Closings:

- N/A

Marketing and New Projects

New:

- Set filming date and started preparation for Economic Development video. Filming date is July 19th.
- Received 3 requests from businesses for TIP Grant application.
- Started planning with Aubrey Chamber for cooperative business education event. The Business Resource Fair date is August 28th.
- Reviewed submissions from artists with the Mural Sub-Committee. Selected finalists and board will decide July.
- Presented MDD Proposed '24-'25 budget at City Council Workshop.
- Attended TEDC Mid-Year Conference June 5th to 7th.

On-Going/Marketing:

- Maps and Website: Updates to MDD website Incentives page.
- Social media/Facebook: Manage regular posts on activities, area business and local posts. June's highest post was The Scratch Pad welcome post with Reach/Engagement: 426/87.
- Website Views/Visitors: 464/235
- Data and Analytics: Reports for Placer AI and ZacTax; social media and website.

Sales & UseTax Allocation:

- Payment Received in June: $101,884.00