



## TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Monday, January 12, 2026, at 4:00 PM*

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## AGENDA

### CALL TO ORDER AND ROLL CALL

#### **Board Members**

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair

Place 2 Jessy Milner

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith

Advisory Member Bob Richardson

#### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

City Attorney Aniz Alani

Assistant City Attorney Laura Mueller

City Secretary Diana Boone

Project Manager Garrett Osborne

TIRZ Project Manager Keenan Smith, AIA

TIRZ Administrator Andrea Barnes

### PRESENTATION OF CITIZENS

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however, the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

## MINUTES

- 1. Approval of the December 8, 2025 TIRZ No.1 & No.2 Board regular meeting minutes.**

## BUSINESS AGENDA

- 2. Presentation, discussion, and possible action on the acceptance of the Quarterly TIRZ Administrator's Report. *TIRZ Administrator, P3 Works***
- 3. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager***
  - a. Utility Relocations
  - b. Schedule
  - c. Budget
- 4. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager***
- 5. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager***

## CLOSED SESSION

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), 551.0761 (Deliberation Regarding Critical Infrastructure Facility), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 6. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects. (551.071, *Consultation with Attorney*; 551.073, *Deliberation Regarding Real Property*).**

## UPCOMING MEETINGS

### **TIRZ No. 1 & No. 2 Board Meetings**

February 9, 2026, at 4:00 p.m.

March 9, 2026, at 4:00 p.m.

April 13, 2026, at 4:00 p.m.

**City Council Meetings**

January 20, 2026, at 6:00 p.m.  
February 3, 2026, at 6:00 p.m.  
February 17, 2026, at 6:00 p.m.  
March 7, 2026, at 6:00 p.m.

**ADJOURN**

**TEXAS OPEN MEETINGS ACT PUBLIC NOTIFICATION OF MEETING**

*I certify that this public meeting is posted in accordance with Texas Government Code Chapter 551, Open Meetings. This meeting agenda is posted on the bulletin board at the City of Dripping Springs City Hall, located at 511 Mercer Street, and on the City website at, [www.cityofdrippingsprings.com](http://www.cityofdrippingsprings.com), on January 6, 2026, at 4:00 PM.*

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*Diana Boone, City Secretary*

*This facility is wheelchair accessible. Accessible parking spaces are available. Requests for auxiliary aids and services must be made 48 hours prior to this meeting by calling (512) 858-4725.*



## TIRZ No. 1 & No. 2 Board of Directors Regular Meeting

*Dripping Springs City Hall*

*511 Mercer Street – Dripping Springs, Texas*

*Monday, December 08, 2025, at 4:00 PM*

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### **DRAFT MINUTES**

#### **CALL TO ORDER AND ROLL CALL**

With a quorum of board members present, Chair Thomas called the meeting to order at 4:02 p.m.

##### **Board Members Present:**

Place 1 Ryan Thomas, Chair

Place 3 Taline Manassian, Vice Chair (*arrived at 4:15 p.m.*)

Place 4 Miles Mathews

Place 5 Missy Atwood

Place 6 Susan Kimball

Place 7 Walt Smith (*arrived at 4:15 p.m.*)

##### **Board Members Absent:**

Place 2 Jessy Milner

Advisory Member Bob Richardson

##### **Staff, Consultants & Appointed/Elected Officials**

City Administrator Michelle Fischer

Deputy City Administrator Shawn Cox

Deputy City Attorney Laura Mueller

City Secretary Diana Boone

City Engineer Chad Gilpin

Maintenance Director Riley Sublett

TIRZ Project Manager Keenan Smith, AIA

Leslie Pollack HDR Engineer

Senior Planner Sara Varvarigos

#### **PRESENTATION OF CITIZENS**

*A member of the public that wishes to address the Board on any issue, regardless of whether it is posted on this agenda, may do so during Presentation of Citizens. It is the request of the Board that individuals wishing to speak on agenda items with a public hearing hold their comments until the item is being considered. Individuals are allowed two (2) minutes each to speak regarding issues not on the agenda and two (2) minutes per item on the agenda and may not cede or pool time. Those requiring the assistance of a translator will be allowed additional time to speak. Individuals are not required to sign in; however, it is encouraged. Individuals that wish to share documents with the Board must present the documents to the City Secretary or City Attorney providing at least eight (8) copies; if eight (8) copies are not provided, the Board will receive the documents the following day. Audio Video presentations will not be accepted during Presentation of Citizens. By law no action shall be taken during Presentation of Citizens; however,*

*the Chair may provide a statement of specific factual information, recitation of existing policy, or direction or referral to staff.*

No one spoke during Presentation of Citizens.

## MINUTES

### **1. Approval of the November 10, 2025, TIRZ No. 1 and No. 2 Board regular meeting minutes.**

A motion was made by Board Member Mathews and seconded by Board Member Kimball, to approve the November 10, 2025 meeting minutes. The motion to approve carried unanimously 4 to 0. Vice Chair Manassian and Board Member Smith were not present to vote.

## BUSINESS AGENDA

### **2. Update regarding TIRZ Priority Project - Old Fitzhugh Road Improvement Project. *Keenan Smith, TIRZ Project Manager***

- a. Utility Relocations
- b. Schedule
- c. Budget

HDR Engineer Leslie Pollock presented the update.

No action was taken.

### **3. Update regarding TIRZ Priority Project - Stephenson School Building and Parking Lot Project. *Keenan Smith, TIRZ Project Manager and Garrett Osborne, Project Manager***

Vice Chair Manassian and Board Member Smith arrived during this presentation.

TIRZ Project Manager Keenan Smith presented the update.

No action was taken.

### **4. Update regarding TIRZ Priority Project - Mercer Street Paseo Project. *Keenan Smith, TIRZ Project Manager***

TIRZ Project Manager Keenan Smith presented the update.

No action was taken.

### **5. Update regarding TIRZ Priority Project - Dripping Springs Community Library Project. *Missy Atwood, President, DS Community Library***

Board Member Atwood presented the update.

No action was taken.

## CLOSED SESSION

A motion was made by Vice Chair Manassian and seconded by Board Member Mathew, to go into Closed Session for item 6, under sections 551.071 and 551.073. The motion carried unanimously 6 to 0.

Closed Session started at 4:33 p.m.

*The Board has the right to adjourn into closed session on any item on this agenda and at any time during the course of this meeting to discuss any matter as authorized by law or by the Open Meetings Act, Texas Government Code Sections 551.071 (Consultation With Attorney), 551.072 (Deliberation Regarding Real Property), 551.073 (Deliberation Regarding Prospective Gifts), 551.074 (Personnel Matters), 551.076 (Deliberation Regarding Security Devices or Security Audits), and 551.087 (Deliberation Regarding Economic Development Negotiations), and 551.089 (Deliberation Regarding Security Devices or Security Audits). Any final action or vote on any Closed Session item will be taken in Open Session.*

- 6. Consultation with attorney and deliberation regarding real property for parcels involved in TIRZ Priority Projects including Old Fitzhugh Road, Town Center, Stephenson Building, and other strategic real property acquisitions related to TIRZ Priority Projects. (551.071, Consultation with Attorney; 551.073, Deliberation Regarding Real Property).**

Closed Session ended at 5:02 p.m.

No action was taken during Closed Session.

## ADJOURN

A motion was made by Board Member Smith and seconded by Board Member Mathews, to adjourn the meeting. The motion to adjourn carried unanimously 6 to 0.

The meeting was adjourned at 5:03 p.m.



**City of Dripping Springs  
Tax Increment Reinvestment Zone  
Executive Summary (Q3 2025)**

*January 06, 2026*



**Project Participants**

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City of Dripping Springs

Hays County

Dripping Springs Independent School District

Dripping Springs Community Library District

Table 1: Total Cost Summary

	Creation Costs	Town Center	Old Fitzhugh Road	Triangle Drainage	Downtown Parking	Stephenson Building	Downtown Restrooms	Downtown Drainage, Roadway, Sidewalks	Total
<b>CREATION COSTS</b>									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	-	-	-	-	-	-	-	-
FY 2019	-	-	-	-	-	-	-	-	-
FY 2020	-	-	-	-	-	-	-	-	-
FY 2021	-	-	-	-	-	-	-	-	-
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-	-	-	-
	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
<b>DIRECT EXPENSES</b>									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	\$ 146,758	\$ 84,610	\$ 5,706	-	-	-	-	\$ 237,075
FY 2019	-	\$ 79,887	\$ 2,450	\$ 2,180	\$ 18,182	-	-	-	\$ 102,699
FY 2020	-	\$ 40,250	\$ 2,050	-	\$ 11,678	-	-	-	\$ 53,978
FY 2021	-	\$ 16,736	\$ 15,018	-	\$ 23,095	-	-	-	\$ 54,849
FY 2022	-	-	\$ 105,208	-	-	-	-	-	\$ 105,208
FY 2023	-	\$ 7,565	\$ 220,791	-	\$ 1,667	-	-	-	\$ 230,022
FY 2024	-	-	\$ 257,417	-	\$ 80,039	-	-	-	\$ 337,456
FY 2025*	-	-	\$ 374,949	-	-	\$ 26,360	-	\$ 235,407	\$ 636,716
	\$ -	\$ 291,196	\$ 1,062,493	\$ 7,886	\$ 134,661	\$ 26,360	\$ -	\$ 235,407	\$ 1,758,004
<b>ALLOCATION OF INDIRECT EXPENSES</b>									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	\$ 75,357	\$ 43,446	\$ 2,930	-	-	-	-	\$ 121,733
FY 2019	-	\$ 76,728	\$ 2,353	\$ 2,094	\$ 17,463	-	-	-	\$ 98,639
FY 2020	-	\$ 104,367	\$ 5,316	-	\$ 30,281	-	-	-	\$ 139,964
FY 2021	-	\$ 27,881	\$ 25,018	-	\$ 38,474	-	-	-	\$ 91,373
FY 2022	-	-	\$ 61,586	-	-	-	-	-	\$ 61,586
FY 2023	-	\$ 2,220	\$ 64,810	-	\$ 489	-	-	-	\$ 67,519
FY 2024	-	-	\$ 78,362	-	\$ 24,365	-	-	-	\$ 102,727
FY 2025*	-	-	\$ 47,143	-	-	\$ 3,314	-	\$ 29,598	\$ 80,056
	\$ -	\$ 286,555	\$ 328,033	\$ 5,024	\$ 111,073	\$ 3,314	\$ -	\$ 29,598	\$ 763,597
<b>MARKET/P3 STUDY EXPENSES</b>									
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	\$ 22,870	-	-	-	-	-	-	\$ 22,870
FY 2019	-	\$ 37,455	-	-	-	-	-	-	\$ 37,455
FY 2020	-	\$ 42,805	-	-	-	-	-	-	\$ 42,805
FY 2021	-	\$ 11,380	-	-	-	-	-	-	\$ 11,380
FY 2022	-	-	-	-	-	-	-	-	-
FY 2023	-	-	-	-	-	-	-	-	-
FY 2024	-	-	-	-	-	-	-	-	-
FY 2025*	-	-	-	-	-	-	-	-	-
	\$ -	\$ 114,510	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 114,510
<b>TOTAL EXPENSES</b>									
FY 2017	\$ 60,971	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 60,971
FY 2018	-	\$ 244,985	\$ 128,056	\$ 8,636	-	-	-	-	\$ 381,678
FY 2019	-	\$ 194,071	\$ 4,803	\$ 4,274	\$ 35,645	-	-	-	\$ 238,793
FY 2020	-	\$ 187,422	\$ 7,366	-	\$ 41,960	-	-	-	\$ 236,747
FY 2021	-	\$ 55,998	\$ 40,035	-	\$ 61,569	-	-	-	\$ 157,602
FY 2022	-	-	\$ 166,794	-	-	-	-	-	\$ 166,794
FY 2023	-	\$ 9,785	\$ 285,601	-	\$ 2,156	-	-	-	\$ 297,542
FY 2024	-	-	\$ 335,779	-	\$ 104,404	-	-	-	\$ 440,183
FY 2025*	-	-	\$ 422,092	-	-	\$ 29,675	-	\$ 265,006	\$ 716,772
	\$ 60,971	\$ 692,261	\$ 1,390,526	\$ 12,910	\$ 245,734	\$ 29,675	\$ -	\$ 265,006	\$ 2,697,081

\* Invoices received as of 1/5/2026

Table 2: Creation Costs

Public Improvements	City	County	Library	DSISD	Total
<b><i>Cost Participation</i></b>	100.00%	0.00%	0.00%	0.00%	100.00%
<b>CREATION COSTS</b>					
<i>FY 2017</i>	\$ 60,971	\$ -	\$ -	\$ -	\$ 60,971
<i>FY 2018</i>	-	-	-	-	-
<i>FY 2019</i>	-	-	-	-	-
<i>FY 2020</i>	-	-	-	-	-
<i>FY 2021</i>	-	-	-	-	-
<i>FY 2022</i>	-	-	-	-	-
<i>FY 2023</i>	-	-	-	-	-
<i>FY 2024</i>	-	-	-	-	-
<i>FY 2025*</i>	-	-	-	-	-
	<b>\$ 60,971</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 60,971</b>

\* Invoices received as of 1/5/2026

Table 3: Town Center Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	33.33%	33.33%	0.00%	100.00%
Market/P3 Study	34.00%	0.00%	0.00%	66.00%	100.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	48,919	48,919	48,919	-	146,758
FY 2019	26,629	26,629	26,629	-	79,887
FY 2020	13,417	13,417	13,417	-	40,250
FY 2021	5,579	5,579	5,579	-	16,736
FY 2022	-	-	-	-	-
FY 2023	2,522	2,522	2,522	-	7,565
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ 97,065</b>	<b>\$ -</b>	<b>\$ 291,196</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	25,119	25,119	25,119	-	75,357
FY 2019	25,576	25,576	25,576	-	76,728
FY 2020	34,789	34,789	34,789	-	104,367
FY 2021	9,294	9,294	9,294	-	27,881
FY 2022	-	-	-	-	-
FY 2023	740	740	740	-	2,220
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ 95,518</b>	<b>\$ -</b>	<b>\$ 286,555</b>
<b>MARKET/P3 STUDY EXPENSES **</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	7,776	-	-	15,094	22,870
FY 2019	12,735	-	-	24,721	37,455
FY 2020	14,554	-	-	28,251	42,805
FY 2021	3,869	-	-	7,511	11,380
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ 38,933</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 75,577</b>	<b>\$ 114,510</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	81,814	74,039	74,039	15,094	244,985
FY 2019	64,940	52,205	52,205	24,721	194,071
FY 2020	62,759	48,206	48,206	28,251	187,422
FY 2021	18,742	14,873	14,873	7,511	55,998
FY 2022	-	-	-	-	-
FY 2023	3,262	3,262	3,262	-	9,785
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ 231,517</b>	<b>\$ 192,584</b>	<b>\$ 192,584</b>	<b>\$ 75,577</b>	<b>\$ 692,261</b>

\* Invoices received as of 1/5/2026

\*\* Includes Town Center Market Study (\$20,000) and P3 Study (\$94,510) allocated between City (34%) and DSISD (66%).

Table 4: Old Fitzhugh Expenditures

	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	50.00%	50.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	42,305	42,305	-	-	84,610
FY 2019	1,225	1,225	-	-	2,450
FY 2020	1,025	1,025	-	-	2,050
FY 2021	7,509	7,509	-	-	15,018
FY 2022	52,604	52,604	-	-	105,208
FY 2023	110,395	110,395	-	-	220,791
FY 2024	128,709	128,709	-	-	257,417
FY 2025*	187,474	187,474	-	-	374,949
	<b>\$ 531,247</b>	<b>\$ 531,247</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,062,493</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	21,723	21,723	-	-	43,446
FY 2019	1,177	1,177	-	-	2,353
FY 2020	2,658	2,658	-	-	5,316
FY 2021	12,509	12,509	-	-	25,018
FY 2022	30,793	30,793	-	-	61,586
FY 2023	32,405	32,405	-	-	64,810
FY 2024	39,181	39,181	-	-	78,362
FY 2025*	23,572	23,572	-	-	47,143
	<b>\$ 164,016</b>	<b>\$ 164,016</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 328,033</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	64,028	64,028	-	-	128,056
FY 2019	2,402	2,402	-	-	4,803
FY 2020	3,683	3,683	-	-	7,366
FY 2021	20,018	20,018	-	-	40,035
FY 2022	83,397	83,397	-	-	166,794
FY 2023	142,800	142,800	-	-	285,601
FY 2024	167,889	167,889	-	-	335,779
FY 2025*	211,046	211,046	-	-	422,092
	<b>\$ 695,263</b>	<b>\$ 695,263</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,390,526</b>

\* Invoices received as of 1/5/2026

Table 5: Triangle Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	33.33%	66.67%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 1,902	\$ 3,804	\$ -	\$ -	\$ 5,706
FY 2019	\$ 727	\$ 1,453	\$ -	\$ -	\$ 2,180
FY 2020	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2021	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2022	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2023	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2024	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2025*	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 2,629	\$ 5,258	\$ -	\$ -	\$ 7,886
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 977	\$ 1,953	\$ -	\$ -	\$ 2,930
FY 2019	\$ 698	\$ 1,396	\$ -	\$ -	\$ 2,094
FY 2020	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2021	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2022	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2023	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2024	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2025*	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 1,675	\$ 3,349	\$ -	\$ -	\$ 5,024
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2019	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2020	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2021	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2022	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2023	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2024	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2025*	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 2,879	\$ 5,758	\$ -	\$ -	\$ 8,636
FY 2019	\$ 1,425	\$ 2,849	\$ -	\$ -	\$ 4,274
FY 2020	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2021	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2022	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2023	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2024	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2025*	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ 4,303	\$ 8,607	\$ -	\$ -	\$ 12,910

\* Invoices received as of 1/5/2026

Table 6: Downtown Parking Expenditures					
	City	County	Library	DSISD	Total
<b>Cost Participation</b>					
Direct & Indirect	100.00%	0.00%	0.00%	0.00%	100.00%
Market/P3 Study	0.00%	0.00%	0.00%	0.00%	0.00%
<b>DIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	18,182	-	-	-	18,182
FY 2020	11,678	-	-	-	11,678
FY 2021	23,095	-	-	-	23,095
FY 2022	-	-	-	-	-
FY 2023	1,667	-	-	-	1,667
FY 2024	80,039	-	-	-	80,039
FY 2025*	-	-	-	-	-
	<b>\$ 134,661</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 134,661</b>
<b>ALLOCATION OF INDIRECT EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	17,463	-	-	-	17,463
FY 2020	30,281	-	-	-	30,281
FY 2021	38,474	-	-	-	38,474
FY 2022	-	-	-	-	-
FY 2023	489	-	-	-	489
FY 2024	24,365	-	-	-	24,365
FY 2025*	-	-	-	-	-
	<b>\$ 111,073</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 111,073</b>
<b>MARKET/P3 STUDY EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	-	-	-	-	-
FY 2020	-	-	-	-	-
FY 2021	-	-	-	-	-
FY 2022	-	-	-	-	-
FY 2023	-	-	-	-	-
FY 2024	-	-	-	-	-
FY 2025*	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENSES</b>					
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	-	-	-	-	-
FY 2019	35,645	-	-	-	35,645
FY 2020	41,960	-	-	-	41,960
FY 2021	61,569	-	-	-	61,569
FY 2022	-	-	-	-	-
FY 2023	2,156	-	-	-	2,156
FY 2024	104,404	-	-	-	104,404
FY 2025*	-	-	-	-	-
	<b>\$ 245,734</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 245,734</b>

\* Invoices received as of 1/5/2026

**Table 7: Stephenson Building Expenditures****Total****DIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		26,360
	\$	<b>26,360</b>

**ALLOCATION OF INDIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		3,314
	\$	<b>3,314</b>

**TOTAL EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		29,675
	\$	<b>29,675</b>

\* Invoices received as of 1/5/2026

**Table 8: Downtown Restrooms Expenditures****Total****DIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	<hr/>	<hr/>
	\$	-

**ALLOCATION OF INDIRECT EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	<hr/>	<hr/>
	\$	-

**TOTAL EXPENSES**

<i>FY 2017</i>	\$	-
<i>FY 2018</i>		-
<i>FY 2019</i>		-
<i>FY 2020</i>		-
<i>FY 2021</i>		-
<i>FY 2022</i>		-
<i>FY 2023</i>		-
<i>FY 2024</i>		-
<i>FY 2025*</i>		-
	<hr/>	<hr/>
	\$	-

\* Invoices received as of 1/5/2026

**Table 9: Downtown Drainage, Roadway,  
Sidewalks Expenditures**

Total
-------

**DIRECT EXPENSES**

<i>FY 2017</i>	\$ -
<i>FY 2018</i>	- -
<i>FY 2019</i>	- -
<i>FY 2020</i>	- -
<i>FY 2021</i>	- -
<i>FY 2022</i>	- -
<i>FY 2023</i>	- -
<i>FY 2024</i>	- -
<i>FY 2025*</i>	<u>235,407</u>
	<u><b>\$ 235,407</b></u>

**ALLOCATION OF INDIRECT EXPENSES**

<i>FY 2017</i>	\$ -
<i>FY 2018</i>	- -
<i>FY 2019</i>	- -
<i>FY 2020</i>	- -
<i>FY 2021</i>	- -
<i>FY 2022</i>	- -
<i>FY 2023</i>	- -
<i>FY 2024</i>	- -
<i>FY 2025*</i>	<u>29,598</u>
	<u><b>\$ 29,598</b></u>

**TOTAL EXPENSES**

<i>FY 2017</i>	\$ -
<i>FY 2018</i>	- -
<i>FY 2019</i>	- -
<i>FY 2020</i>	- -
<i>FY 2021</i>	- -
<i>FY 2022</i>	- -
<i>FY 2023</i>	- -
<i>FY 2024</i>	- -
<i>FY 2025*</i>	<u>265,006</u>
	<u><b>\$ 265,006</b></u>

\* Invoices received as of 1/5/2026

Table 10: Indirect Costs Summary

Year	PM & Coordination	Legal & Administration	Regional DDS	Miscellaneous Expenses	Total
FY 2017	\$ -	\$ -	\$ -	\$ -	\$ -
FY 2018	\$ 77,660	\$ 33,703	\$ 6,680	\$ 3,691	\$ 121,733
FY 2019	\$ 68,230	\$ 29,936	\$ -	\$ 473	\$ 98,639
FY 2020	\$ 73,897	\$ 63,062	\$ -	\$ 3,005	\$ 139,964
FY 2021	\$ 51,010	\$ 40,363	\$ -	\$ -	\$ 91,373
FY 2022	\$ 42,110	\$ 19,475	\$ -	\$ -	\$ 61,586
FY 2023	\$ 50,393	\$ 17,127	\$ -	\$ -	\$ 67,519
FY 2024	\$ 85,960	\$ 16,767	\$ -	\$ -	\$ 102,727
FY 2025*	\$ 71,169	\$ 8,887	\$ -	\$ -	\$ 80,056
<b>Total</b>	<b>\$ 520,429</b>	<b>\$ 229,319</b>	<b>\$ 6,680</b>	<b>\$ 7,168</b>	<b>\$ 763,597</b>

\* Invoices received as of 1/5/2026

Table 11: TIRZ No. 1 - TIRZ Revenues

Year	Total TIRZ Assessed Value [a]	Anarene/Double LL Assessed Value [a]	In City Only TIRZ Assessed Value [a]	Total Incremental Value %	In City Incremental Value %	Total City Collections	TIRZ County Revenue -	TIRZ County Revenue - In City	Total
	TIRZ City Revenue	Anarene/Double LL							
FY 2017	\$ 37,912,603	\$ -	\$ 37,912,603	0.00%	0.00%	\$ 63,687	\$ -	\$ -	\$ -
FY 2018	\$ 48,892,539	\$ -	\$ 48,892,539	22.46%	22.46%	\$ 88,769	\$ 15,475	\$ -	\$ 24,430
FY 2019	\$ 83,566,560	\$ -	\$ 83,566,560	54.63%	54.63%	\$ 157,718	\$ 37,923	\$ -	\$ 99,001
FY 2020	\$ 107,588,343	\$ -	\$ 107,588,343	64.76%	64.76%	\$ 196,760	\$ 65,688	\$ -	\$ 147,608
FY 2021	\$ 129,011,979	\$ -	\$ 129,011,979	70.61%	70.61%	\$ 244,931	\$ 86,477	\$ -	\$ 191,855
FY 2022	\$ 137,163,217	\$ -	\$ 137,163,217	72.36%	72.36%	\$ 260,610	\$ 94,288	\$ -	\$ 191,901
FY 2023 [c]	\$ 208,940,580	\$ 1,547,850	\$ 207,392,730	65.57%	66.06%	\$ 371,414	\$ 121,775	\$ -	\$ 214,030
FY 2024	\$ 247,801,926	\$ 1,660,092	\$ 246,141,834	70.97%	71.41%	\$ 425,378	\$ 150,951	\$ 86	\$ 270,229
FY 2025	\$ 284,972,192	\$ 2,228,550	\$ 282,743,642	74.76%	75.11%	\$ 509,607	\$ 190,488	\$ 596	\$ 371,631
							\$ 763,064	\$ 682	\$ 1,510,686
									\$ 2,274,432

[a] Assessed Value per Hays Central Appraisal District.

[b] The County Revenue is calculated using a 50% participation rate for property within the City and a 25% participation rate for property outside the City in the Anarene/Double LL development.

[c] Beginning in FY 2023, TIRZ 1 was expanded to include the Anarene/Double LL properties which caused the Base Value for property within the City to increase from \$37,912,603 to \$70,382,980 and the Base Value for property outside the City to increase from \$37,912,603 to \$71,930,830.

Table 12: TIRZ No. 2 - TIRZ Revenues						
Year	Assessed Value [a]	TIRZ City		TIRZ County		Total
		Revenue	Revenue	Revenue	Total	
FY 2017	\$ 5,836,710	\$ -	\$ -	\$ -	\$ -	
FY 2018	\$ 12,307,670	\$ 4,345	\$ 14,398	\$ 18,743		
FY 2019	\$ 28,732,478	\$ 23,553	\$ 49,649	\$ 73,203		
FY 2020	\$ 48,439,951	\$ 40,473	\$ 90,255	\$ 130,728		
FY 2021	\$ 72,915,989	\$ 63,709	\$ 141,269	\$ 204,978		
FY 2022	\$ 126,120,850	\$ 114,270	\$ 232,569	\$ 346,839		
FY 2023	\$ 278,803,689	\$ 242,668	\$ 426,511	\$ 669,179		
FY 2024	\$ 407,601,856	\$ 345,116	\$ 617,714	\$ 962,830		
FY 2025	\$ 412,755,994	\$ 365,007	\$ 712,109	\$ 1,077,115		
		<b>\$ 1,199,140</b>	<b>\$ 2,284,474</b>	<b>\$ 3,483,615</b>		

[a] Assessed Value per Hays Central Appraisal District.

**Table 13: Total Cash Position**

TIRZ NO. 1 CUMULATIVE REVENUES*	\$ 2,274,432
TIRZ NO. 2 CUMULATIVE REVENUES*	\$ 3,483,615
<b>TOTAL TIRZ CUMULATIVE REVENUES*</b>	<b>\$ 5,758,046</b>
LESS: CITY REIMBURSEMENT	\$ (482,631)
LESS: COUNTY REIMBURSEMENT	\$ (290,000)
LESS: DSISD REIMBURSEMENT	\$ (71,257)
LESS: LIBRARY REIMBURSEMENT	\$ (174,450)
LESS: TOTAL AMOUNT FUNDED DIRECTLY BY TIRZ	\$ (1,678,744)
<b>TOTAL REMAINING TIRZ REVENUE</b>	<b>\$ 3,060,965</b>

\*Revenues received through FY 2025.

Table 14 - Reimbursements by Entity					
	Contribution	Reimbursed to	Amount to be Reimbursed		
	Amount	Date			
<b>Total</b>	<b>\$ 1,018,338</b>	<b>\$ 1,018,338</b>			-
<i>City</i>	\$ 482,631	\$ 482,631			-
<i>County</i>	\$ 290,000	\$ 290,000			-
<i>Library</i>	\$ 174,450	\$ 174,450			-
<i>DSISD</i>	\$ 71,257	\$ 71,257			-

**Table 15 - FY 2025 Estimated Ending Cash Balance**

AVAILABLE CASH AS OF 1/5/2026 (INCLUDES FY25 TIRZ REVENUE)	\$	3,060,965
LESS: FY 2025 BUDGET	\$	(368,000)
PLUS: FY 2025 BUDGET SPENT AS OF 1/5/2026	\$	716,772
REMAINING FY 2025 BUDGET	\$	348,772
<b>ESTIMATED TOTAL CASH POSITION AT END OF FY 25 (INCLUDING FY25 TIRZ REVENUE)</b>	<b>\$</b>	<b>3,409,737</b>

**USES OF FUNDS AVAILABLE AT END OF FY 25**

FY 2026 Budget [a]	\$	368,000
	\$	368,000
Projected Surplus	\$	3,041,737

[a] Assumes FY 2026 budget equals FY 2025 budget.

# Progress Report

## Old Fitzhugh Road PS&E

November 2025

### Description of Work Performed During the Past Period – November 2025

#### PROJECT MANAGEMENT

- Project management and administration
- City progress meetings – 1
- TxDOT Design Review meeting
- TxDOT coordination

#### ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Update temporary construction easement exhibits with new property owners

#### DRAINAGE DESIGN

- No tasks this period

#### ILLUMINATION

- No tasks this period

#### UTILITY COORDINATION

- General coordination to facilitate relocations
- Coordination with Spectrum to address field / construction issues
- NestHaven power service coordination with Spectrum
- Submit Monthly Utility Status Report to TxDOT

#### ENVIRONMENTAL

- No tasks this period

#### ROW SURVEYING

- No tasks this period

#### LANDSCAPE, STREETSCAPE, URBAN DESIGN

- No tasks this period

#### PS&E PREPARATION

- No tasks this period

#### PUBLIC ENGAGEMENT

- No tasks this period

## Anticipated Work to be Performed Next Period – December 2025

### PROJECT MANAGEMENT

- Project management and administration
- TxDOT progress meetings – 1
- City progress meetings – 1
- TxDOT coordination
- TxDOT Area Office TCP meeting

### ROADWAY DESIGN / TRAFFIC CALMING / TRAFFIC CONTROL / PAVEMENT MARKING AND SIGNING

- Begin addressing TxDOT comments

### DRAINAGE DESIGN

- Review grading changes from design team and update drainage on east side of Old Fitz
- Begin addressing TxDOT comments

### ILLUMINATION

- No tasks anticipated next period

### UTILITY COORDINATION

- Coordination with PEC on Nest Have and project close out
- Coordination with Frontier on project close out
- Submit Monthly Utility Status Report to TxDOT

### ENVIRONMENTAL

- No tasks anticipated next period

### ROW SURVEYING

- No tasks anticipated next period

### LANDSCAPE, STREETSCAPE, URBAN DESIGN

- Address City / TxDOT comments

### PS&E PREPARATION

- No tasks anticipated next period

### PUBLIC ENGAGEMENT

- No tasks anticipated next period

### Project Needs – *This Period*

- City to provide ROW and easement acquisition documentation to TxDOT – in progress
- Temporary easements identified on east side of Old Fitzhugh Road for minor swales with updated drainage modeling. Need City support in obtaining construction easements – In progress

### Project Challenges and Resolutions – *This Period*

- TxDOT review of the 95% design plan submission is proceeding, facilitated by the recent utility relocation progress. The 95% design review meeting occurred on November 18, 2025. Comments are expected 12/5/25.

- Singular utility pole identified as private service within City right-of-way. Working to relocate. Additional property owner support required from City. Additional design and construction funds may be required to relocate the service. Resolved – PEC will make the adjustment to the power source during construction. The design needs a callout for PEC coordination incorporated into final plans.

*This progress report reflects work performed during the given month. Invoice periods may vary slightly. Subconsultant invoices may be delayed in the invoicing process.*

Submission	Previous TxDOT Schedule	Extended TxDOT Schedule	Actual Dates and Planned Schedule	Notes
	<i>TxDOT 2025 Letting Schedule</i>	<i>TxDOT Adjusted 2026 Letting Schedule</i>	<i>Escalated ahead of 2026 Letting Schedule</i>	
<b>90% PS&amp;E Submission</b>	February 2025	N/A	January 2025	Completed. TxDOT is tracking this as a 60% submittal package.
<b>90% PS&amp;E Resubmission</b>	N/A	October 2025	July 2025	TxDOT will require a second 90% submission since the 60% design plans were reviewed by TxDOT "over-the-shoulder" without TxDOT paperwork. Design plans will be at 100% design stage with this submission.
<b>100% PS&amp;E Submission</b>	April 2025	December 2025	December 2025	Delayed by TxDOT reviews – TxDOT Design Mtg: 11/18/25 TxDOT Comments Expected: 12/5/25
<b>Ready to Let PS&amp;E Submission</b>	May 2025	February 2026	January 2026 / February 2026	This is our buffer for TxDOT reviews
<b>Let Date</b>	August 2025	May 2026	April 2026 / May 2026	Accelerate at most to April 2026; TxDOT 90% comments still not received. Dates contingent on TxDOT.

### Current Utility Status

- PEC – Construction started 07/04/25. Completed with pole installation and relocation of power lines; removals will occur after Frontier and Spectrum. Estimated completion – 12/18/25.
- Frontier – Construction started 07/28/25. Waiting Spectrum to attach cables to new poles. Estimated completion – 12/18/25.
- Spectrum – Construction started 11/8/2025. Completed – 11/24/25.
- Fiberlight – Completed.
- Dripping Springs Water Supply – Joint Bid, 100% design plans received.

2026

2025

Task Name	Calendar Days	Start	End	Jan 25	Feb 25	Mar 25	Apr 25	May 25	Jun 25	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26	Jul 26	Aug 26	Sep 26	Oct 26	Nov 26	Dec 26	Jan 27	Feb 27	Mar 27		
<b>Project Management</b>		#REF!	1-Feb-22	#REF!																												
Notice to Proceed		1	1-Feb-22	1-Feb-22																												
Progress Reports		#REF!	1-Feb-22	#REF!																												
Invoices/Payment Requisitions		#REF!	1-Feb-22	#REF!																												
<b>Utility Coordination</b>	1422	8-Feb-22	31-Dec-25																													
Deliverable - Utility Conflict Matrix			31-Dec-25	31-Dec-25																												
<b>Environmental Documentation</b>		#REF!	8-Feb-22	#REF!																												
Environmental Analysis	224	1-Feb-22	13-Sep-22																													
TxDOT Environmental Clearance	897	15-Jan-23	30-Jun-25																													
Deliverable - Environmental Constraints Report			13-Sep-22	13-Sep-22																												
Deliverable - Categorical Exclusion			30-Jun-25	30-Jun-25																												
<b>Public Outreach</b>	176	11-Oct-22	5-Apr-23																													
<b>Right-of-Way and Surveying</b>	1131	2-Apr-22	7-May-25																													
<b>Geotechnical Engineering and Pavement Design</b>	60	15-Jan-23	16-Mar-23																													
<b>30% PS&amp;E</b>	224	1-Feb-22	13-Sep-22																													
<b>60% PS&amp;E</b>	437	25-Oct-22	5-Jan-24																													
<b>Planning Activities (TxDOT TA Pedestrian)</b>	319	18-Dec-23	1-Nov-24																													
<b>Utility Coordination &amp; Relocations</b>	305	1-Mar-25	31-Dec-25																													
<b>ROW Acquisition / Easement Acquisition</b>	609	15-Jan-24	15-Sep-25																													
<b>90% PS&amp;E</b>	413	15-Jan-24	3-Mar-25																													
TxDOT Review of 60% Design	60	15-Jan-24	14-Mar-24																													
Draft 90% Design	382	15-Jan-24	31-Jan-25																													
Deliverable - 90% Design Plans, Specifications, and Estimates			31-Jan-25	31-Jan-25																												
City and TxDOT Review of 90% Design	30	1-Feb-25	2-Mar-25																													
90% Design Review Meeting	1	3-Mar-25	3-Mar-25																													
<b>90% PS&amp;E for TxDOT</b>	227	31-Jan-25	15-Sep-25																													
TxDOT Review of 90% Design	90	31-Jan-25	1-May-25																													
Prepare Final 90% Design - Round 2	68	5-May-25	12-Jul-25																													
Deliverable - 90% Design Plans, Specifications, and Estimates			12-Jul-25	12-Jul-25																												
City Review of 90% Design - Round 2	64	13-Jul-25	15-Sep-25																													
TxDOT Review of 90% Design - Round 2	145	13-Jul-25	5-Dec-25																													
<b>100% PS&amp;E</b>	43	8-Dec-25	20-Jan-26																													
Prepare Final 100% Design	23	8-Dec-25	31-Dec-25																													
Deliverable - 100% Design Plans, Specifications, and Estimates			20-Jan-26	20-Jan-26																												
City/TxDOT Review of 100% Design	21	31-Dec-25	20-Jan-26																													
<b>RTL PS&amp;E</b>	22	21-Jan-26	12-Feb-26																													
Prepare RTL Design	14	21-Jan-26	3-Feb-26																													
City/TxDOT Review of 100% Design	10	3-Feb-26	12-Feb-26																													
Deliverable - RTL Design Plans, Specifications, and Estimates			12-Feb-26	12-Feb-26																												
<b>TxDOT Scheduled Ready to Let</b>	105	13-Feb-26	29-May-26																													
<b>TxDOT Scheduled Let</b>	1	29-May-26	29-May-26																													
<b>Bid Phase Services</b>	595	1-Jan-25	19-Aug-26																													
Prepare Bid Package	408	1-Jan-25	13-Feb-26																													
Deliverable - Bid Package			14-Feb-26																													