

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Special Meeting, January 19, 2016
Bastrop EDC Office, 301 Hwy 71 W., Suite 214, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Tuesday, January 19, 2016, at 6:00 p.m. at the BEDC office at 301 Hwy 71 W, Suite 214, for a Special Meeting.

Board members present were: Steve Mills, Gary Schiff, Kristi Koch, Mayor Ken Kesselus, Willie DeLaRosa, and Joe Beal. Board member Cam Chavez and Mike Talbot (ex-officio) were absent. Staff members present: Shawn Kirkpatrick, Angela Ryan, and JC Brown, BEDC Attorney.

1. **CALL TO ORDER** – BEDC Board Chair Steve Mills called the Board Meeting to order at 6:00 p.m.
2. **PUBLIC COMMENT(S)** – Merle Breiland said the Bastrop community needs a YMCA facility, but wanted additional information on how it related to medical facilities and he wondered if the Bastrop Boys and Girls Club would be able to use the facility. Mr. Breiland also commented that there are other needs in the community, such as a new fire station on the northwest side of town.

3. ACTION ITEMS

- 3.1. Consideration, discussion and possible action on a request that BEDC participate in funding the development of a YMCA facility, as a BEDC project, under statutory authority related to promoting the establishment/expansion of medical facilities for the community of Bastrop.

Mr. Schiff reviewed what had previously been discussed to bring the Board up to date. The proposed YMCA would be a 25,000 square foot facility funded by \$1.8 million from the City of Bastrop, \$1.6 million from the HUD grant, and \$2.5 million from the YMCA, with the balance of \$700,000 being requested from the BEDC. Mr. Schiff reported that the City Council had approved spending the \$1.8 million, and instructed the City Manager to negotiate a contract with the YMCA that included a list of provisions that must be met. Mr. Schiff proposed that the BEDC agree to fund the project, which would then require a public hearing and approval by the City Council as a BEDC project.

Mr. Schiff reminded the Board that the facility would need to be complete by September 2017 in order to receive the HUD funding, with the design plans needed to begin by March 1, 2016, so there was a need to make a decision at tonight's meeting in order to move forward with the plans.

Mr. Schiff made the motion that the BEDC fund the YMCA project in the amount of \$700,000, amortized in equal payments over a 20 year period, at 0% interest through the YMCA, after an economic impact analysis is conducted, and contingent upon the remaining six terms and conditions of Mr. Kirkpatrick's memo dated January 6, 2016:

- 1) YMCA obtains commitments funding the entire project prior to execution of contract documents.
- 2) YMCA enters into a partnership with a medical provider to offer expanded services in Bastrop, Texas, thereby creating and/or retaining employment in the medical field and additional employment through expanded programming of the YMCA.
- 3) The recreation facility will be an asset of the City of Bastrop, and the YMCA and City agree to an agreeable lease/operating term for the facility.
- 4) During the term of the lease/operating agreement for the facility, the BEDC shall have no other obligations for additional or future funding as it relates to the facility to either the YMCA or City of Bastrop.

- 5) This commitment of contingent funding is dependent upon the development of agreeable definitive contract documents and final approval by the BEDC Board of Directors and necessary approvals of the City Council of the City of Bastrop.
- 6) Final approval and execution of definitive contract documents by the BEDC Board of Directors shall occur no later than March 31, 2016, and necessary approval by the City Council of the City of Bastrop by April 30, 2016.

Mr. DeLaRosa seconded Mr. Schiff's motion.

After further discussion, Mr. Beal called the question and moved that the discussion cease and a vote be taken. Mayor Kesselus seconded, and the motion passed.

The vote was taken for the motion for BEDC to fund the YMCA, per Mr. Schiff's prior motion and Mr. DeLaRosa's second. The motion passed with none opposed.

4. **EXECUTIVE SESSION** – No executive session was required.
5. **ADJOURNMENT** – Willie DeLaRosa made the motion to adjourn and Gary Schiff seconded. The BEDC Board of Directors adjourned the special meeting at 6:50 p.m.