

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**

**Monday, January 22, 2018 – 5:00 P.M.**

**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

**1. CALL TO ORDER**

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The Bastrop EDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.  
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**2. EXECUTIVE SESSION (5:00 P.M.)**

- 2.1. The Bastrop EDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.074** – Personnel Matters: Review of responsibilities of the Executive Director and Legal Counsel.
- 2.2. The Bastrop EDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive session noted herein.

**CONVENE INTO REGULAR SESSION (5:45 P.M.)**

**3. PUBLIC COMMENT(S)**

**4. REGULAR BUSINESS & PRESENTATIONS**

- 4.1. Approval of meeting minutes of the Regular Board Meetings of November 20, 2017, and December 18, 2017, and the Special Board Meeting of January 4, 2018. **(page 3)**
- 4.2. Acceptance of the Bastrop EDC’s financial summary reports for periods ending November 30, 2017, and December 31, 2017. **(page 8)**
- 4.3. Consideration, discussion and possible action related to personnel matters. **(page 31)**
- 4.4. Presentation and update concerning BEDC projects: Downtown Trail Expansion, Seton Family of Hospitals Performance Agreement and Agnes Street Extension and Drainage, Technology Drive Extension and Drainage, 921 Main Street, Bastrop County Land Sale, Granite and Stone, LLC (Project Minerals); 2017 sales tax update; outstanding BEDC agreements, and the Bastrop Business and Industrial Park Development. **(page 32)**

**5. EXECUTIVE SESSION**

- 5.1. The Bastrop EDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: Projects ‘Strategic’, ‘Revolution’, ‘White Horse’, ‘Little Sprout’, and/or ‘Spring Loaded’.

- (2) **Section 551.087** – Deliberation regarding economic development negotiations: Projects ‘Strategic’, ‘White Horse’, ‘John Wooden’, ‘Clean Purpose’, ‘Little Sprout’, ‘Spring Loaded’, ‘Apothecary III’, ‘Goat Farm’, ‘See & Say’, Copper Shot Distillery, and/or Pecan Park Commercial.

- 5.2. The Bastrop EDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.

## 6. ADJOURNMENT

### CERTIFICATE

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation (Bastrop EDC), certify that this Notice of Meeting was posted on the front window of the Bastrop EDC offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the Bastrop EDC’s website on this the 19th day of January 2018 at 5:00 p.m. Copies of this agenda have been provided to those members of the media requesting such information.

Angela Ryan

Angela Ryan, BEDC Assistant Director

THE BASTROP ECONOMIC DEVELOPMENT CORPORATION IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS WILL BE PROVIDED UPON REQUEST. PLEASE CALL 512-303-9700.



## Agenda Item: 4.1

# AGENDA MEMORANDUM

Meeting Date: January 22, 2018

Agenda Item: Approval of meeting minutes of the Regular Board Meetings of November 20, 2017, and December 18, 2017, and the Special Board Meeting of January 4, 2018.

Prepared by: Angela Ryan, Assistant Director

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The draft minutes from the 11/20/17, 12/18/17, and 01/04/18 Board Meetings are attached for the Board's review.

Attachments:

Draft minutes from the Board Meeting of November 20, 2017

Draft minutes from the Board Meeting of December 18, 2017

Draft minutes from the Special Board Meeting of January 4, 2018

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### Recommendation

Approve the minutes as submitted.

[**RECOMMENDED MOTION**] I move to approve the three sets of minutes as submitted.

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, November 20, 2017**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, November 20, 2017, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present were: Camilo Chavez, Drusilla Rogers, Kathryn Nash, Ron Spencer and Connie Schroeder. Board members Kevin Plunkett and Sam Kier were not present. Staff members present: Shawn Kirkpatrick, Angela Ryan, Jean Riemenschneider and Kathy Merrifield. BEDC Attorney Habib Erkan was also present.

1. **CALL TO ORDER** – Board Chair Camilo Chavez called the Board Meeting to order at 5:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
  - 3.1. Approval of meeting minutes of the Regular Board Meeting of October 16, 2017, and Special Board Meeting of October 31, 2017. Ms. Rogers made the motion to approve both sets of minutes as submitted, Ms. Nash seconded, and the motion passed.
  - 3.2. Acceptance of the Bastrop EDC's financial summary reports for periods ending September 30, 2017, and October 31, 2017. Mr. Spencer made the motion to accept both financial reports as submitted, Ms. Nash seconded, and the motion passed.
4. **EXECUTIVE SESSION**
  - 4.1. At 5:06 p.m., the Bastrop EDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
    - (1) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: 108 South Jackson Street.
    - (2) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Be Well'.
  - 4.2. At 5:54 p.m., the Bastrop EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.
  - 4.3. Consideration, discussion and possible action on Resolution R-2017-0021 of the Bastrop EDC approving the terms of an Economic Development Performance Agreement with Seton Family of Hospitals; approving the terms of an agreement for construction of stormwater drainage improvements with Seton Family of Hospitals and 71 Retail Partners, LP; and authorizing all necessary actions, including execution of necessary documentation; and, providing an effective date. Ms. Rogers made the motion to approve Resolution R-2017-0021, Ms. Nash seconded, and the motion passed.
  - 4.4. Consideration, discussion and possible action to approve Resolution R-2017-0024 of the Bastrop EDC approving the sale of property located in the Bastrop Business and Industrial Park to Bastrop County. Ms. Nash made the motion to approve Resolution R-2017-0024, Ms. Schroeder seconded, and the motion passed.
5. **ADJOURNMENT** – Board Chair Camilo Chavez adjourned the meeting at 5:58 p.m.

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, December 18, 2017**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, December 18, 2017, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present were: Camilo Chavez, Drusilla Rogers, Kathryn Nash, Ron Spencer, Sam Kier, Kevin Plunkett and Connie Schroeder. Staff members present: Shawn Kirkpatrick, Jean Riemenschneider and Kathy Merrifield. Angela Ryan was not present. BEDC Attorney Habib Erkan was also present.

1. **CALL TO ORDER** – Board Chair Camilo Chavez called the Board Meeting to order at 5:01 p.m.

2. **PUBLIC COMMENT(S)** – There were no public comments.

**3. REGULAR BUSINESS & PRESENTATIONS**

3.1. Consideration, discussion and possible action on Resolution R-2017-25, superseding Resolution R-2017-22 approving the funding of the extension of the public road known as Agnes Street as an infrastructure improvement project; authorizing all necessary actions, including execution of necessary documentation; and, providing an effective date. Mr. Kier made the motion to approve Resolution R-2017-0025, Mr. Plunkett seconded, and the motion passed.

3.2. Consideration, discussion and possible action on Resolution R-2017-26, approving the purchase of property (3.745 acres) from Good Soul Brewing Company located in the Bastrop Business and Industrial Park. Ms. Schroeder made the motion to approve Resolution R-2017-0026, Mr. Kier seconded, and the motion passed.

3.3. Consideration, discussion and possible action on Resolution R-2017-27 approving and requesting approval of an amendment to the Bastrop Economic Development Corporation's FY 2017/2018 annual budget necessary to allocate \$200,000.00 in reserve funds for real property reacquisition. Ms. Rogers made the motion to approve Resolution R-2017-0027, Mr. Spencer seconded, and the motion passed.

3.4. Consideration, discussion and possible action on Resolution R-2017-28 assigning voting rights by proxy by the Bastrop Economic Development Corporation to Noe Reyes, Esquire, for the Pine Forest Property Owners' Association 2018 Annual Meeting; authorizing the Executive Director to execute all necessary documentation; providing for a repealing clause; and providing an effective date. Mr. Kier made the motion to approve Resolution R-2017-0028, Ms. Rogers seconded, and the motion passed.

**4. EXECUTIVE SESSION**

4.1. At 5:13 p.m., the Bastrop EDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

(1) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: Good Soul Brewing Company property.

(2) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Be Well' and/or 'Project Apothecary III'.

4.2. At 5:53 p.m., the Bastrop EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.

- 4.3. Consideration, discussion and possible action on a Letter of Intent between the BEDC and the Texas State Rifle Association. Ms. Rogers made the motion to approve authorizing the Executive Director to enter into a non-binding Letter of Intent on behalf of the EDC with the Texas State Rifle Association for the purchase of property in the Bastrop Business and Industrial Park, for an amount equal to the appraised Fair Market Value of the to-be-determined site. Mr. Plunkett seconded, and the motion passed.

**5. ADJOURNMENT** – Board Chair Camilo Chavez adjourned the meeting at 5:56 p.m.

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Special Meeting, January 4, 2018**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Thursday, January 4, 2018, at 6:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Special Meeting. Board members present were: Camilo Chavez, Drusilla Rogers, Kathryn Nash, Ron Spencer, Sam Kier, Kevin Plunkett and Connie Schroeder. Staff members present: Shawn Kirkpatrick, Angela Ryan, Jean Riemenschneider and Kathy Merrifield. BEDC Attorney Habib Erkan was also present.

1. **CALL TO ORDER** – Board Chair Camilo Chavez called the Board Meeting to order at 6:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments. Ms. Schroeder requested that the Board convene into Executive Session prior to considering agenda item 3.2; there were no objections.
3. **REGULAR BUSINESS & PRESENTATIONS**
  - 3.1. Presentation and review of the agreement between BEDC and the Good Soul Brewing Company. Mr. Kirkpatrick gave a PowerPoint presentation that detailed all of the options available regarding the property currently owned by Good Soul Brewing Company in the Business and Industrial Park. Mr. Kirkpatrick explained that Resolution R-2017-0026, which was passed at the December 18, 2017 Regular Board Meeting, was voted on without the Board having complete information.
  - 3.2. Re-consideration, discussion and possible action on Resolution R-2017-26, approving the purchase of property (3.745 acres) from Good Soul Brewing Company located in the Bastrop Business and Industrial Park. This item was addressed in 4.2 after Executive Session.
4. **EXECUTIVE SESSION**
  - 4.1. At 6:30 p.m., the Bastrop EDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
    - (1) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: Good Soul Brewing Company property.
  - 4.2. At 7:15 p.m., the Bastrop EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.

Ms. Schroeder made the motion that Resolution R-2017-0026 be revoked, and that Resolution R-2017-0027 to be pulled from consideration by City Council. Ms. Rogers seconded and the motion passed.
5. **ADJOURNMENT** – Board Chair Camilo Chavez adjourned the meeting at 7:22 p.m.



## Agenda Item: 4.2

# AGENDA MEMORANDUM

Meeting Date: January 22, 2018

Agenda Item: Acceptance of the Bastrop EDC's financial summary reports for periods ending November 30, 2017, and December 31, 2017.

Prepared by: Shawn Kirkpatrick, Executive Director

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Attached for the Board's review and consideration are the BEDC financial summary reports for the periods ending November 30, 2017, and December 31, 2017.

Sam Kier, the EDC's secretary/treasurer, met with Tracy Waldron, the City of Bastrop's Finance Director, to discuss changes to the monthly financial report. EDC staff will be developing a forecast for operating expenses for a year-to-date comparison. Tracy Waldron will develop an additional report to track capital project expenses.

Attachments:

Financial Summary for period ending November 30, 2017

Financial Summary for period ending December 31, 2017

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### Recommendation

Accept the financial reports as submitted.

**[RECOMMENDED MOTION]** I move to accept the November and December BEDC financial summary reports as submitted.



# Bastrop Economic Development Corporation

## Financial Summary For Period Ending

November 2017



# Summary of Revenues and Expenditures

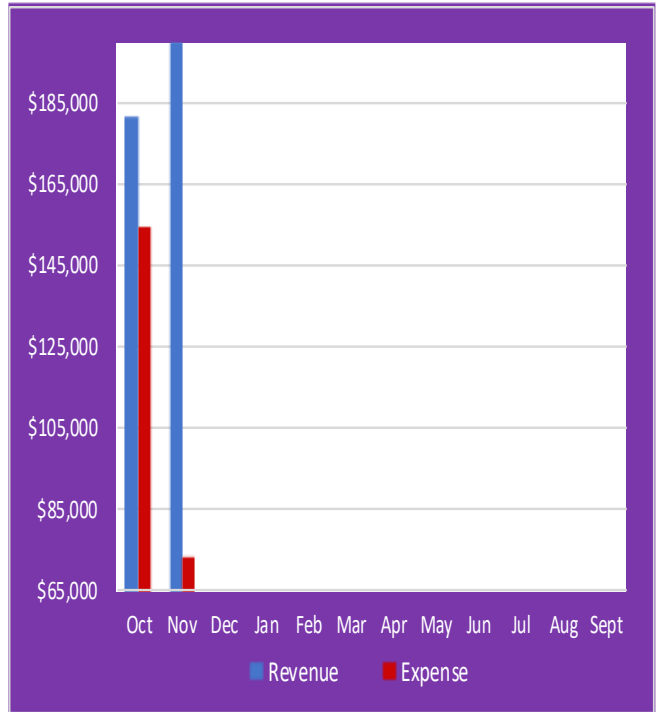
## As of November 30, 2017



### OVERALL FUND PERFORMANCE

#### REVENUES VS EXPENSES

<u>Month</u>	FY2018 <u>Revenue</u>	FY2018 <u>Expense</u>	Monthly <u>Variance</u>
Oct	\$ 181,304	\$ 153,512	\$ 27,792
Nov	198,934	73,131	\$ 125,803
Dec			\$ -
Jan			\$ -
Feb			\$ -
Mar			\$ -
Apr			\$ -
May			\$ -
Jun			\$ -
Jul			\$ -
Aug			\$ -
Sept			\$ -
<b>Total</b>	<b>\$ 380,238</b>	<b>\$ 226,643</b>	<b>\$ 153,595</b>



Positive

Overall the revenue to expenditure comparison reflects a positive variance year to date.



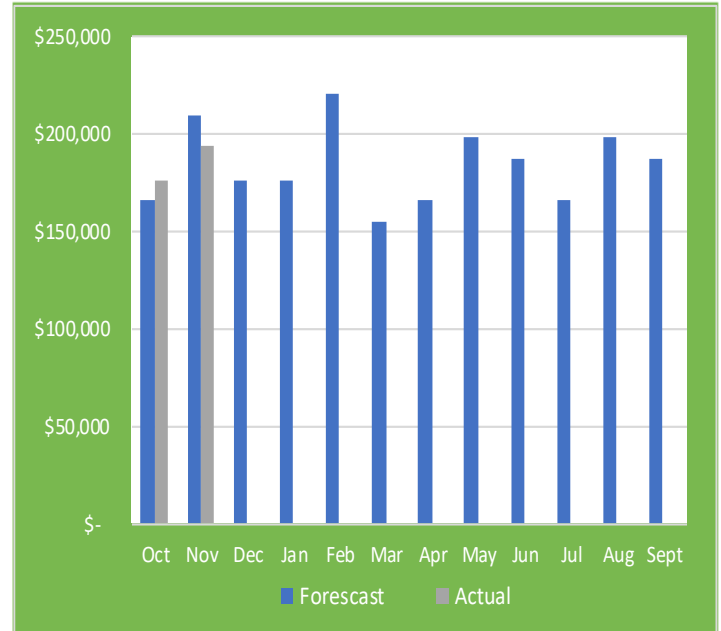
01/19/2018  
**Summary of Sales Tax Revenue**  
 As of November 30, 2017



**REVENUE ANALYSIS**

**SALES TAX REVENUE**

<u>Month</u>	<u>FY2018 Forecast</u>	<u>FY2018 Actual</u>	<u>Monthly Variance</u>
Oct	\$ 165,710	\$ 176,227	\$ 10,517
Nov	209,903	193,883	\$ (16,020)
Dec	176,760		\$ -
Jan	176,760		\$ -
Feb	220,950		\$ -
Mar	154,665		\$ -
Apr	165,713		\$ -
May	198,855		\$ -
Jun	187,808		\$ -
Jul	165,713		\$ -
Aug	198,855		\$ -
Sept	187,808		\$ -
<b>Total</b>	<b>\$ 2,209,500</b>	<b>\$ 370,110</b>	<b>\$ (5,503)</b>
% of Budget Year to Date			16.75%



**Positive**

Sales Tax revenue is 88.5% of total revenue (excluding bond proceeds). The amount in Oct. and Nov. are estimated due to the timing of receiving the payments. The State Comptroller has a two month lag between month earned and month distributed.



# Expenditures Budget to Actual Comparison

## As of November 30, 2017



### EXPENDITURES COMPARISON

<u>Category</u>	FY2018 <u>Budget</u>	FY2018 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 346,433	\$ 49,434	\$ 296,999
Supplies & Material	15,860	1,874	\$ 13,986
Maintenance & Repairs	24,600	600	\$ 24,000
Occupancy	48,480	11,406	\$ 37,074
Contractual Service	251,500	122,277	\$ 129,223
Marketing/Advertising	838,612	39,601	\$ 799,011
Contingency	25,000	-	\$ 25,000
Debt Service	381,480	-	\$ 381,480
Capital Outlay	<u>3,209,500</u>	<u>1,450</u>	<u>\$ 3,208,050</u>
<b>Total</b>	<b><u>\$ 5,141,465</u></b>	<b><u>\$ 226,642</u></b>	<b><u>\$ 4,914,823</u></b>
Cumulative Forecast	\$ 428,455.42	\$ 226,642	\$ 201,813
% of Budget Year to Date			4.4%

**Positive**

This comparison is for two (2) months into the fiscal year or 16.7%.




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**BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND**  
**FY 2017-2018 BUDGET**

Projected Fund Balance 9-30-2017	\$	3,712,346
<b>FY 2017-2018</b>		
Budgeted		
Revenues	\$	<u>3,708,922</u>
Total FY 2017 Resources	\$	7,421,268
Budgeted Expenditures:		
Operating Expenses	\$	(1,550,485)
Capital Expenses	\$	(3,209,500)
Debt Service	\$	<u>(381,480)</u>
	\$	(5,141,465)
Projected Ending Gross Fund Balance 09-30-2018	\$	2,279,803
Reserve 25% of Operating Expense	\$	387,621

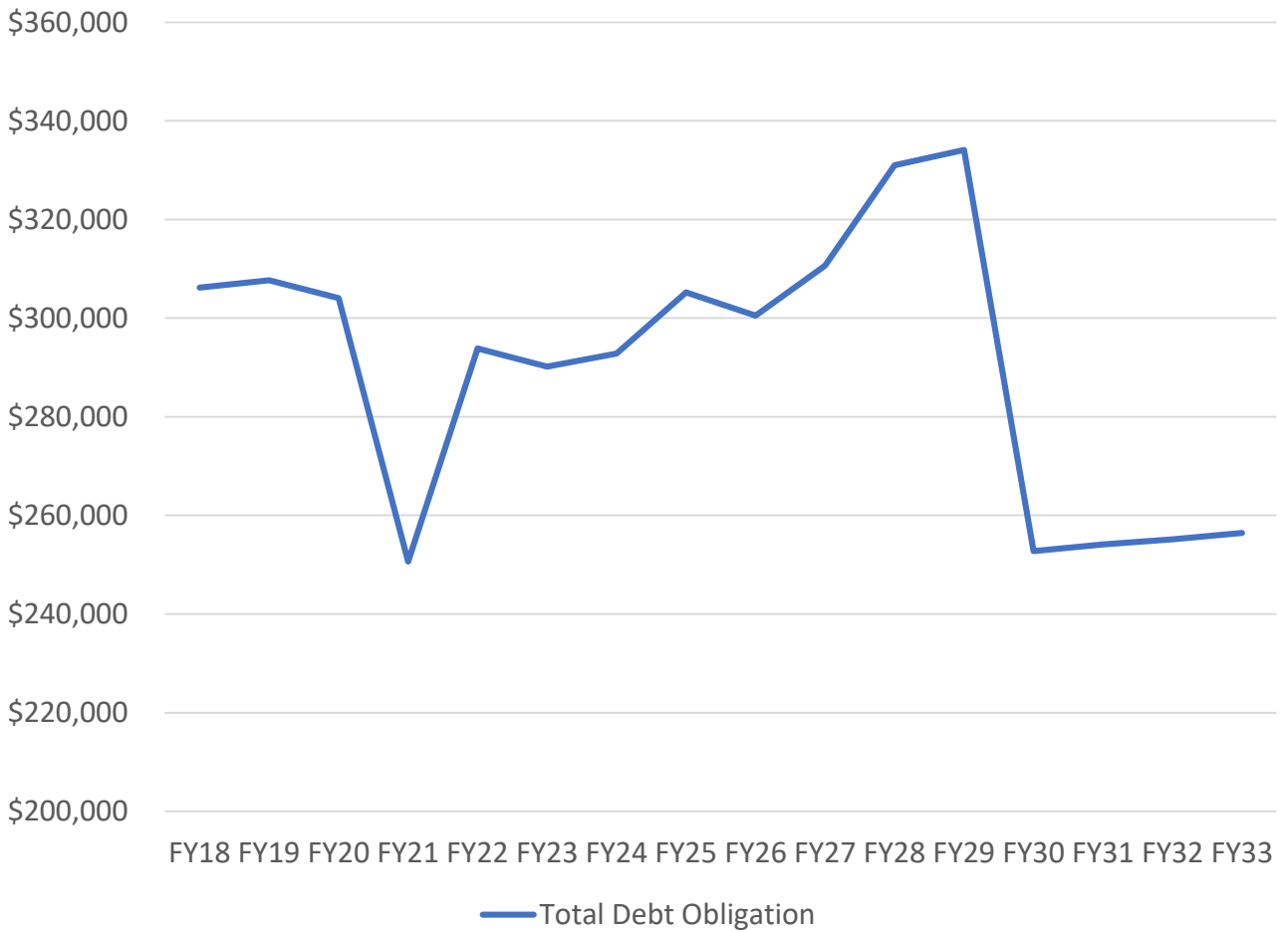
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\* The projected operating balance includes a \$150,000 reduction for designated operating equity.





### Total Debt Obligation



BEDC Financial Statements attached

AS OF: NOVEMBER 30TH, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

ASSETS  
=====

00-00-1010	BEDC OPERATING ACCT	159,124.19
00-00-1012	TEXAS CLASS	1,801,675.86
00-00-1100	TEXPOOL	1,722,754.13
00-00-1135	DREYFUS MM ACCT	2,237.09
00-00-1141	CERTIFICATE OF DEPOSIT FN	531,000.00
00-00-1224	ACCT RECEIVABLE-SALES TAX	367,883.18
00-00-1227	ACCOUNTS RECEIVABLE-OTHER	429.84
00-00-1272	NOTES RECEIVABLE-GARMENT	33,334.07
00-00-1274	NOTES RECEIVABLE-GTG-LOAN	11,332.59
00-00-1275	NOTES RECEIVABLE-GTG-LOAN	11,638.84
00-00-1276	NOTES RECEIVABLE-GTG-LOAN	278.96
00-00-1420	EQUIPMENT	8,300.77
00-00-1440	BUILDING IMPROVEMENTS	49,785.27
00-00-1460	FIXED ASSETS - BUILDING	845,593.73
00-00-1470	FIXED ASSETS - LAND	844,671.06
00-00-1480	FIXED ASSETS - INFRASTRUC	0.18
00-00-1490	CONST IN PROGRESS-INFRAST	135,723.26
00-00-1499	ACCUMULATED DEPRECIATION(	329,582.04)
00-00-1575	DEFERRED OUTFLOWS-PENSION	17,741.00
00-00-1576	DEFERRED OUTFLOWS-ACTUARI	2,814.00
00-00-1577	DEFERRED OUTFLOWS-DEFICIT	25,266.00
00-00-1578	DEFERRED OUTFLOWS-ASSUMPT	3,529.00
00-00-1587	PREPAID EXPENSES	<u>43,000.00</u>

6,288,530.98

TOTAL ASSETS

6,288,530.98  
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AS OF: NOVEMBER 30TH, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE  
=====

00-00-2000	ACCOUNTS PAYABLE	5,676.25	
00-00-2001	ACCOUNTS PAYABLE-REGULAR	2,178.75	
00-00-2080	NOTES PAYABLE-CITY-WTR PR	360,000.00	
00-00-2081	NOTES PAYABLE-CITY-TDC	8,334.00	
00-00-2101	BONDS PAYABLE CURRENT POR	257,498.00	
00-00-2102	TAX/REV 2006 BOND PAYABLE	110,000.00	
00-00-2125	ACCRUED INTEREST PAYABLE	21,846.48	
00-00-2127	ACCRUED EXPENSES-OTHER	41,316.94	
00-00-2235	UNEARNED REVENUE-TOWER	39,100.00	
00-00-2346	DUE TO CLEARING FUND	28,752.38	
00-00-2356	DUE TO OTHER GOVERNMENTS	3,125,692.44	
00-00-2405	ENCUMBRANCE ACCOUNT (	23,238.00)	
00-00-2406	RESERVE FOR ENCUMBRANCE	23,238.00	
00-00-2850	NET PENSION LIABILITY	111,000.00	
00-00-2870	COMPENSATED ABSENCES PAYA	<u>15,653.49</u>	
			<u>4,127,048.73</u>
	TOTAL LIABILITIES		4,127,048.73
	SURPLUS (DEFICIT)	153,595.80	
00-00-3000	NET ASSETS	2,097,371.25	
00-00-3119	DESIGNATED OPERATING	150,000.00	
00-00-3400	CONTRIBUTED CAPITAL	521,695.50	
00-00-3502	RESTRICTED - JAMCO	73,644.00	
00-00-3505	RESTRICTED-COGLAN GRP	5,000.00	
00-00-3506	RESTRICTED-ELLIOTT PARTNE	18,686.42	
00-00-3507	RESTRICTED - AEI TECHNOLO	27,999.00	
00-00-3700	PRIOR PERIOD ADJ (	<u>886,509.72)</u>	
	TOTAL EQUITY		<u>2,161,482.25</u>
	TOTAL LIABILITIES & FUND EQUITY		6,288,530.98
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# Bastrop Economic Development Corporation

## Financial Summary For Period Ending

December 2017



# Summary of Revenues and Expenditures

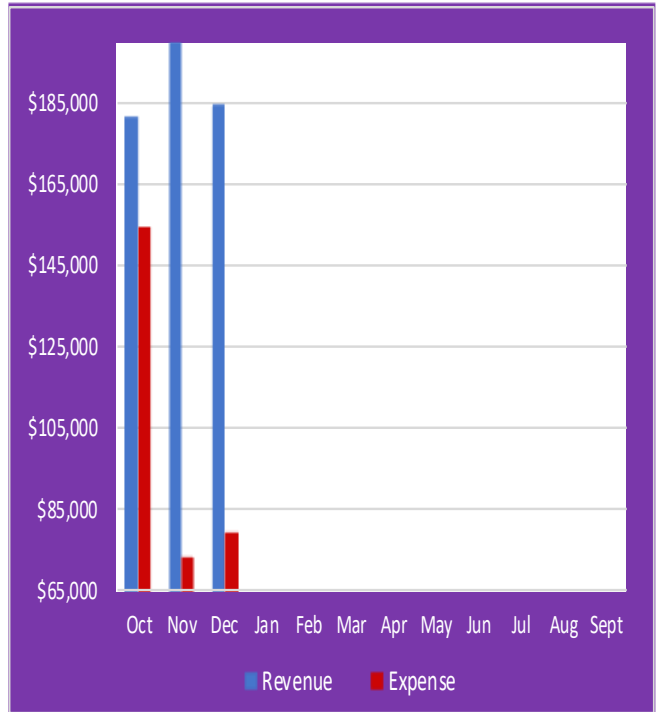
## As of December 31, 2017



### OVERALL FUND PERFORMANCE

#### REVENUES VS EXPENSES

<u>Month</u>	FY2018 <u>Revenue</u>	FY2018 <u>Expense</u>	Monthly <u>Variance</u>
Oct	\$ 181,304	\$ 153,512	\$ 27,792
Nov	198,934	73,131	\$ 125,803
Dec	184,206	79,169	\$ 105,037
Jan			\$ -
Feb			\$ -
Mar			\$ -
Apr			\$ -
May			\$ -
Jun			\$ -
Jul			\$ -
Aug			\$ -
Sept			\$ -
<b>Total</b>	<b>\$ 564,444</b>	<b>\$ 305,812</b>	<b>\$ 258,632</b>



Positive

Overall the revenue to expenditure comparison reflects a positive variance year to date.



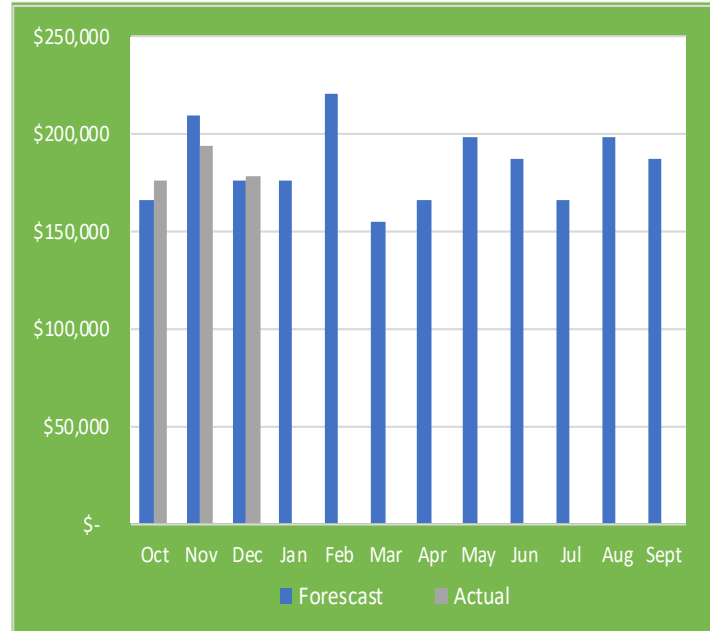
01/19/2018  
**Summary of Sales Tax Revenue**  
 As of December 31, 2017



**REVENUE ANALYSIS**

**SALES TAX REVENUE**

<u>Month</u>	<u>FY2018 Forecast</u>	<u>FY2018 Actual</u>	<u>Monthly Variance</u>
Oct	\$ 165,710	\$ 176,227	\$ 10,517
Nov	209,903	193,883	\$ (16,020)
Dec	176,760	178,653	\$ 1,893
Jan	176,760		\$ -
Feb	220,950		\$ -
Mar	154,665		\$ -
Apr	165,713		\$ -
May	198,855		\$ -
Jun	187,808		\$ -
Jul	165,713		\$ -
Aug	198,855		\$ -
Sept	187,808		\$ -
<b>Total</b>	<b>\$ 2,209,500</b>	<b>\$ 548,763</b>	<b>\$ (3,610)</b>
% of Budget Year to Date			24.84%



**Positive**

Sales Tax revenue is 88.5% of total revenue (excluding bond proceeds). The amount in Oct. and Nov. are estimated due to the timing of receiving the payments. The State Comptroller has a two month lag between month earned and month distributed.



# Expenditures Budget to Actual Comparison

## As of December 31, 2017



### EXPENDITURES COMPARISON

<u>Category</u>	FY2018 <u>Budget</u>	FY2018 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 346,433	\$ 76,212	\$ 270,221
Supplies & Material	15,860	2,306	\$ 13,554
Maintenance & Repairs	24,600	1,200	\$ 23,400
Occupancy	48,480	15,513	\$ 32,967
Contractual Service	251,500	137,843	\$ 113,657
Marketing/Advertising	838,612	70,138	\$ 768,474
Contingency	25,000	-	\$ 25,000
Debt Service	381,480	-	\$ 381,480
Capital Outlay	<u>3,209,500</u>	<u>2,600</u>	<u>\$ 3,206,900</u>
<b>Total</b>	<b><u>\$ 5,141,465</u></b>	<b><u>\$ 305,812</u></b>	<b><u>\$ 4,835,653</u></b>
Cumulative Forecast	\$ 428,455.42	\$ 305,812	\$ 122,643
% of Budget Year to Date			5.9%

**Positive**

This comparison is for three (3) months into the fiscal year or 25%.



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## BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND

### FY 2017-2018 BUDGET

Projected Fund Balance 9-30-2017	\$	3,712,346
<b>FY 2017-2018</b>		
Budgeted		
Revenues	\$	<u>3,708,922</u>
Total FY 2017 Resources	\$	7,421,268
Budgeted Expenditures:		
Operating Expenses	\$	(1,550,485)
Capital Expenses	\$	(3,209,500)
Debt Service	\$	<u>(381,480)</u>
	\$	(5,141,465)
Projected Ending Gross Fund Balance 09-30-2018	\$	2,279,803
Reserve 25% of Operating Expense	\$	387,621

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\* The projected operating balance includes a \$150,000 reduction for designated operating equity.



### Total Debt Obligation



BEDC Financial Statements attached



FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>TAXES &amp; PENALTIES</u>						
00-00-4005 SALES TAX	512,127.17	2,209,500.00	178,652.74	548,762.60	1,660,737.40	24.84
TOTAL TAXES & PENALTIES	512,127.17	2,209,500.00	178,652.74	548,762.60	1,660,737.40	24.84
<u>CHARGES FOR SERVICES</u>						
00-00-4047 LEASE AGREEMENT	3,450.00	13,800.00	1,150.00	3,450.00	10,350.00	25.00
TOTAL CHARGES FOR SERVICES	3,450.00	13,800.00	1,150.00	3,450.00	10,350.00	25.00
<u>OTHER REVENUE</u>						
<u>INTEREST INCOME</u>						
00-00-4400 INTEREST INCOME	6,022.84	24,000.00	4,342.73	12,040.06	11,959.94	50.17
00-00-4401 INTEREST RECEIVED ON NOTES	303.41	1,000.00	60.59	191.46	808.54	19.15
TOTAL INTEREST INCOME	6,326.25	25,000.00	4,403.32	12,231.52	12,768.48	48.93
<u>MISCELLANEOUS</u>						
00-00-4512 LAND/OTHER SALES	0.00	215,622.00	0.00	0.00	215,622.00	0.00
TOTAL MISCELLANEOUS	0.00	215,622.00	0.00	0.00	215,622.00	0.00
<u>TRANSFERS-IN</u>						
<u>OTHER SOURCES</u>						
00-00-4810 BOND PROCEEDS	0.00	1,245,000.00	0.00	0.00	1,245,000.00	0.00
TOTAL OTHER SOURCES	0.00	1,245,000.00	0.00	0.00	1,245,000.00	0.00
** TOTAL REVENUE **	521,903.42	3,708,922.00	184,206.06	564,444.12	3,144,477.88	15.22

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
--------------	----------------	-------------------	-----------------	-----------------	-------------------	----------------

DUE TO/FROM  
=====

00-NON-PROGRAM  
=====

BEDC ADMINISTRATION  
=====

00-NON-PROGRAM  
=====

PERSONNEL COSTS

70-00-5101 BEDC OPERATIONAL SALARIES	48,633.20	259,350.00	20,452.74	55,926.23	203,423.77	21.56
70-00-5116 LONGEVITY	408.00	581.00	0.00	549.84	31.16	94.64
70-00-5150 SOCIAL SECURITY	3,617.25	19,920.00	1,538.89	4,236.28	15,683.72	21.27
70-00-5151 RETIREMENT	5,417.37	30,090.00	2,404.26	6,639.62	23,450.38	22.07
70-00-5155 GROUP INSURANCE	7,460.01	35,992.00	2,381.48	8,766.12	27,225.88	24.36
70-00-5156 WORKER'S COMPENSATION	<u>103.67</u>	<u>500.00</u>	<u>0.00</u>	<u>93.54</u>	<u>406.46</u>	<u>18.71</u>
TOTAL PERSONNEL COSTS	65,639.50	346,433.00	26,777.37	76,211.63	270,221.37	22.00

SUPPLIES & MATERIALS

70-00-5201 OPERATIONAL SUPPLIES (OFFIC	1,438.67	7,000.00	282.02	1,001.72	5,998.28	14.31
70-00-5203 POSTAGE	0.00	360.00	0.00	0.00	360.00	0.00
70-00-5206 OFFICE EQUIPMENT	<u>3,208.81</u>	<u>8,500.00</u>	<u>149.99</u>	<u>1,304.06</u>	<u>7,195.94</u>	<u>15.34</u>
TOTAL SUPPLIES & MATERIALS	4,647.48	15,860.00	432.01	2,305.78	13,554.22	14.54

MAINTENANCE & REPAIRS

70-00-5301 MAINT OF EQUIPMENT	0.00	1,000.00	0.00	0.00	1,000.00	0.00
70-00-5331 INDUSTRIAL PARK MAINT EXP	0.00	20,000.00	400.00	600.00	19,400.00	3.00
70-00-5345 BUILDING REPAIRS & MAINT.	<u>708.00</u>	<u>3,600.00</u>	<u>200.00</u>	<u>600.00</u>	<u>3,000.00</u>	<u>16.67</u>
TOTAL MAINTENANCE & REPAIRS	708.00	24,600.00	600.00	1,200.00	23,400.00	4.88

OCCUPANCY

70-00-5401 COMMUNICATIONS	2,021.52	9,000.00	625.74	2,131.92	6,868.08	23.69
70-00-5402 OFFICE RENTAL	9,000.00	36,000.00	3,300.00	13,200.00	22,800.00	36.67
70-00-5403 UTILITIES	<u>360.24</u>	<u>3,480.00</u>	<u>180.60</u>	<u>180.60</u>	<u>3,299.40</u>	<u>5.19</u>
TOTAL OCCUPANCY	11,381.76	48,480.00	4,106.34	15,512.52	32,967.48	32.00

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>CONTRACTUAL SERVICES</u>						
70-00-5505 PROFESSIONAL SERVICES	31,014.00	30,000.00	7,699.00	14,199.00	15,801.00	47.33
70-00-5518 AUDIT	0.00	5,000.00	0.00	0.00	5,000.00	0.00
70-00-5525 LEGALS	3,333.94	24,000.00	0.00	0.00	24,000.00	0.00
70-00-5526 LEGAL PROJECTS	0.00	12,000.00	0.00	0.00	12,000.00	0.00
70-00-5530 ENGINEERING	8,333.75	15,000.00	1,200.00	1,200.00	13,800.00	8.00
70-00-5540 PROPERTY INSURANCE	174.38	1,200.00	0.00	243.94	956.06	20.33
70-00-5561 CONTRACTUAL SERVICES	2,000.00	6,000.00	1,000.00	2,000.00	4,000.00	33.33
70-00-5574 CITY PROJECTS & PROGRAMS	18,519.77	83,250.00	0.00	0.00	83,250.00	0.00
70-00-5575 CITY SHARED SERVICES	0.00	7,050.00	0.00	0.00	7,050.00	0.00
70-00-5580 BIP TECHNOLOGY/MLK INFRASTR	0.00	0.00	0.00	103,200.00	( 103,200.00)	0.00
70-00-5596 MAIN STREET PROG SUPPORT	9,999.99	50,000.00	4,166.67	12,500.01	37,499.99	25.00
70-00-5598 CITY ADMINISTRATIVE SUPPORT	<u>6,112.38</u>	<u>18,000.00</u>	<u>1,500.00</u>	<u>4,500.00</u>	<u>13,500.00</u>	<u>25.00</u>
TOTAL CONTRACTUAL SERVICES	79,488.21	251,500.00	15,565.67	137,842.95	113,657.05	54.81
<u>OTHER CHARGES</u>						
70-00-5603 MARKETING TRAVEL	3,899.48	28,000.00	1,884.89	4,450.06	23,549.94	15.89
70-00-5604 BUSINESS DEVELOPMENT	353.66	10,000.00	147.00	1,204.05	8,795.95	12.04
70-00-5605 TRAINING TRAVEL	3,218.93	12,000.00	0.00	2,757.91	9,242.09	22.98
70-00-5606 AUTO ALLOWANCE - STAFF	0.00	9,000.00	0.00	0.00	9,000.00	0.00
70-00-5610 ISSUANCE COST	0.00	45,000.00	0.00	0.00	45,000.00	0.00
70-00-5615 DUES, SUBSCRIPTIONS & PUBLI	4,934.25	24,000.00	3,502.00	8,862.50	15,137.50	36.93
70-00-5631 BONDS FOR BEDC OFFICERS	805.00	1,000.00	0.00	885.50	114.50	88.55
70-00-5633 LOCAL/MISC ADV & SPONSORSHI	4,559.09	18,000.00	2,230.58	3,284.32	14,715.68	18.25
70-00-5634 NATIONAL/REG ADV & MARKETIN	1,360.00	42,000.00	625.00	2,771.75	39,228.25	6.60
70-00-5635 REGIONAL ADV & MARKETING	64.93	0.00	0.00	0.00	0.00	0.00
70-00-5636 DIGITAL ADV & MARKETING	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5637 SPECIAL ADV & MARKETING	0.00	15,000.00	0.00	0.00	15,000.00	0.00
70-00-5640 SPL PROJ-REDEVELOPMENT GRAN	0.00	50,000.00	0.00	0.00	50,000.00	0.00
70-00-5641 SPL EDUC & WORKFORCE DEVELO	0.00	30,000.00	0.00	12,524.37	17,475.63	41.75
70-00-5642 SPL ENTREPRENEURIAL/SM BUS	0.00	20,000.00	0.00	155.05	19,844.95	0.78
70-00-5643 SPL RETAIL RECRUITING	0.00	25,000.00	0.00	6,095.00	18,905.00	24.38
70-00-5644 380 AGREEMENT REIMBURSEMENT	83,965.00	360,000.00	22,147.92	22,147.92	337,852.08	6.15
70-00-5645 WATER RIGHTS PROP FUNDING	0.00	60,000.00	0.00	0.00	60,000.00	0.00
70-00-5646 LAND/GRANT REBATES	0.00	28,050.00	0.00	5,000.00	23,050.00	17.83
70-00-5649 SPL PRJT DISASTER RELIEF GR	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5650 SPL PRJT BUS RETEN & EXPAN	1,962.59	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5689 OPPORTUNITY AUSTIN	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5691 CLOSING COSTS	0.00	21,562.00	0.00	0.00	21,562.00	0.00
70-00-5700 TARGETED MARKETING	<u>1,079.01</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL OTHER CHARGES	106,201.94	838,612.00	30,537.39	70,138.43	768,473.57	8.36

FINANCIAL STATEMENT

AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
<u>CONTINGENCY</u>						
70-00-5900 CONTINGENCY	0.00	25,000.00	0.00	0.00	25,000.00	0.00
TOTAL CONTINGENCY	0.00	25,000.00	0.00	0.00	25,000.00	0.00
<u>CAPITAL OUTLAY</u>						
70-00-6713 TRAIL SYS FROM ESKEW TO HWY	0.00	409,500.00	1,150.00	2,416.73	407,083.27	0.59
70-00-6714 921 MAINSTREET PROJECT	10,180.34	0.00	0.00	0.00	0.00	0.00
70-00-6715 BIP TECHNOLOGY/MLK INFRASTR	0.00	1,600,000.00	0.00	183.00	1,599,817.00	0.01
70-00-6716 AGNES/HOME DEPOT INFRASTRUC	0.00	1,200,000.00	0.00	0.00	1,200,000.00	0.00
TOTAL CAPITAL OUTLAY	10,180.34	3,209,500.00	1,150.00	2,599.73	3,206,900.27	0.08
<u>DEBT SERVICE</u>						
70-00-7133 C OF O SERIES 2013 PRINCIPL	17,499.99	71,000.00	0.00	0.00	71,000.00	0.00
70-00-7134 C OF O SERIES 2013 INTEREST	24,674.70	96,599.00	0.00	0.00	96,599.00	0.00
70-00-7137 C OF O SERIES 2010 PRINCIPA	11,277.51	46,498.00	0.00	0.00	46,498.00	0.00
70-00-7138 C OF O SERIES 2010 INTEREST	8,003.16	9,503.00	0.00	0.00	9,503.00	0.00
70-00-7156 GO REFUNDING 2017-INT	0.00	19,000.00	0.00	0.00	19,000.00	0.00
70-00-7501 C OF O SERIES 2008A PRINCIP	370,000.00	0.00	0.00	0.00	0.00	0.00
70-00-7502 C OF O SERIES 2008A, INTERE	16,827.50	0.00	0.00	0.00	0.00	0.00
70-00-7605 BOND PRINCIPAL 2018	0.00	48,750.00	0.00	0.00	48,750.00	0.00
70-00-7606 BOND INTEREST 2018	0.00	27,023.00	0.00	0.00	27,023.00	0.00
TOTAL DEBT SERVICE	448,282.86	318,373.00	0.00	0.00	318,373.00	0.00
TOTAL 00-NON-PROGRAM	726,530.09	5,078,358.00	79,168.78	305,811.04	4,772,546.96	6.02
<u>ADMINISTRATION</u>						
=====						
<u>CAPITAL OUTLAY</u>						
<u>DEBT SERVICE</u>						
70-10-7097 INTEREST EXPENSE ON FNB NOT	0.00	500.00	0.00	0.00	500.00	0.00
70-10-7603 BOND PRINCIPAL 2006	12,500.01	55,000.00	0.00	0.00	55,000.00	0.00
70-10-7604 BOND INTEREST 2006	2,477.85	7,607.00	0.00	0.00	7,607.00	0.00
TOTAL DEBT SERVICE	14,977.86	63,107.00	0.00	0.00	63,107.00	0.00
TOTAL ADMINISTRATION	14,977.86	63,107.00	0.00	0.00	63,107.00	0.00
TOTAL BEDC ADMINISTRATION	741,507.95	5,141,465.00	79,168.78	305,811.04	4,835,653.96	5.95
*** TOTAL EXPENSES ***	741,507.95	5,141,465.00	79,168.78	305,811.04	4,835,653.96	5.95

\*\*\* END OF REPORT \*\*\*

01/19/2018

BALANCE SHEET

AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

ASSETS

=====

00-00-1010	BEDC OPERATING ACCT	212,221.48
00-00-1012	TEXAS CLASS	1,803,823.24
00-00-1100	TEXPOOL	1,799,523.66
00-00-1135	DREYFUS MM ACCT	2,645.87
00-00-1141	CERTIFICATE OF DEPOSIT FN	531,000.00
00-00-1224	ACCT RECEIVABLE-SALES TAX	367,974.16
00-00-1227	ACCOUNTS RECEIVABLE-OTHER	429.84
00-00-1272	NOTES RECEIVABLE-GARMENT	31,250.74
00-00-1274	NOTES RECEIVABLE-GTG-LOAN	10,665.92
00-00-1275	NOTES RECEIVABLE-GTG-LOAN	10,997.83
00-00-1276	NOTES RECEIVABLE-GTG-LOAN	263.49
00-00-1420	EQUIPMENT	8,300.77
00-00-1440	BUILDING IMPROVEMENTS	49,785.27
00-00-1460	FIXED ASSETS - BUILDING	845,593.73
00-00-1470	FIXED ASSETS - LAND	844,671.06
00-00-1480	FIXED ASSETS - INFRASTRUC	0.18
00-00-1490	CONST IN PROGRESS-INFRAST	135,723.26
00-00-1499	ACCUMULATED DEPRECIATION(	329,582.04)
00-00-1575	DEFERRED OUTFLOWS-PENSION	17,741.00
00-00-1576	DEFERRED OUTFLOWS-ACTUARI	2,814.00
00-00-1577	DEFERRED OUTFLOWS-DEFICIT	25,266.00
00-00-1578	DEFERRED OUTFLOWS-ASSUMPT	3,529.00
00-00-1587	PREPAID EXPENSES	<u>43,000.00</u>

6,417,638.46

TOTAL ASSETS

6,417,638.46

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AS OF: DECEMBER 31ST, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE

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00-00-2000	ACCOUNTS PAYABLE	35,596.92	
00-00-2080	NOTES PAYABLE-CITY-WTR PR	360,000.00	
00-00-2081	NOTES PAYABLE-CITY-TDC	6,250.67	
00-00-2101	BONDS PAYABLE CURRENT POR	257,498.00	
00-00-2102	TAX/REV 2006 BOND PAYABLE	110,000.00	
00-00-2125	ACCRUED INTEREST PAYABLE	21,846.48	
00-00-2127	ACCRUED EXPENSES-OTHER	41,316.94	
00-00-2235	UNEARNED REVENUE-TOWER	37,950.00	
00-00-2346	DUE TO CLEARING FUND	28,313.99	
00-00-2356	DUE TO OTHER GOVERNMENTS	3,125,692.44	
00-00-2405	ENCUMBRANCE ACCOUNT (	28,328.52)	
00-00-2406	RESERVE FOR ENCUMBRANCE	28,328.52	
00-00-2850	NET PENSION LIABILITY	111,000.00	
00-00-2870	COMPENSATED ABSENCES PAYA	<u>15,653.49</u>	
			<u>4,151,118.93</u>
	TOTAL LIABILITIES		4,151,118.93
	SURPLUS (DEFICIT)	258,633.08	
00-00-3000	NET ASSETS	2,097,371.25	
00-00-3119	DESIGNATED OPERATING	150,000.00	
00-00-3400	CONTRIBUTED CAPITAL	521,695.50	
00-00-3502	RESTRICTED - JAMCO	73,644.00	
00-00-3505	RESTRICTED-COGLAN GRP	5,000.00	
00-00-3506	RESTRICTED-ELLIOTT PARTNE	18,686.42	
00-00-3507	RESTRICTED - AEI TECHNOLO	27,999.00	
00-00-3700	PRIOR PERIOD ADJ (	<u>886,509.72)</u>	
	TOTAL EQUITY		<u>2,266,519.53</u>
	TOTAL LIABILITIES & FUND EQUITY		6,417,638.46

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## Agenda Item: 4.3

# AGENDA MEMORANDUM

Meeting Date: January 22, 2018

Agenda Item: Consideration, discussion and possible action related to personnel matters.

Prepared by: Shawn Kirkpatrick, Executive Director

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The Board requested this item be included on the January 22<sup>nd</sup> agenda at the special meeting held on January 4, 2018.

Attachments:  
None

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### Recommendation:

None



## Agenda Item: 4.4

# AGENDA MEMORANDUM

Meeting Date: January 22, 2018

Agenda Item: Presentation and update concerning BEDC projects: Downtown Trail Expansion, Seton Family of Hospitals Performance Agreement and Agnes Street Extension and Drainage, Technology Drive Extension and Drainage, 921 Main Street, Bastrop County Land Sale, Granite and Stone, LLC (Project Minerals); 2017 sales tax update; outstanding BEDC agreements, and the Bastrop Business and Industrial Park Development.

Prepared by: Shawn Kirkpatrick, Executive Director

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### Project Updates

Downtown Trail Expansion: 90% plan set, Texas Department of Transportation (TxDOT) meeting is being rescheduled, due to recent weather, to discuss Keep Bastrop County Beautiful grant award related to the project. Next steps: Solidify additional funding sources to complete loop in the FY 2018 budget year, TxDOT approvals, bid plan set preparation, address two rights-of-way issues.

Seton Family of Hospitals Performance Agreement and Agnes Street Extension and Drainage: Performance Agreement approved and out for signatures. Next steps: Contract execution by all parties, Agnes St. extension to 60% plan set.

Technology Drive Extension and Drainage: Engineering has commenced and project is under design. Next steps: 60% plan set.

921 Main Street: EDC met with Bob Springer, REOC Austin, in January 2018 to receive an update on leasing activity, tenant target development, and marketing activities.

Bastrop County Land Sale: Agreement is executed and receipted at the Title Company. Next steps: Completion of the Technology Drive Extension and Drainage Project.

Granite and Stone, LLC (Project Minerals): Pending financing approval. Next steps: Funding approval, Re-plat of Business Park site B-1.

### 2017 Sales Tax Update

A brief update on fiscal year 2017 sales tax collections.



### Outstanding BEDC Agreements

At the start of every budget cycle, EDC staff reviews with the Board outstanding sales tax rebates and incentive schedule. Since the last update, April 5, 2017, the following changes have occurred.

Burleson Crossing and Buc-ee's sales tax rebates are in compliance with their agreements.

JAMCo is currently in compliance with their agreement.

The Coghlan Group agreement was closed out through a resolution of the Board at the October 2017 Board meeting.

Good Soul Brewing is closed.

Elliott Electric Supply is currently in compliance with their agreement.

AEI Technologies is currently in compliance with their agreement.

Granite and Stone, LLC is pending financing approval.

Business Improvement Grant (BIG) Program, FY 2017, are all complete, in compliance and under monitoring.

Bastrop Fine Arts Guild agreement from 2011 and amendments continue to be under monitoring. The City of Bastrop has two additional agreements with the Guild under monitoring. Currently, the Guild is preparing a Business Plan to address deficiencies in compliance with all three agreements. The City Council and EDC will, at a later date, hold a joint meeting to review and discuss the Business Plan and steps to move forward.

### Bastrop Business and Industrial Park Development Update

EDC had a meeting scheduled with Bowman Consulting on Tuesday, January 16<sup>th</sup>, to review ongoing engineering projects; however, this meeting was postponed due to inclement weather. The meeting will be rescheduled to review the ongoing engineering projects. No additional update is available at this time from the January 2018 special meeting.

EDC staff needs direction from the Board on whether they prefer to hold a workshop during an upcoming regular meeting or hold a special meeting to discuss the Business Park.

Attachments:

Presentation and Update PowerPoint

Sales Tax Rebate (April 5, 2017)

Incentive Schedule (April 5, 2017)

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### **Recommendation:**

None.



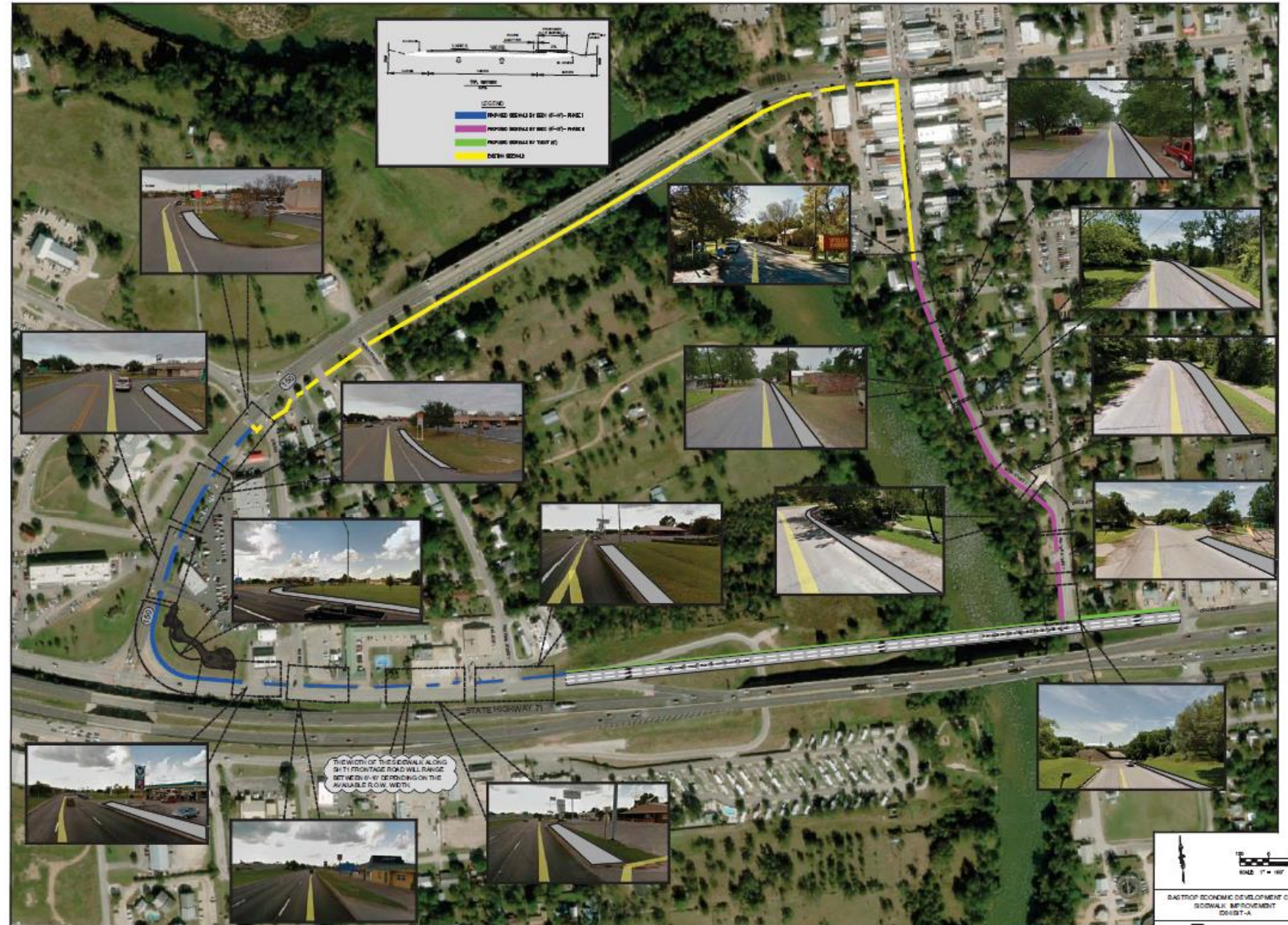
# Downtown Trail Expansion

## Current Status

90% Plan Set  
Other Funding Sources

## Next Step

TxDOT Reviews  
Bid Set Preparation  
ROW Issues





# Seton Family of Hospitals

## Current Status

PA out for signatures

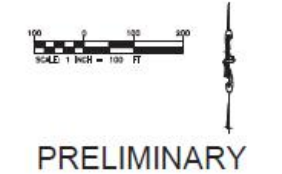
## Next Step

Agnes St. Plans to 60%

# City of Bastrop Transportation Master Plan

Project 26

Ranking 9 of 34



PRELIMINARY

**OPTION 1**

WEST SIDE DRAINAGE PLANNING - MINOR ARTERIAL COLLECTION - TYPICAL SECTION	
PROJECT'S PORTION OF PROBABLE COST	
GENERAL CONDITIONS/INSTRUMENTS	\$ 20,424
STREET IMPROVEMENTS	\$ 402,122
DRAINAGE IMPROVEMENTS	\$ 20,037
EROSION CONTROL & RESTORATION	\$ 41,901
<b>TOTAL LAND CONSTRUCTION COST</b>	<b>\$ 484,484</b>
15% CONTINGENCY	\$ 72,673
PERMITTING/INSURANCE	\$ 78,426
<b>TOTAL SOFT CONSTRUCTION COST</b>	<b>\$ 179,525</b>
<b>GRAND TOTAL</b>	<b>\$ 664,009</b>

**OPTION 2**

WEST SIDE DRAINAGE PLANNING - TYPICAL URBAN SECTION	
PROJECT'S PORTION OF PROBABLE COST	
GENERAL CONDITIONS/INSTRUMENTS	\$ 252,000
STREET IMPROVEMENTS	\$ 832,400
DRAINAGE IMPROVEMENTS	\$ 398,347
EROSION CONTROL & RESTORATION	\$ 78,788
<b>TOTAL LAND CONSTRUCTION COST</b>	<b>\$ 1,561,535</b>
15% CONTINGENCY	\$ 234,230
PERMITTING/INSURANCE	\$ 217,000
<b>TOTAL SOFT CONSTRUCTION COST</b>	<b>\$ 451,230</b>
<b>GRAND TOTAL</b>	<b>\$ 2,012,765</b>

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER AUTHORITY OF EREN ULUSOY, P.E. 122168 ON 7/27/2017. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

CITY OF BASTROP  
WEST SIDE DRAINAGE PLANNING

1130 St. Charles of Texas Hwy. • Suite 200 • Dallas, Texas 75246  
Phone: (972) 351-1100 • Fax: (972) 351-0000 • www.bowmanconsulting.com  
© Bowman Consulting, Inc. 1818 Firm Registration No. 14288

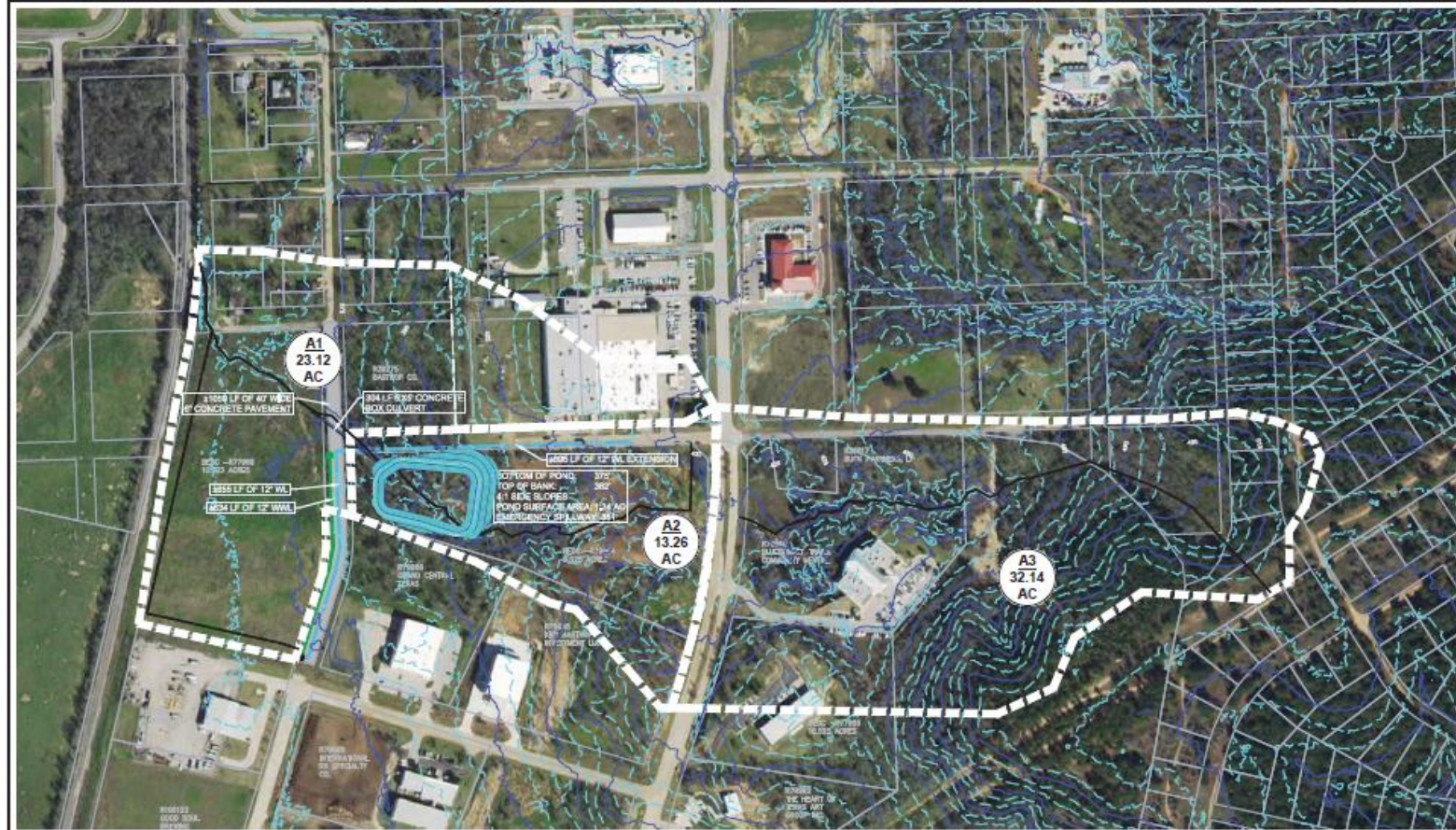
*“New and Expanded Business Enterprise”*



# Technology/ MLK Project

Current Status  
Engineering Released  
Surveying Ongoing

Next Step  
60% Plan Review



**DRAFT**

	PRE-DEVELOPED FLOW (CFS)	POST-DEVELOPED FLOW (CFS)
2-YR STORM	96.6	146.1
5-YR STORM	151.8	213.1
10-YR STORM	198.2	288.1
25-YR STORM	254.4	365.9
50-YR STORM	296.5	435.0
100-YR STORM	364.7	514.8

POND CAPACITY: 7.23 AC-FT (302 FT)  
 POND PEAK STORAGE: 3.9 AC-FT (150 FT)

**ENGINEER'S PROBABLE COST ESTIMATE**

Item	Description	Quantity	Unit	Unit Price	Total
1.1	Stakeout Preparation	5,413	CV	\$1.36	\$7,361.68
1.2	12" Concrete Footing	42,368	LF	\$40.00	\$1,694,720.00
1.3	Concrete Curb and Gutter	2,118	LF	\$15.00	\$31,770.00
1.4	12" CORR DR 14 WL including pipe, fittings, manholes, and appurtenances (all depths)	655	LF	\$87.00	\$56,985.00
1.5	French Sully	658	LF	\$1.25	\$822.50
1.6	Stone Voids	2	EA	\$2,700.00	\$5,400.00
1.7	Standard Pipe Trench Assembly, including pipe fittings, manholes, sump, and appurtenances	2	EA	\$4,700.00	\$9,400.00
1.8	Water Tables	3	EA	\$2,000.00	\$6,000.00
1.9	12" Catchment	2	EA	\$1,100.00	\$2,200.00
1.10	24" Open Cover Pipe	79	LF	\$70.00	\$5,530.00
1.11	12" CORR 24" Watermain Line including pipe joints, manholes, and appurtenances (6-12' depth)	104	LF	\$50.00	\$5,200.00
1.12	24" Manhole (6' depth)	2	EA	\$5,200.00	\$10,400.00
1.13	French Sully	604	LF	\$1.00	\$604.00
1.14	City Utilities	1	LS	\$30,700.04	\$30,700.04
1.15	Grass and Sedimentation/vegetation	1	LS	\$36,463.64	\$36,463.64
	<b>SUBTOTAL</b>				<b>\$46,463.64</b>

Item	Description	Quantity	Unit	Unit Price	Total
2.1	12" CORR DR 14 WL including pipe, fittings, manholes, and appurtenances (all depths)	895	LF	\$87.00	\$77,865.00
2.2	French Sully	895	LF	\$1.36	\$1,216.80
2.3	Stone Voids	2	EA	\$2,700.00	\$5,400.00
2.4	Standard Pipe Trench Assembly, including pipe fittings, manholes, sump, and appurtenances	2	EA	\$4,700.00	\$9,400.00
2.5	Grass and Sedimentation/vegetation	1	LS	\$4,675.00	\$4,675.00
	<b>SUBTOTAL</b>				<b>\$86,230.00</b>

Item	Description	Quantity	Unit	Unit Price	Total
3.1	600 Bag Cement	324	LF	\$550.00	\$178,200.00
3.2	Manhole and Whorl	2	EA	\$32,000.00	\$64,000.00
3.3	24" Catchment	20	EA	\$1,000.00	\$20,000.00
3.4	Concrete Sully	1.5	LS	\$28,300.00	\$42,450.00
3.5	Grass and Sedimentation/vegetation	1	LS	\$14,900.00	\$14,900.00
	<b>SUBTOTAL</b>				<b>\$229,550.00</b>

Item	Description	Quantity	Unit	Unit Price	Total
4.1	TECHNOLOGY DRIVE				\$946,402.04
4.2	12" WATER MAIN EXTENSION				\$80,730.00
4.3	DRAINAGE IMPROVEMENTS SURFACING				\$220,670.00
4.4	Site of Plant Materials				\$147,137.00
4.5	Site of Plant Materials				\$50,625.11
4.6	Site of Plant Materials				\$180,819.00
	<b>TOTAL BID</b>				<b>\$1,423,094.03</b>

\*Note: Items are included

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BASTROP ECONOMIC DEVELOPMENT  
POST-DEVELOPMENT CONDITIONS

**Bowman CONSULTING**

1190 S. Capital of Texas Hwy. • Building 3, Suite 203 • Austin, Texas 78746  
 Phone: (512) 357-1800 • Fax: (512) 357-4087 • www.bowmanconsulting.com  
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 T&E from Registration No. 14489



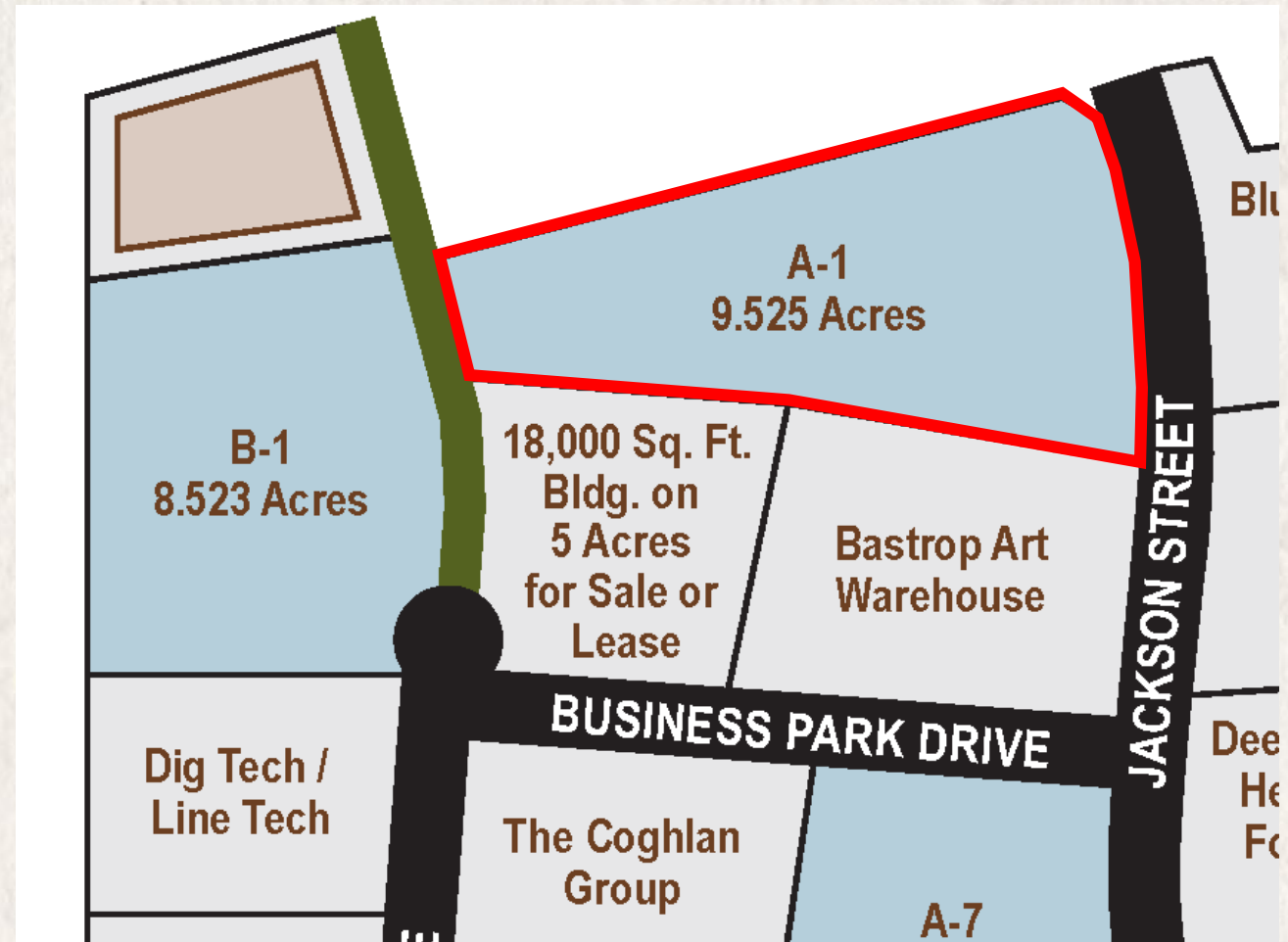
# BASTROP COUNTY LAND SALE

## Current Status

Executed and receipted contract at title company

## Next Step

Technology/MLK Project





## **GRANITE & STONE, LLC**

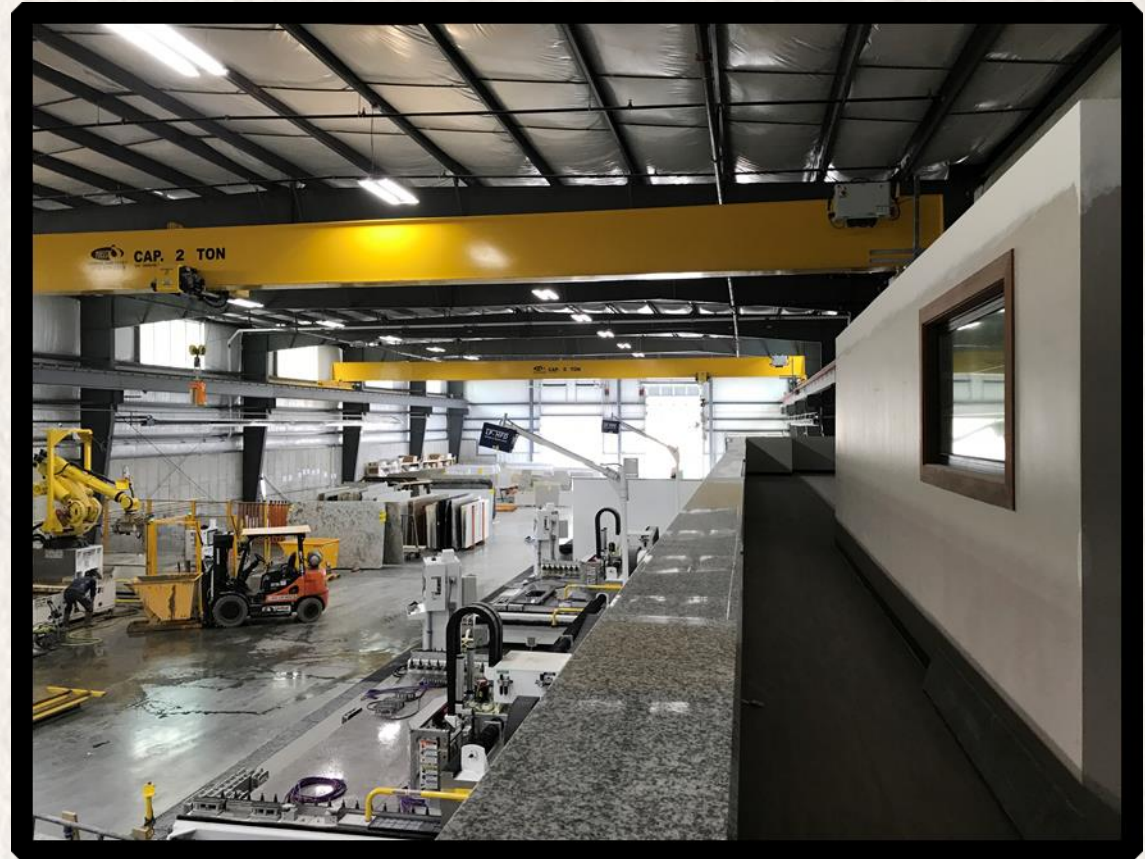
Current Status

Financing approval

Next Step

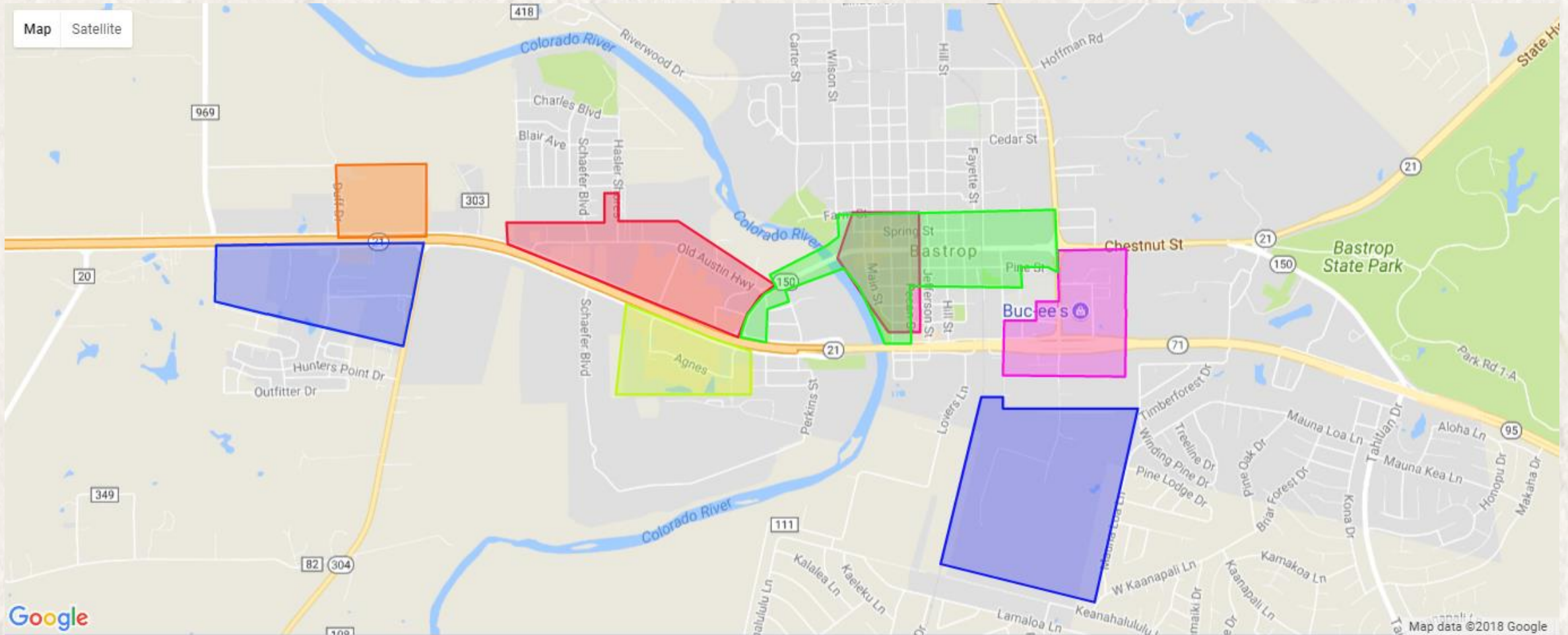
Re-plot site B-1

Technology/MLK Project



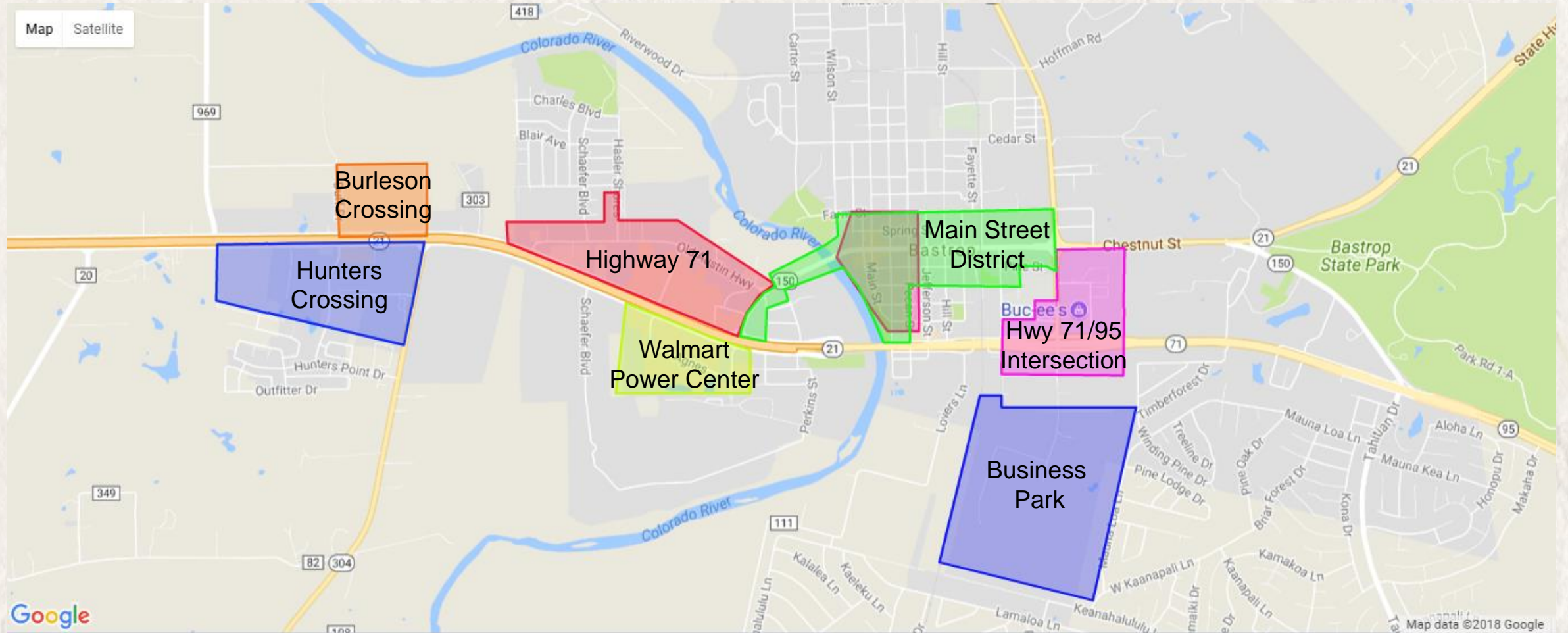


# FY 2017 Sales Tax





# FY 2017 Sales Tax

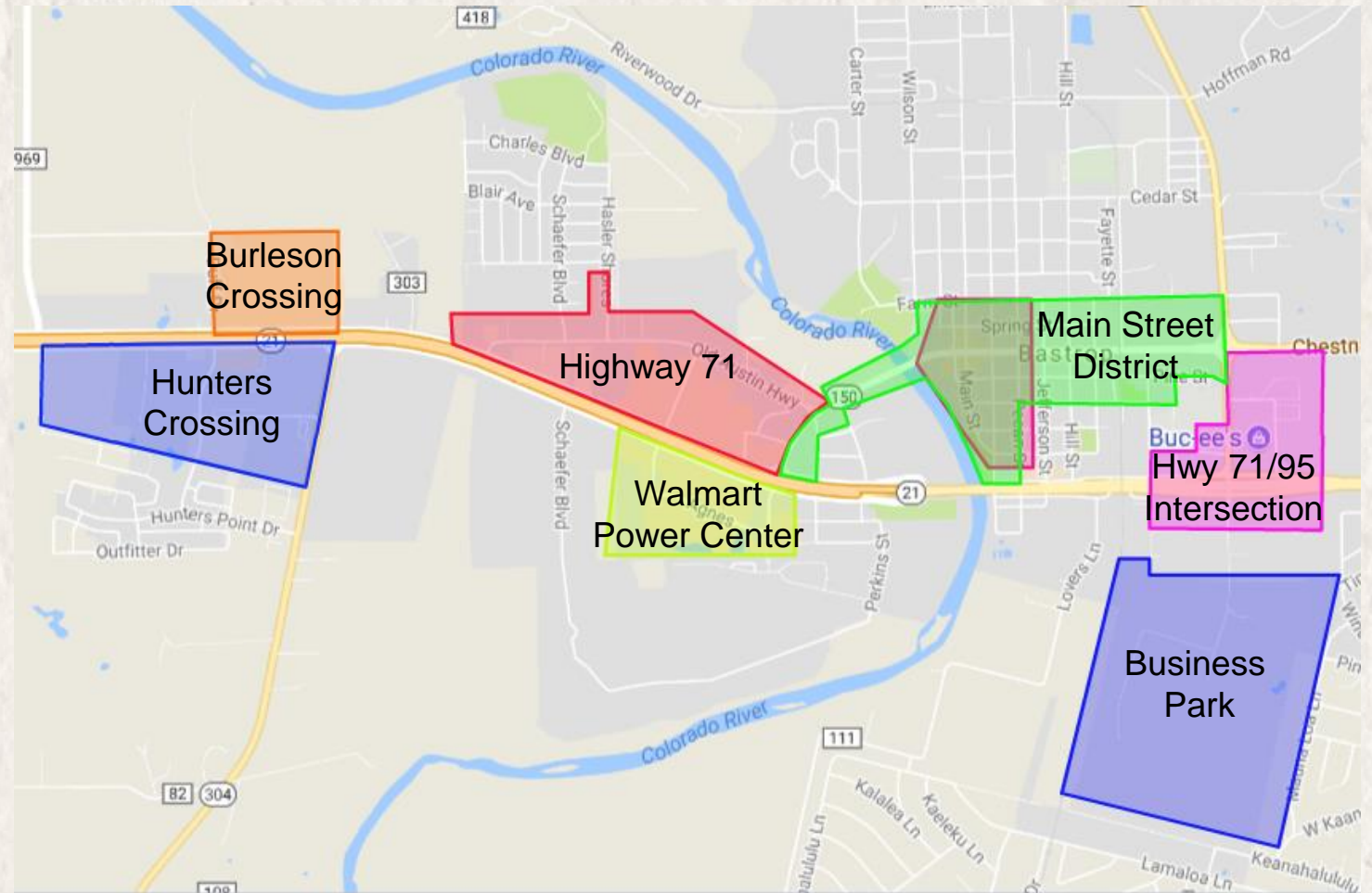






# FY 2017 Sales Tax

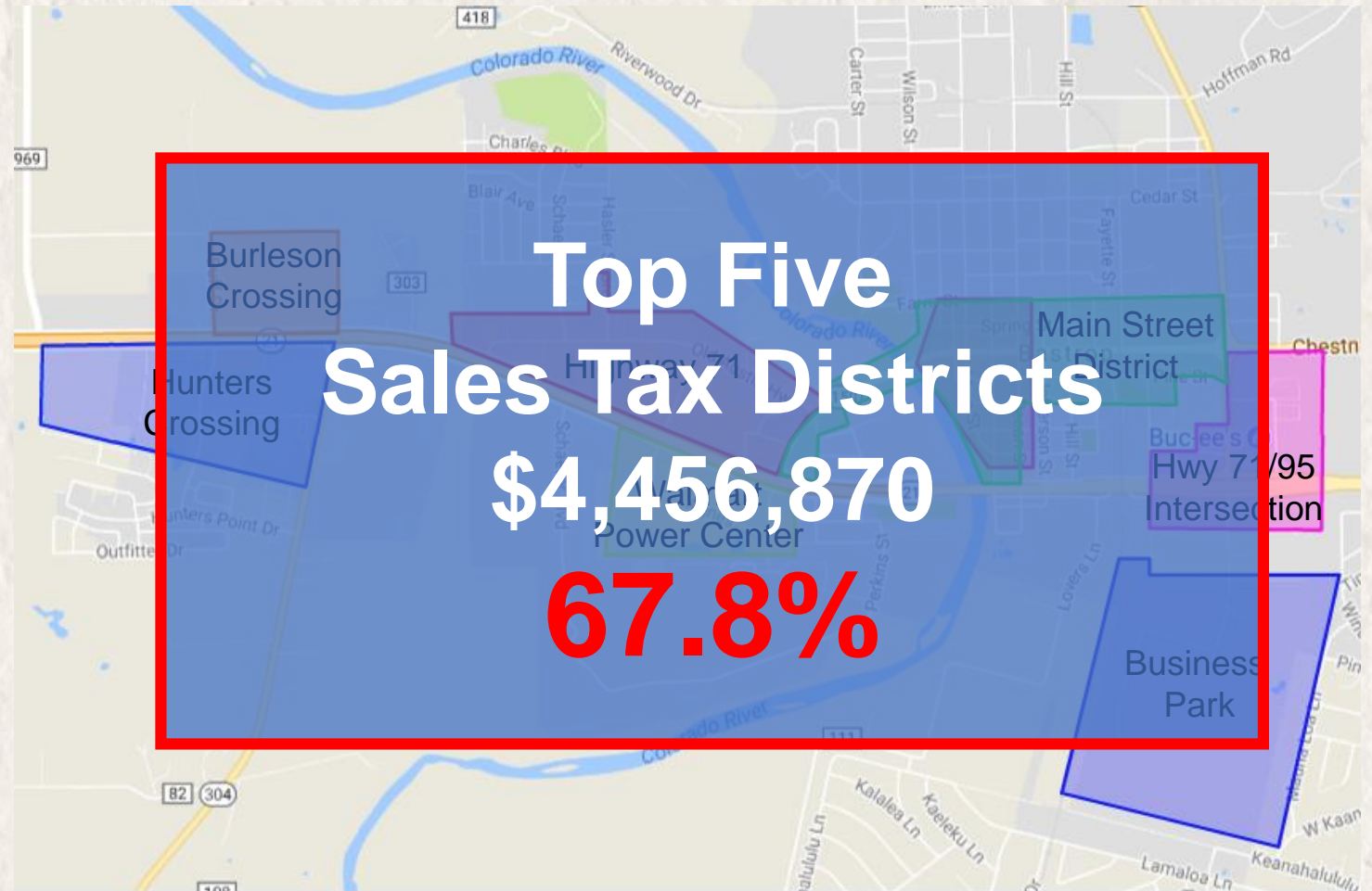
	FY 2017	%
Burleson Crossing	\$1,242,187	18.9%
Walmart Power Center	\$1,074,389	16.3%
Highway 71	\$937,897	14.3%
Hunters Crossing	\$793,136	12.1%
Hwy 71/95 Intersection	\$409,261	6.2%
Main Street District	\$308,423	4.7%
Business Park	\$46,378	0.7%





# FY 2017 Sales Tax

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Main Street District	\$308,423	4.7%
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# FY 2017 Sales Tax

Corporate Limits	\$8,765,680
City of Bastrop	\$4,382,840
Bastrop EDC	\$2,191,420
Bastrop County	\$2,191,420



# Outstanding BEDC Agreements

## Sales Tax Rebates

Fiscal Year	Burleson Crossing	Buc-ee's	Fiscal Year Total
2008/2009	35,985		35,985
2009/2010	94,441		94,441
2010/2011	79,224		79,224
2011/2012	131,358		131,358
2012/2013	139,330	51,854	191,184
2013/2014	148,706	82,503	231,209
2014/2015	201,477	88,370	289,847
2015/2016	230,777	92,914	323,691
2016/2017	235,000	94,000	329,000
2017/2018	254,054	98,947	360,000
2018/2019	274,653	104,155	380,000
2019/2020	296,922	87,256	390,000
2020/2021	320,997		330,000
2021/2022	57,075		60,000
2022/2023			
2023/2024			
	\$ 2,500,000	\$ 700,000	\$ 3,200,000



# Outstanding BEDC Agreements

## INCENTIVE SCHEDULE

APRIL 5, 2017

This chart is critically important within any economic development organization. It shows incentive commitments of the EDC allowing the cash flow planning for current and future agreements.

		FY 2013 2012/2013	FY 2014 2013/2014	FY 2015 2014/2015	FY 2016 2015/2016	FY 2017 2016/2017	FY 2018 2017/2018	FY 2019 2018/2019	FY 2020 2019/2020	FY 2021 2020/2021	FY 2022 2021/2022
70-00-5640	Spl Projects/Redev't Grants				\$ 2,608	\$ 50,000	\$ 50,000	\$ 50,000			
70-00-5644	380 Agreements	\$ 191,184	\$ 231,209	\$ 289,847	\$ 323,691	\$ 329,000	\$ 360,000	\$ 380,000	\$ 390,000	\$ 330,000	\$ 60,000
70-00-5645	Water Rights	\$ -		\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
70-00-5646	Spl Projects/Incentives	\$ 58,598	\$ 15,601	\$ 73,646	\$ 42,494	\$ 49,204	\$ 28,050	\$ 88,010	\$ 9,364		
	Other				\$ 121						
	JAMCo							\$ 73,646			
	The Coghlan Group				\$ 5,000			\$ 5,000			
	Good Soul Brewing Co.					\$ 2,425					
	Elliot Electric Supply				\$ 37,373	\$ 18,686	\$ 18,686				
	AEI Technologies					\$ 28,093	\$ 9,364	\$ 9,364	\$ 9,364		
<b>Total Annual Incentive Obligation</b>		<b>\$ 313,005</b>	<b>\$ 264,715</b>	<b>\$ 509,917</b>	<b>\$ 428,793</b>	<b>\$ 488,204</b>	<b>\$ 498,050</b>	<b>\$ 578,010</b>	<b>\$ 459,364</b>	<b>\$ 390,000</b>	<b>\$ 120,000</b>
<b>Percent of Sales Tax (%)</b>		<b>18.85%</b>	<b>15.23%</b>	<b>25.43%</b>	<b>19.57%</b>	<b>22.10%</b>	<b>21.87%</b>	<b>24.61%</b>	<b>18.97%</b>	<b>15.63%</b>	<b>4.66%</b>



# Outstanding BEDC Agreements

- Granite and Stone, LLC
- Business Improvement Grant (BIG) Program
- Bastrop Fine Arts Guild



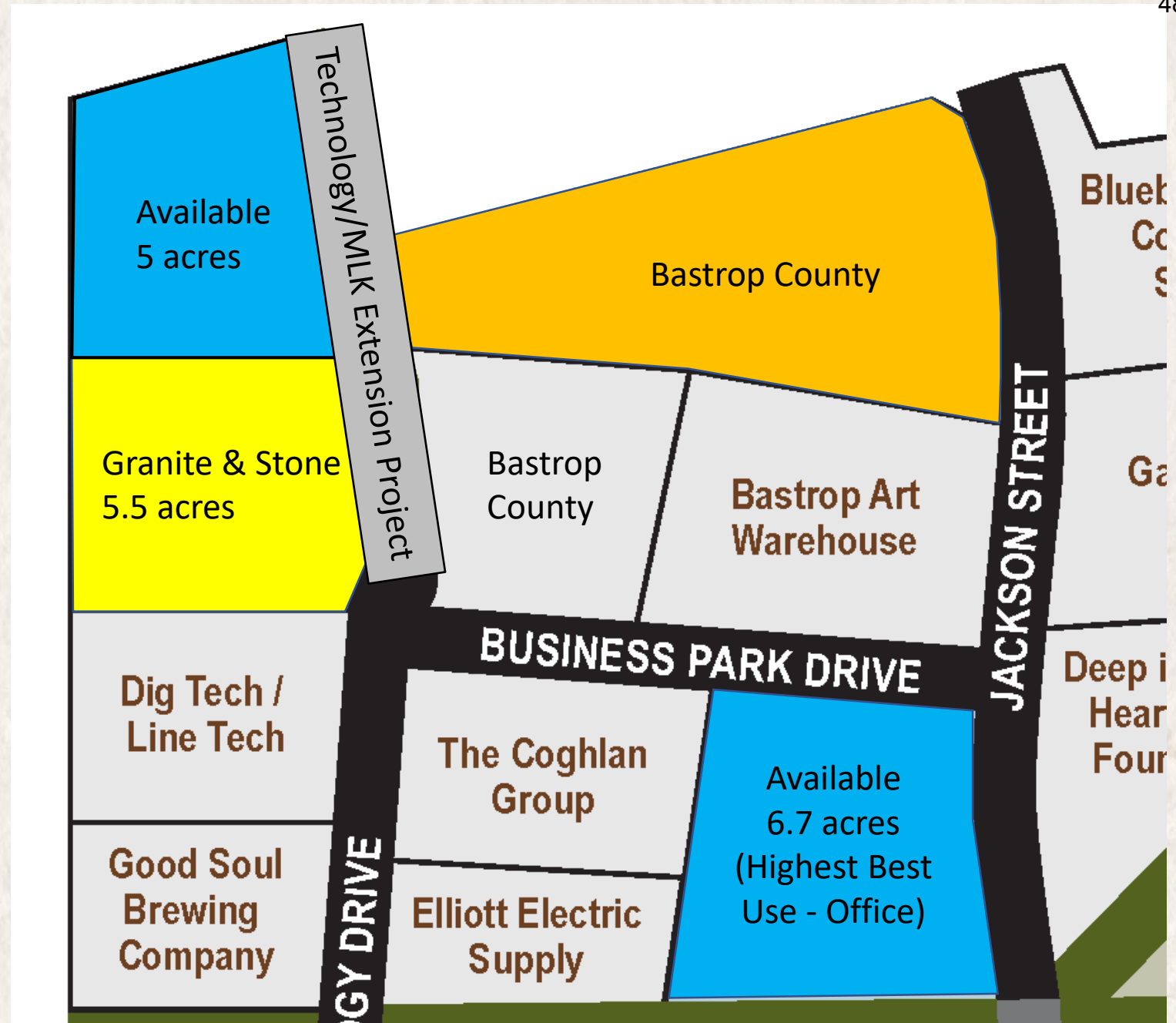
# Bastrop Business and Industrial Park

## Marketing Flyer





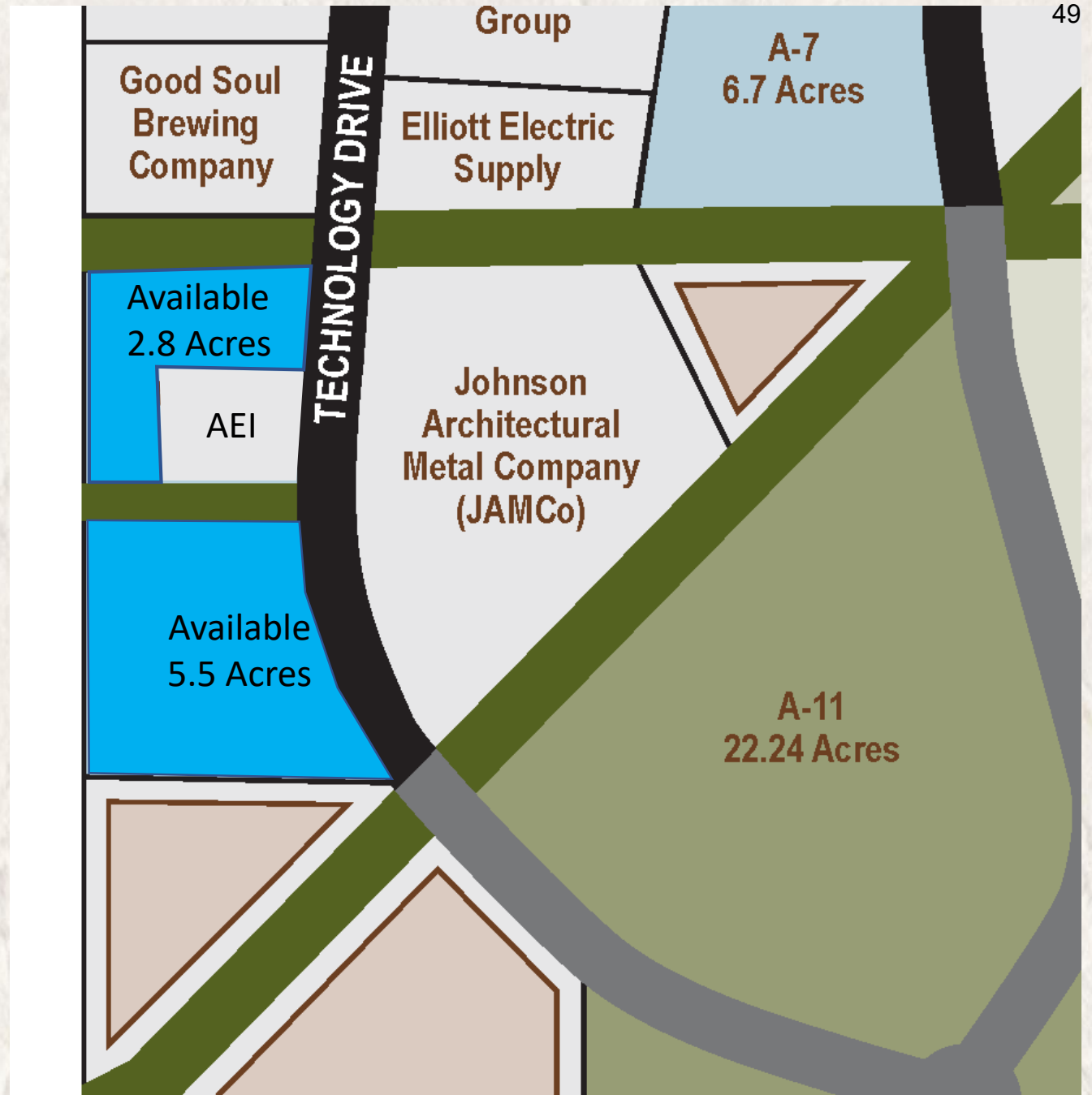
# Bastrop Business and Industrial Park







# Bastrop Business and Industrial Park





## SALES TAX REBATES

**APRIL 5, 2017**

The EDC has two outstanding Sales Tax Rebate Agreements with Burleson Crossing and Buc-ee's. The Burleson Crossing agreement is 15 years or \$2.5 million, and the Buc-ee's agreement is 10 years or \$700,000, whichever comes first. Each according to projections will reimburse prior to the end of the terms in 2022 and 2020, respectively.

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2008/2009	35,985		35,985
2009/2010	94,441		94,441
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