

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
BOARD OF DIRECTORS**

**Minutes of Monthly Meeting, August 16, 2021  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, August 16, 2021, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Sam Kier, Bill Gossett, Connie Schroeder, Ron Spencer, and Jeff Haladyna. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorney Clarissa Rodriguez was also present.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the 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 from the Joint Meeting with City Council on July 12, 2021, the Regular Board Meeting of July 19, 2021, and Special Board Meeting of July 26, 2021. There were two changes to the minutes of July 26, 2021: clarification that the \$164,000 for the downtown lighting project would be a separate line item, not under the Main Street Program; and the exact wording of the mission statement. Mr. Plunkett made the motion to approve the three sets of minutes as edited, Ms. Schroeder seconded, and the motion passed.
  - 3.2. Acceptance of financial report provided by City of Bastrop's Chief Financial Officer for period ending July 2021. Mr. Kier made the motion to approve the financial report as submitted, Mr. Plunkett seconded, and the motion passed.
  - 3.3. Discussion and possible action regarding the sale of the building located at 921 Main Street and leased by the Art Institute. The Board discussed options for selling the building and then chose to consult with the BEDC attorney in executive session.
  - 3.4. Discussion and possible action on Resolution R-2021-0010 authorizing the execution of a Professional Services Agreement with Corix Utilities to perform a wastewater study in Bastrop's extraterritorial jurisdiction (ETJ). John Chisholm with Corix Utilities participated virtually. After discussion, Mr. Plunkett made the motion to approve the resolution, Mr. Kier seconded, and the motion passed.
  - 3.5. Presentation, discussion and possible action about partnering with the Bastrop Chamber of Commerce and Visit Bastrop to host a career fair. Susan Smith, President and CEO of Visit Bastrop, and Becki Womble, President and CEO of the Bastrop Chamber of Commerce, both addressed the Board regarding their preliminary plans to hold a Career Fair at the Bastrop Convention Center, as well as the possibility of the BEDC participating in the event. After discussion, it was the consensus that more information would be needed prior to the Board making a decision.
  - 3.6. Discussion and possible action regarding BEDC's proposed budget for Fiscal Year 2021/2022, including action to modify the proposed budget and to adopt the FY 2022 budget, as proposed or modified. Ms. Young and Ms. Ryan explained the latest draft of the budget and answered questions. Mr. Kier made the motion to approve the FY 2022 budget, Mr. Gossett seconded, and the motion passed.
  - 3.7. Receive updates from BEDC staff – EDA (Economic Development Administration) webinars through CAPCOG (Capital Area Council of Governments); Regional

Broadband Roundtable; CAEDD (Capital Area Economic Development District) quarterly meeting; bi-weekly meetings with the City; ARCIT (Association of Rural Communities in Texas); and continued participation in Bastrop Development Review Committee meetings. Ms. Young gave an update to the Board.

- 3.8. **A. Open Public Hearing** for the purpose of providing the general public with information concerning a proposed economic development project being considered by the BEDC, and for receiving public input regarding same, as follows: Pursuant to LGC Section 505.158, the BEDC is proposing to expend Type B economic development funds to undertake and to fund a Performance Agreement with Moca Ventures Nebraska, LLC, in an amount not to exceed \$900,000 for development of an office complex and campus for engineering software and additional business development and expansion in the Bastrop Business and Industrial Park. The Public Hearing was opened at 5:01 p.m. There were no comments from the public. Shawn Sinner, the President and Chief Revenue Officer of MOCA Financial, Inc., introduced team members to the Board and spoke about the project.

**B. Close Public Hearing.** The Public Hearing was closed at 5:12.

- 3.9. Discussion and possible action on Resolution R-2021-0011 approving an amended performance agreement with Moca Ventures Nebraska, LLC (formerly known as John Baasch Augers and Flighting Inc. and Project Swipe). Mr. Spencer made the motion to approve the resolution and Mr. Kier seconded. The motion passed by unanimous vote.

#### 4. EXECUTIVE SESSION

- 4.1. At 6:27 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

- (1) **Sections 551.072 & 551.087** Deliberation regarding the commercial or financial information, as well as the purchase, exchange, lease, or value of real property received on Projects – Walk of Fame; South Forty; Super Glue; and Fiesta.
- (2) **Section 551.071** Consultation with Attorney regarding lawsuit filed by former Chief Executive Officer Cox against the Bastrop EDC.
- (3) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
- (4) **Sections 551.072 & 551.087** Deliberation regarding the commercial or financial information, as well as the purchase, exchange, lease, or value of real property; **551.071** Consultation with Attorney – Sale of building located at 921 Main Street.

- 4.2. At 8:10 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. There was no action taken.

5. **ADJOURNMENT** – Ms. Schroeder made the motion to adjourn the meeting and Mr. Spencer seconded. The board meeting was adjourned at 8:11 p.m.

APPROVED:  ATTEST:   
Kathryn Nash, Board Chair Angela Ryan, Operations Manager