

**NOTICE OF MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
Monday, September 21, 2020 – 5:00 P.M.  
Virtual Meeting will be Broadcast via Facebook from  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

*Please note that due to the COVID-19 Pandemic and State of Disaster Declaration by the Governor of Texas, and subsequent suspension of certain open-meeting statutes, this meeting of the BEDC will be a virtual meeting only. No staff or BEDC Board Members will be physically present at City Hall. To access the meeting, please visit the City of Bastrop's Facebook account at <https://www.facebook.com/bastroptx/>.*

**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. PUBLIC COMMENT(S)**

Due to the nature of this meeting and the need for social distancing, please email any public comments to the following email address prior to the beginning of the meeting at 5:00 p.m. September 21, 2020, with "Public Comments" in the subject line: [angela@bastropedc.org](mailto:angela@bastropedc.org).

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Welcome of new BEDC Board Member William Gossett. **(page 3)**
- 3.2. Recognition of outgoing BEDC Board Member Jeff Haladyna. **(page 4)**
- 3.3. Approval of meeting minutes from the Bastrop EDC Board Meeting of August 17, 2020 and Special Meeting of August 26, 2020. **(page 5)**
- 3.4. Acceptance of the Bastrop EDC's financial summary report for period ending August 31, 2020. **(page 9)**
- 3.5. Consideration, discussion and possible action on election of 2020/2021 BEDC Officers: Chair, Vice-Chair, Secretary and Treasurer. **(page 23)**
- 3.6. Consideration, discussion and possible action on FY 2020/2021 Board meeting schedule including date and/or time of meetings. **(page 25)**
- 3.7. Update on 921 Main Street Project by Project Manager Jimmy Crouch. **(page 26)**
- 3.8. Consideration, discussion and possible action on Resolution R-2020-0023 of the Bastrop EDC approving an RFQ to be issued by CEO Cameron Cox for the Bastrop Business & Industrial Park to receive development plan for entire Park. **(page 27)**
- 3.9. Consideration, discussion and possible action on Resolution R-2020-0024 of the Bastrop EDC approving Project Gummy Bears for final approval by Bastrop City Council at two readings. **(page 30)**

- 3.10. CEO updates on Downtown Trail Project; BEDC website analytics; COVID-19 grant update; and CEO and Team presentations for the month. **(page 34)**

#### **4. EXECUTIVE SESSION**

- 4.1. 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 551.071** Consultation with Attorney and **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 potential projects – 921 Main Street Lease Agreement; Technology Drive Development & Industrial Park Development RFQ; Project Bowtie; and, Project Gummy Bears Performance Agreement.

- 4.2. 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

#### **5. ADJOURNMENT**

##### **CERTIFICATE**

I, Angela Ryan, Operations Manager of the Bastrop Economic Development Corporation (Bastrop EDC), certify that this Notice of Meeting was posted at Bastrop City Hall, 1311 Chestnut Street, and on the Bastrop EDC's website on this the 18th of September 2020 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 Operations Manager

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: 3.1**

**AGENDA MEMORANDUM**

Meeting Date: September 21, 2020

Agenda Item: Welcome of new BEDC Board Member William Gossett.

Prepared by: BEDC Staff

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Please join the EDC Staff in welcoming new EDC Board Member William Gossett.

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**Recommendation** – None

**[RECOMMENDED MOTION]** – No action required.





**Agenda Item: 3.2**

**AGENDA MEMORANDUM**

Meeting Date: September 21, 2020

Agenda Item: Recognition of outgoing BEDC Board Member Jeff Haladyna.

Prepared by: BEDC Staff

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Please join the EDC Staff in recognizing Jeff Haladyna's two years of service on the BEDC Board.

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**Recommendation** – None

**[RECOMMENDED MOTION]** – No action required.





## Agenda Item: 3.3

# AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Approval of meeting minutes from the Bastrop EDC Board Meeting of August 17, 2020 and Special Meeting of August 26, 2020.

Prepared by: Kathy Merrifield, Office Manager

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The draft minutes from the August 17, 2020 BEDC Board Meeting and Special Meeting of August 26, 2020 are attached.

Attachments:

Draft minutes from the Regular Board Meeting of August 17, 2020

Draft minutes from the Special Meeting of August 26, 2020

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**Recommendation** – Approve both sets of meeting minutes as submitted.

**[RECOMMENDED MOTION]** – I move to approve the meeting minutes as submitted.



**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, August 17, 2020**  
**Virtual Meeting Broadcast via Facebook from**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met virtually on Monday, August 17, 2020, at 5:00 p.m. for a Monthly Meeting, which was broadcast from Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Sam Kier, Connie Schroeder, Ron Spencer, Kevin Plunkett, and Charles Washington. Board member Jeff Haladyna was not present. Staff members present: Cameron Cox, Angela Ryan, Jean Riemenschneider, and Kathy Merrifield. BEDC Attorney Robyn Katz was present via telephone.

1. **CALL TO ORDER** – Board Chair Kathryn Nash 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 from the Bastrop EDC Board Meeting of July 20, 2020. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Kier seconded, and the motion passed.
- 3.2. Acceptance of the Bastrop EDC's financial summary report for period ending July 31, 2020. Mr. Kier made the motion to accept the July BEDC financials as submitted, Mr. Spencer seconded, and the motion passed.
- 3.3. Consideration, discussion and possible action on presentation by Phil Loeb, owner of AEI Technologies, concerning the final rebate of \$9,333 on the property he purchased from the BEDC located in the Bastrop Business & Industrial Park and the closing out of the performance agreement between the parties. Mr. Loeb joined the virtual meeting and presented his reasons for requesting the final rebate payment. After discussion by the Board, Mr. Kier made the motion to not issue the final rebate at this time but welcomed Mr. Loeb to return when he has completely met the requirements in the original agreement with the EDC. Mr. Spencer seconded, and the motion passed.
- 3.4. Consideration, discussion and possible action on a presentation by Place Designers regarding a change order for the 921 Main Street Project; approval of Resolution R-2020-0019 approving the final, guaranteed maximum final amount of \$14,500 and amending the existing agreement with Place Designers. Mr. Plunkett made the motion to approve Resolution R-2020-0019, Mr. Kier seconded, and the motion passed.
- 3.5. Update on 921 Main Street Project by Project Manager Jimmy Crouch. Mr. Crouch joined the virtual meeting and presented his project updates. No action was necessary.
- 3.6. Consideration, discussion and possible action on Resolution R-2020-0020 approving a proposal by Garner Economics ("Addendum to the Economic Development Action Plan presented on January 15, 2020") to conduct a study to: 1) explore the possibility of automotive and related suppliers as a new target industry for the Bastrop EDC as they relate to the Tesla Gigafactory; and 2) conduct an economic impact analysis of film production and sound stage development in the Bastrop area, in a total amount not to exceed \$18,500. Mr. Kier made the motion to approve Resolution R-2020-0020, Mr. Plunkett seconded, and the motion passed.

- 3.7. Consideration, discussion and possible action on Resolution R-2020-0021 of the Bastrop Economic Development Corporation approving the distribution of a third round of funds to City of Bastrop businesses to assist with the retention of employees, training of employees and the expansion of their business enterprise back to the levels sustained prior to the COVID-19 Pandemic and National Disaster, and in an amount not to exceed \$10,000 per project and per business. This item was postponed until the August 26<sup>th</sup> Special Board Meeting.
- 3.8. Consideration, discussion and possible action on Resolution R-2020-0022 of the Bastrop Economic Development Corporation approving the distribution of funds to City of Bastrop businesses to assist with the retention of employees, training of employees and the expansion of their business enterprise back to the levels sustained prior to the COVID-19 Pandemic and National Disaster, and in an amount exceeding \$10,000.00 per project and per business. This item was postponed until the August 26<sup>th</sup> Special Board Meeting.
- 3.9. CEO updates on Downtown Trail Project; BEDC website analytics; COVID-19 grant help around the state; and election of Board officers at the regular board meeting on September 21, 2020. No action was necessary.

**4. ADJOURNMENT** – Board Chair Kathryn Nash adjourned the meeting at 6:12 p.m.

APPROVED: \_\_\_\_\_  
Kathryn Nash, Board Chair

ATTEST: \_\_\_\_\_  
Kathy Merrifield, Office Manager

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Special Meeting, August 26, 2020**  
**Virtual Special Meeting Broadcast via Facebook from**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met virtually on Wednesday, August 26, 2020, at 3:00 p.m. for a Special Meeting, which was broadcast from Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Sam Kier, Connie Schroeder, Ron Spencer, Jeff Haladyna, and Charles Washington. Board member Kevin Plunkett was not present. Staff members present: Cameron Cox, Angela Ryan, Jean Riemenschneider, and Kathy Merrifield. BEDC Attorney Robyn Katz was present via telephone.

**1. CALL TO ORDER** – Board Chair Kathryn Nash called the Board Meeting to order at 3:00 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-2020-0021 of the Bastrop Economic Development Corporation approving the distribution of a third round of funds to City of Bastrop businesses to assist with the retention of employees, training of employees and the expansion of their business enterprise back to the levels sustained prior to the COVID-19 Pandemic and National Disaster, and in an amount not to exceed \$10,000 per project and per business. Mr. Spencer made the motion to approve Resolution R-2020-0021, Mr. Washington seconded, and the motion passed.

3.2. Consideration, discussion and possible action on Resolution R-2020-0022 of the Bastrop Economic Development Corporation approving the distribution of funds to City of Bastrop businesses to assist with the retention of employees, training of employees and the expansion of their business enterprise back to the levels sustained prior to the COVID-19 Pandemic and National Disaster, and in an amount exceeding \$10,000.00 per project and per business and requiring subsequent approval by Bastrop City Council. Mr. Spencer made the motion to approve Resolution R-2020-0022, Mr. Haladyna seconded, and the motion passed.

**4. EXECUTIVE SESSION**

4.1. At 3:02 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 551.087: To discuss or deliberate regarding commercial or financial information that the BEDC received from a business prospect that the governmental body seeks to have expand back to the levels of business enterprise prior to the COVID 19 pandemic, which is within the city of Bastrop city limits and with which the governmental body is conducting economic development negotiations.

4.2. At 4:20 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.

**5. ADJOURNMENT** – Board Chair Kathryn Nash adjourned the meeting at 4:24 p.m.

APPROVED: \_\_\_\_\_  
 Kathryn Nash, Board Chair

ATTEST: \_\_\_\_\_  
 Kathy Merrifield, Office Manager





## Agenda Item: 3.4

# AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Acceptance of the Bastrop EDC's financial summary report for period ending August 31, 2020.

Prepared by: BEDC Staff

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Attached for the Board's review and consideration is the BEDC financial summary report for the period ending August 31, 2020.

Attachment:  
Financial Summary Report for period ending August 31, 2020

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**Recommendation** – Accept the financial summary report as submitted.

**[RECOMMENDED MOTION]** – I move to accept the August BEDC financial summary report as submitted.



# Bastrop Economic Development Corporation

## Financial Summary For Period Ending August 2020



# Summary of Revenues and Expenditures

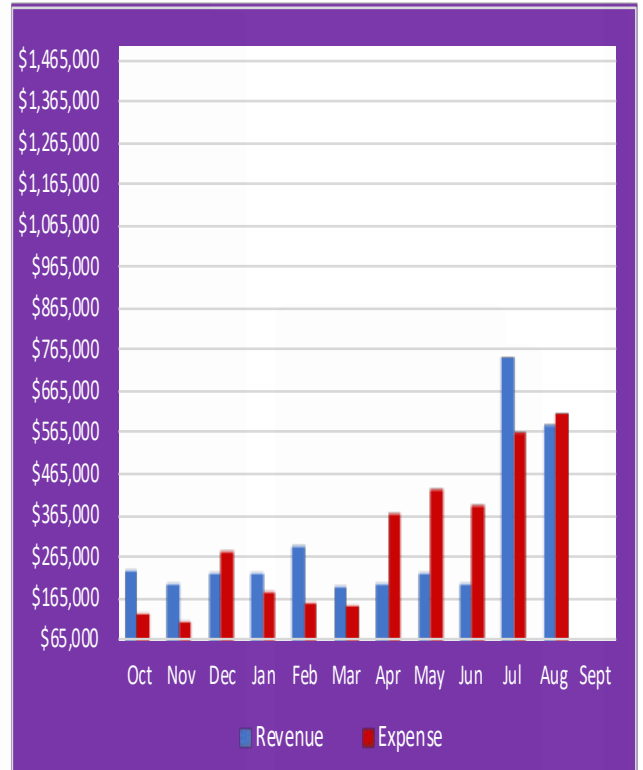
## As of August 31, 2020



### OVERALL FUND PERFORMANCE

#### REVENUES VS EXPENSES

<u>Month</u>	<u>FY2020 Revenue</u>	<u>FY2020 Expense</u>	<u>Monthly Variance</u>
Oct	\$ 227,085	\$ 128,658	\$ 98,427
Nov	198,030	109,017	\$ 89,013
Dec	226,226	274,798	\$ (48,572)
Jan	226,086	175,434	\$ 50,652
Feb	289,608	156,054	\$ 133,554
Mar	190,987	144,165	\$ 46,822
Apr	194,814	368,409	\$ (173,595)
May	225,863	426,117	\$ (200,254)
Jun	200,832	383,625	\$ (182,793)
Jul	739,011	559,303	\$ 179,708
Aug	579,090	604,599	\$ (25,509)
Sept			\$ -
<b>Total</b>	<b>\$ 3,297,632</b>	<b>\$ 3,330,179</b>	<b>\$ (32,547)</b>



Positive

The revenue is in line with projections. July includes a \$500,000 loan draw. The expenses were budgeted to be higher than revenue, using available fund balance on capitol projects. These project funds are starting to be expensed. April and May reflects COVID payments to local businesses.



# Summary of Sales Tax Revenue

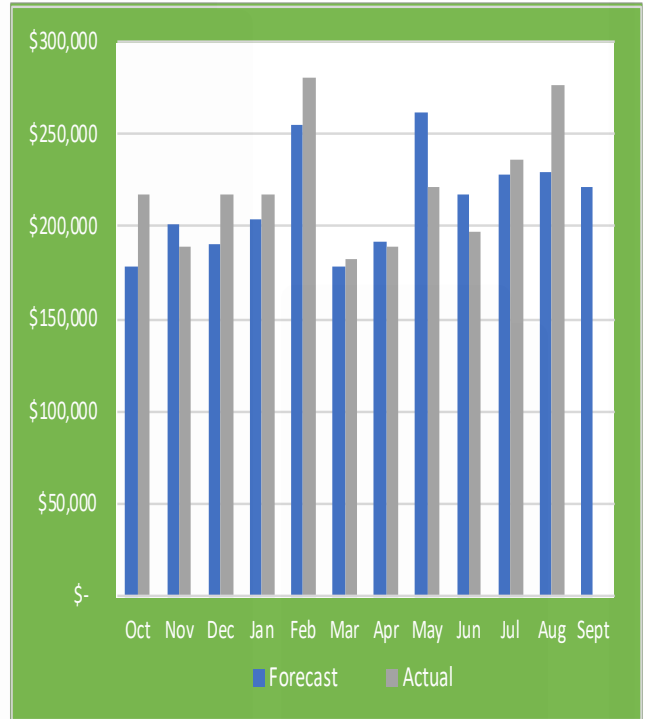
## As of August 31, 2020



### REVENUE ANALYSIS

#### SALES TAX REVENUE

Month	FY2020 Forecast	FY2020 Actual	Monthly Variance
Oct	\$ 178,902	\$ 217,223	\$ 38,321
Nov	201,052	189,029	\$ (12,023)
Dec	190,167	217,161	\$ 26,994
Jan	204,421	217,121	\$ 12,700
Feb	255,525	281,238	\$ 25,713
Mar	178,867	182,352	\$ 3,485
Apr	191,645	189,549	\$ (2,096)
May	262,161	221,585	\$ (40,576)
Jun	217,197	197,050	\$ (20,147)
Jul	228,184	235,647	\$ 7,463
Aug	229,973	276,074	\$ 46,101
Sept	221,906		
<b>Total</b>	<b>\$ 2,560,000</b>	<b>\$ 2,424,029</b>	<b>\$ 85,935</b>
Forecast YTD	\$ 2,338,094		
Actual to Forecast	\$ 85,935	3.7%	



Positive

Sales Tax revenue is 75% of total revenue (excluding loan 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. The Actual to forecast year to date is positive 3.7%. This budget was conservative due to the volatility of this revenue source. Staff estimates we will end the fiscal year above budget.



# Expenditures Budget to Actual Comparison

## As of August 31, 2020



### OPERATING EXPENDITURES COMPARISON

<u>Category</u>	FY2020 <u>Forecast</u>	FY2020 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 414,895	\$ 372,871	\$ 42,024
Supplies & Material	14,950	6,862	\$ 8,088
Maintenance & Repairs	14,863	4,531	\$ 10,332
Occupancy	49,500	49,557	\$ (57)
Contractual Service	297,115	285,346	\$ 11,769
Marketing/Advertising	970,052	881,750	\$ 88,302
Contingency	-	-	\$ -
Debt Service	<u>485,453</u>	<u>417,856</u>	<u>\$ 67,597</u>
<b>Total</b>	<b>\$ 2,246,828</b>	<b>\$ 2,018,773</b>	<b>\$ 228,055</b>

Forecast to Actual % 10.15%

**Positive**

The actual to forecast comparison is a positive 10% year-to-date. The forecast has been updated to reflect the transfers required to fund the COVID grants.



# Expenditures Budget to Actual Comparison

## As of August 31, 2020



### CAPITAL OUTLAY PROJECTS

<u>Project</u>	<u>FY2020 Budget</u>	<u>FY2020 Actual</u>	<u>Budget Balance</u>
<b>Trail System Downtown loop</b> (only engineering and permitting expenses so far)	\$ 140,000	\$ 59,637	\$ 80,363
<b>Bus. Ind. Park-Tech/MLK Infra</b> (only engineering expenses so far)	1,132,000	9,450	\$ 1,122,550
<b>921 Main St. Project</b> Engineering & Constr	1,420,000	1,319,786	\$ 100,214
<b>Agnes/Home Depot Infrast</b> (refund from drainage channel)		(32,669)	
<b>Total</b>	<b>\$ 2,692,000</b>	<b>\$ 1,356,204</b>	<b>\$ 1,303,127</b>

These projects are funded by various funds including 2013 Bond funds, operating funds and 2018 Bond funds. The 921 Main St. Project was funded through a loan and available reserves in the operating fund.






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## BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND FY 2019-2020 BUDGET

Working Capital 9-30-2019

\$ 5,109,097

### **FY 2019-2020**

Budgeted

Revenues

\$ 4,213,800

Total FY 2020 Resources

\$ 9,322,897

Budgeted Expenditures:

Operating Expenses

\$ (2,386,446)

Capital Expenses

\$ (4,082,000)

Debt Service

\$ (485,453)

\$ (6,953,899)

Projected Working Capital Balance 09-30-2020

\$ 2,368,998

Reserve 25% of Operating Expense

\$ 596,611

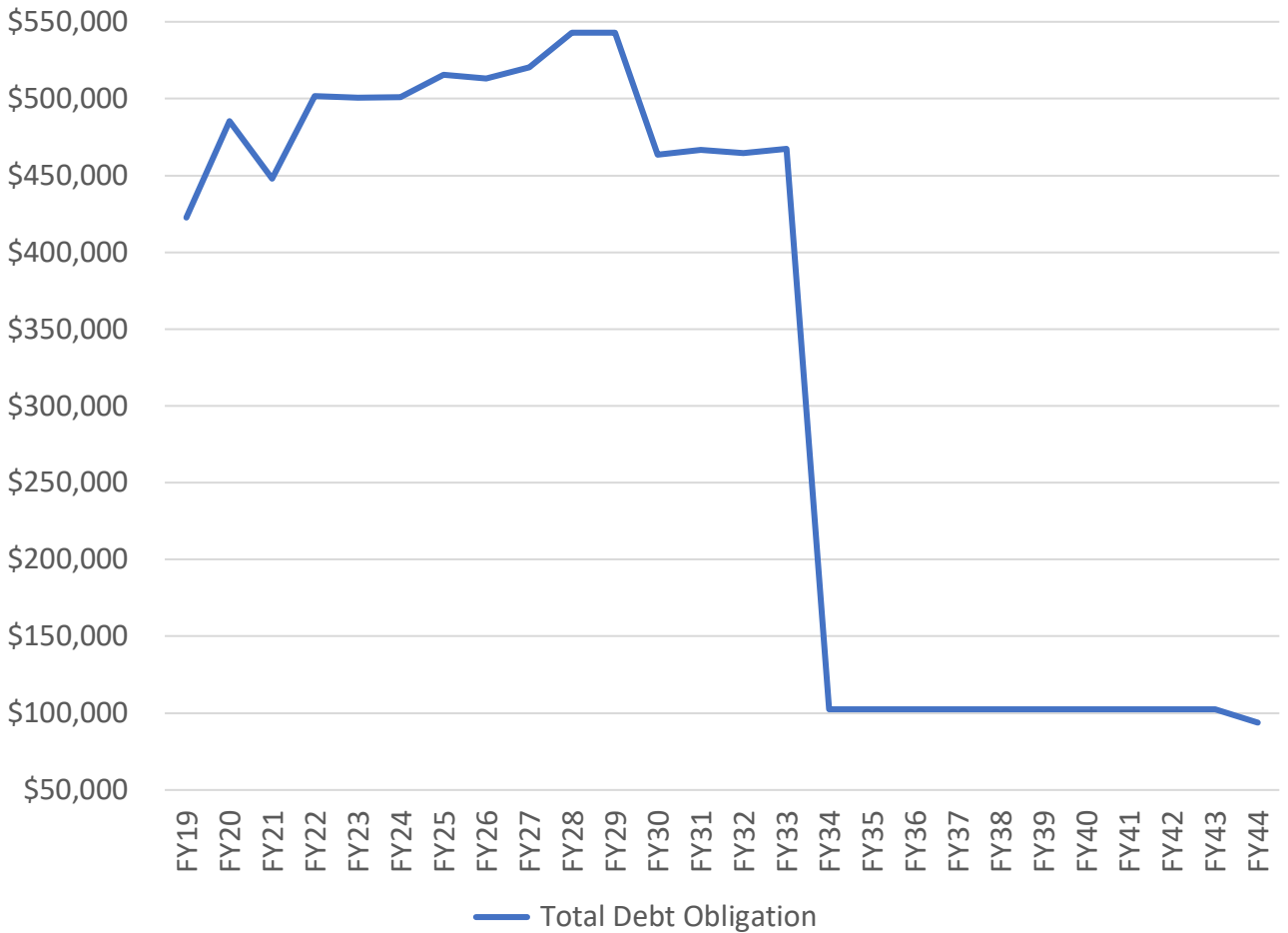


# Debt Obligation

## As of 6/24/19



### Total Debt Obligation





CITY OF BASTROP  
 FINANCIAL STATEMENT  
 AS OF: AUGUST 31ST, 2020

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	<u>2,258,978.09</u>	<u>2,560,000.00</u>	<u>276,073.74</u>	<u>2,424,030.14</u>	<u>135,969.86</u>	<u>94.69</u>
TOTAL TAXES & PENALTIES	2,258,978.09	2,560,000.00	276,073.74	2,424,030.14	135,969.86	94.69
<u>CHARGES FOR SERVICES</u>						
00-00-4047 LEASE AGREEMENT	<u>12,650.00</u>	<u>13,800.00</u>	<u>1,150.00</u>	<u>12,650.00</u>	<u>1,150.00</u>	<u>91.67</u>
TOTAL CHARGES FOR SERVICES	12,650.00	13,800.00	1,150.00	12,650.00	1,150.00	91.67
<u>OTHER REVENUE</u>						
00-00-4385 LOAN PROCEEDS	<u>0.00</u>	<u>0.00</u>	<u>300,000.00</u>	<u>800,000.00</u>	<u>( 800,000.00)</u>	<u>0.00</u>
TOTAL OTHER REVENUE	0.00	0.00	300,000.00	800,000.00	( 800,000.00)	0.00
<u>INTEREST INCOME</u>						
00-00-4400 INTEREST INCOME	123,561.93	80,000.00	1,866.34	60,952.24	19,047.76	76.19
00-00-4401 INTEREST RECEIVED ON NOTES	<u>124.84</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL INTEREST INCOME	123,686.77	80,000.00	1,866.34	60,952.24	19,047.76	76.19
<u>MISCELLANEOUS</u>						
00-00-4514 MISCELLANEOUS INCOME	118,892.02	0.00	0.00	0.00	0.00	0.00
00-00-4524 RENTAL INCOME	<u>0.00</u>	<u>40,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>40,000.00</u>	<u>0.00</u>
TOTAL MISCELLANEOUS	118,892.02	40,000.00	0.00	0.00	40,000.00	0.00
<u>TRANSFERS-IN</u>						
<u>OTHER SOURCES</u>						
00-00-4805 GAIN/LOSS ON SALE OF FIXED AS	0.00	100,000.00	0.00	0.00	100,000.00	0.00
00-00-4810 BOND PROCEEDS	<u>0.00</u>	<u>1,420,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,420,000.00</u>	<u>0.00</u>
TOTAL OTHER SOURCES	<u>0.00</u>	<u>1,520,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>1,520,000.00</u>	<u>0.00</u>
** TOTAL REVENUE **	2,514,206.88	4,213,800.00	579,090.08	3,297,632.38	916,167.62	78.26

FINANCIAL STATEMENT

AS OF: AUGUST 31ST, 2020

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
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DUE TO/FROM  
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00-NON-PROGRAM  
=====

BEDC ADMINISTRATION  
=====

00-NON-PROGRAM  
=====

PERSONNEL COSTS

70-00-5101 BEDC OPERATIONAL SALARIES	294,171.08	333,625.00	24,612.60	285,045.54	48,579.46	85.44
70-00-5116 LONGEVITY	579.00	705.00	0.00	707.25	( 2.25)	100.32
70-00-5150 SOCIAL SECURITY	20,468.06	28,669.00	1,729.98	21,139.09	7,529.91	73.74
70-00-5151 RETIREMENT	37,061.77	42,973.00	2,881.46	33,438.67	9,534.33	77.81
70-00-5155 GROUP INSURANCE	35,716.11	43,479.00	2,648.30	31,551.76	11,927.24	72.57
70-00-5156 WORKER'S COMPENSATION	<u>430.79</u>	<u>701.00</u>	<u>0.00</u>	<u>988.84</u>	<u>( 287.84)</u>	<u>141.06</u>
TOTAL PERSONNEL COSTS	388,426.81	450,152.00	31,872.34	372,871.15	77,280.85	82.83

SUPPLIES & MATERIALS

70-00-5201 OPERATIONAL SUPPLIES (OFFIC	4,548.88	7,000.00	70.14	3,172.95	3,827.05	45.33
70-00-5203 POSTAGE	21.57	360.00	0.00	0.00	360.00	0.00
70-00-5206 OFFICE EQUIPMENT	<u>14,100.15</u>	<u>9,000.00</u>	<u>0.00</u>	<u>3,688.59</u>	<u>5,311.41</u>	<u>40.98</u>
TOTAL SUPPLIES & MATERIALS	18,670.60	16,360.00	70.14	6,861.54	9,498.46	41.94

MAINTENANCE & REPAIRS

70-00-5301 MAINT OF EQUIPMENT	511.00	1,000.00	254.00	254.00	746.00	25.40
70-00-5331 INDUSTRIAL PARK MAINT EXP	4,972.50	10,200.00	0.00	2,400.00	7,800.00	23.53
70-00-5345 BUILDING REPAIRS & MAINT.	<u>2,850.00</u>	<u>5,000.00</u>	<u>0.00</u>	<u>1,877.00</u>	<u>3,123.00</u>	<u>37.54</u>
TOTAL MAINTENANCE & REPAIRS	8,333.50	16,200.00	254.00	4,531.00	11,669.00	27.97

OCCUPANCY

70-00-5401 COMMUNICATIONS	6,527.25	9,000.00	1,454.51	7,997.11	1,002.89	88.86
70-00-5402 OFFICE RENTAL	39,600.00	42,000.00	3,500.00	38,500.00	3,500.00	91.67
70-00-5403 UTILITIES	<u>2,024.07</u>	<u>3,000.00</u>	<u>1,090.72</u>	<u>3,059.43</u>	<u>( 59.43)</u>	<u>101.98</u>
TOTAL OCCUPANCY	48,151.32	54,000.00	6,045.23	49,556.54	4,443.46	91.77

## FINANCIAL STATEMENT

AS OF: AUGUST 31ST, 2020

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	156,121.64	100,000.00	23,800.00	73,218.25	26,781.75	73.22
70-00-5518 AUDIT	4,000.00	10,000.00	4,500.00	4,500.00	5,500.00	45.00
70-00-5525 LEGALS	20,821.53	20,000.00	277.50	6,729.63	13,270.37	33.65
70-00-5526 LEGAL PROJECTS	11,946.50	5,000.00	2,670.50	5,129.50	( 129.50)	102.59
70-00-5530 ENGINEERING	11,900.00	15,000.00	0.00	1,050.00	13,950.00	7.00
70-00-5540 PROPERTY INSURANCE	1,028.76	4,974.00	0.00	4,589.19	384.81	92.26
70-00-5544 UNEMPLOYMENT TAX	0.00	0.00	0.00	414.20	( 414.20)	0.00
70-00-5561 CONTRACTUAL SERVICES	13,788.05	0.00	0.00	0.00	0.00	0.00
70-00-5574 CITY PROJECTS & PROGRAMS	0.00	49,950.00	37,802.40	37,802.40	12,147.60	75.68
70-00-5575 CITY SHARED SERVICES	3,218.00	7,500.00	3,579.00	3,579.00	3,921.00	47.72
70-00-5580 BIP TECHNOLOGY/MLK INFRASTR	103,200.00	103,200.00	8,600.00	86,000.00	17,200.00	83.33
70-00-5596 MAIN STREET PROG SUPPORT	45,833.37	50,000.00	4,166.67	45,833.37	4,166.63	91.67
70-00-5598 CITY ADMINISTRATIVE SUPPORT	<u>16,500.00</u>	<u>18,000.00</u>	<u>1,500.00</u>	<u>16,500.00</u>	<u>1,500.00</u>	<u>91.67</u>
TOTAL CONTRACTUAL SERVICES	388,357.85	383,624.00	86,896.07	285,345.54	98,278.46	74.38
<u>OTHER CHARGES</u>						
70-00-5603 MARKETING TRAVEL	17,874.54	18,000.00	0.00	10,097.14	7,902.86	56.10
70-00-5604 BUSINESS DEVELOPMENT	5,649.72	8,000.00	33.33	2,472.42	5,527.58	30.91
70-00-5605 TRAINING TRAVEL	18,938.46	12,000.00	1,575.00	3,059.95	8,940.05	25.50
70-00-5606 AUTO ALLOWANCE - STAFF	3,058.83	5,700.00	461.54	4,846.17	853.83	85.02
70-00-5615 DUES, SUBSCRIPTIONS & PUBLI	24,888.96	24,000.00	665.46	21,052.91	2,947.09	87.72
70-00-5631 BONDS FOR BEDC OFFICERS	929.83	1,000.00	0.00	885.50	114.50	88.55
70-00-5633 LOCAL/MISC ADV & SPONSORSHI	8,804.32	10,000.00	0.00	3,842.50	6,157.50	38.43
70-00-5634 NATIONAL/REG ADV & MARKETIN	13,077.78	33,000.00	0.00	18,403.27	14,596.73	55.77
70-00-5636 DIGITAL ADV & MARKETING	14,200.72	40,000.00	0.00	10,200.19	29,799.81	25.50
70-00-5637 SPECIAL ADV & MARKETING	0.00	30,000.00	0.00	15,200.00	14,800.00	50.67
70-00-5640 SPL PROJ-REDEVELOPMENT GRAN	0.00	35,000.00	0.00	35,000.00	0.00	100.00
70-00-5641 SPL EDUC & WORKFORCE DEVELO	11,870.97	15,000.00	0.00	11,003.70	3,996.30	73.36
70-00-5642 SPL ENTREPRENEURIAL/SM BUS	0.00	5,000.00	0.00	0.00	5,000.00	0.00
70-00-5643 SPL RETAIL RECRUITING	14,500.00	20,000.00	0.00	14,500.00	5,500.00	72.50
70-00-5644 380 AGREEMENT REIMBURSEMENT	293,718.91	385,000.00	0.00	296,936.01	88,063.99	77.13
70-00-5645 WATER RIGHTS PROP FUNDING	0.00	60,000.00	0.00	60,000.00	0.00	100.00
70-00-5646 LAND/GRANT REBATES	9,333.00	9,334.00	0.00	0.00	9,334.00	0.00
70-00-5649 SPL PRJT DISASTER RELIEF GR	0.00	535,076.00	0.00	0.00	535,076.00	0.00
70-00-5650 SPL PRJT BUS RETEN & EXPAN	22.65	0.00	0.00	0.00	0.00	0.00
70-00-5689 OPPORTUNITY AUSTIN	10,000.00	10,000.00	0.00	10,000.00	0.00	100.00
70-00-5690 CASH INCENTIVE	0.00	150,000.00	( 4,500.00)	364,250.00	( 214,250.00)	242.83
70-00-5691 CLOSING COSTS	<u>0.00</u>	<u>35,000.00</u>	<u>0.00</u>	<u>0.00</u>	<u>35,000.00</u>	<u>0.00</u>
TOTAL OTHER CHARGES	446,868.69	1,441,110.00	( 1,764.67)	881,749.76	559,360.24	61.19

CITY OF BASTROP  
 FINANCIAL STATEMENT  
 AS OF: AUGUST 31ST, 2020

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>						
70-00-6060 REAL PROPERTY	0.00	270,000.00	0.00	0.00	270,000.00	0.00
70-00-6713 TRAIL SYS FROM ESKEW TO HWY	21,637.50	140,000.00	0.00	59,637.00	80,363.00	42.60
70-00-6714 921 MAINSTREET PROJECT	90,000.00	2,540,000.00	366,576.86	1,319,786.47	1,220,213.53	51.96
70-00-6715 BIP TECHNOLOGY/MLK INFRASTR	1,486.25	1,132,000.00	0.00	0.00	1,132,000.00	0.00
70-00-6716 AGNES/HOME DEPOT INFRASTRUC	1,090,713.13	0.00	0.00	(32,668.72)	32,668.72	0.00
TOTAL CAPITAL OUTLAY	1,203,836.88	4,082,000.00	366,576.86	1,346,754.75	2,735,245.25	32.99
<u>DEBT SERVICE</u>						
70-00-7133 C OF O SERIES 2013 PRINCIPL	76,000.00	79,000.00	0.00	79,000.00	0.00	100.00
70-00-7134 C OF O SERIES 2013 INTEREST	94,468.75	91,429.00	0.00	91,428.75	0.25	100.00
70-00-7137 C OF O SERIES 2010 PRINCIPA	49,274.00	49,968.00	0.00	49,968.00	0.00	100.00
70-00-7138 C OF O SERIES 2010 INTEREST	7,876.04	6,152.00	0.00	3,950.16	2,201.84	64.21
70-00-7156 GO REFUNDING 2017-INT	20,000.00	20,000.00	0.00	20,000.00	0.00	100.00
70-00-7164 GO REFUNDING, SERIES 2020-I	0.00	0.00	0.00	152.17	(152.17)	0.00
70-00-7603 BOND 2006 - PRINC	0.00	55,000.00	55,000.00	55,000.00	0.00	100.00
70-00-7604 BOND 2006 - INT	0.00	3,080.00	1,540.00	3,080.00	0.00	100.00
70-00-7605 BOND PRINCIPAL 2018	60,000.00	70,000.00	70,000.00	70,000.00	0.00	100.00
70-00-7606 BOND INTEREST 2018	47,318.74	40,341.00	20,170.50	40,341.00	0.00	100.00
70-00-7608 ROSCOE LOAN 2019 - INTEREST	0.00	70,482.60	3,286.25	4,936.25	65,546.35	7.00
TOTAL DEBT SERVICE	354,937.53	485,452.60	149,996.75	417,856.33	67,596.27	86.08
TOTAL 00-NON-PROGRAM	2,857,583.18	6,953,898.60	639,946.72	3,365,526.61	3,588,371.99	48.40
<u>ADMINISTRATION</u>						
=====						
<u>DEBT SERVICE</u>						
TOTAL BEDC ADMINISTRATION	2,857,583.18	6,953,898.60	639,946.72	3,365,526.61	3,588,371.99	48.40
*** TOTAL EXPENSES ***	2,857,583.18	6,953,898.60	639,946.72	3,365,526.61	3,588,371.99	48.40

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

BALANCE SHEET

AS OF: AUGUST 31ST, 2020

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

ASSETS

=====

00-00-1010	BEDC OPERATING ACCT	161,968.73
00-00-1012	TEXAS CLASS	2,709,935.65
00-00-1100	TEXPOOL	1,253,285.21
00-00-1135	DREYFUS MM ACCT	2,760.94
00-00-1141	CERTIFICATE OF DEPOSIT FN	1,063,000.00
00-00-1224	ACCT RECEIVABLE-SALES TAX	405,086.65
00-00-1227	ACCOUNTS RECEIVABLE-OTHER	8,333.32
00-00-1420	EQUIPMENT	8,300.77
00-00-1460	FIXED ASSETS - BUILDING	845,593.73
00-00-1470	FIXED ASSETS - LAND	511,694.80
00-00-1480	FIXED ASSETS - INFRASTRUC	0.18
00-00-1490	CONST IN PROGRESS-INFRAST	2,012,118.74
00-00-1499	ACCUMULATED DEPRECIATION(	348,389.28)
00-00-1570	DEFERRED OUTFLOW-CITY OPE	202.00
00-00-1575	DEFERRED OUTFLOWS-PENSION	49,454.35
00-00-1579	DEFERRED OUTFLOW-TMRS OP(	187.00)
00-00-1587	PREPAID EXPENSES	<u>15,793.78</u>

8,698,952.57

TOTAL ASSETS

8,698,952.57

=====

BALANCE SHEET

AS OF: AUGUST 31ST, 2020

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE

=====

00-00-2000	ACCOUNTS PAYABLE	31,056.87
00-00-2039	RETAINAGE PAYABLES	128,200.28
00-00-2080	NOTES PAYABLE-CITY-WTR PR	180,000.00
00-00-2101	BONDS PAYABLE CURRENT POR	313,968.00
00-00-2103	TAX/REV BOND SERIES 2018	1,120,000.00
00-00-2125	ACCRUED INTEREST PAYABLE	24,886.16
00-00-2235	UNEARNED REVENUE-TOWER	1,150.00
00-00-2340	DUE TO GENERAL FUND	414.20
00-00-2346	DUE TO CLEARING FUND	44,719.58
00-00-2356	DUE TO OTHER GOVERNMENTS	2,871,450.44
00-00-2376	DEFERRED INFLOW-ACTUARIA (	4,867.00)
00-00-2405	ENCUMBRANCE ACCOUNT	( 1,506,624.54)
00-00-2406	RESERVE FOR ENCUMBRANCE	1,506,624.54
00-00-2407	PRIOR YR ENCUMBRANCE ACCT	10,839.78
00-00-2408	PR YR RESERV FOR ENCUMBR(	10,839.78)
00-00-2850	NET PENSION LIABLIITY	134,170.00
00-00-2851	OPEB HEALTH LIAB	22,941.00
00-00-2852	OPEB DEATH BEN TMRS LIAB	9,107.00
00-00-2870	COMPENSATED ABSENCES PAYA	<u>12,027.20</u>

4,889,223.73

TOTAL LIABILITIES

4,889,223.73

SURPLUS (DEFICIT) ( 67,894.23)

00-00-3000	NET ASSETS	3,102,520.67
00-00-3119	DESIGNATED OPERATING	150,000.00
00-00-3400	CONTRIBUTED CAPITAL	521,695.50
00-00-3506	RESTRICTED-ELLIOTT PARTN(	0.01)
00-00-3507	RESTRICTED - AEI TECHNOLO	9,333.00
00-00-3510	RESTRICTED-RESERVE 2018 B	108,127.42
00-00-3700	PRIOR PERIOD ADJ	( <u>14,053.51</u> )

TOTAL EQUITY

3,809,728.84

TOTAL LIABILITIES & FUND EQUITY

8,698,952.57

=====



## Agenda Item: 3.5

# AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Consideration, discussion and possible action on election of 2020/2021 BEDC Officers: Chair, Vice-Chair, Secretary and Treasurer.

Prepared by: BEDC Staff

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With the appointment of a new board member and reappointment of two others on September 8<sup>th</sup>, the annual election of board officers needs to be held for the upcoming year.

According to the EDC's Bylaws, all Board members are eligible to serve as Chair or Vice-Chair, with the exception of the Mayor. All Board members, including the Mayor, are eligible to serve as Secretary or Treasurer. The offices of Vice-Chair, Secretary, and Treasurer may be combined to form the offices of Vice-Chair/Secretary, Vice-Chair/Treasurer or Secretary/Treasurer.

Typically, the Bastrop EDC officers have consisted of a Chair, Vice-Chair, and Secretary/Treasurer.

It is not defined within the Bylaws how to conduct Officer Elections, so it is at the Board's discretion to decide among its members the format of the annual Officer Elections.

Attachment:  
2020/2021 BEDC Board Member List

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### Recommendation

Staff provides no recommendation on the election of Board Officers.



Bastrop Economic Development Corporation  
2020/2021 Board of Directors

<u>SEAT</u>	<u>BOARD MEMBER</u>	<u>TERM EXPIRES</u>	<u>ORIGINAL APPOINTMENT</u>
1	Connie Schroeder	September 2021	June 2017
2	William Gossett	September 2022	September 2020
3	Sam Kier	September 2021	June 2017
4	Kevin Plunkett	September 2022	July 2016
5	Ron Spencer	September 2021	June 2017
6	Charles Washington Jr.	September 2022	June 2020*
7	Kathryn Nash	September 2021	June 2017

\*Mr. Washington was appointed to replace Pat Crawford when she resigned in June of 2020. He was then re-appointed in September 2020 for a 2-year term.





## Agenda Item: 3.6

# AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Consideration, discussion and possible action on FY 2020/2021 Board meeting schedule including date and/or time of meetings.

Prepared by: BEDC Staff

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The EDC Board meets at City Hall (if available), traditionally on the third Monday of the month at 5:00 p.m., unless the date is a holiday. The date and time of the meetings are at the Board's discretion. Per the Bylaws, if City Hall is not available, the Board Chair shall select a suitable location for the meeting.

Below is the proposed 2020/2021 Board Meeting Schedule.

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**Recommendation** – The Board may leave the Board Meetings on the third Monday of every month, or they may change the date and/or time of the meetings.

October 19, 2020

November 16, 2020

December 21, 2020

May be cancelled if there isn't enough pending business

January 25, 2021

(Third Monday is MLK Day)

February 22, 2021

(Third Monday is Presidents Day)

March 15, 2021

April 19, 2021

May 17, 2021

June 21, 2021

July 19, 2021

August 16, 2021

September 20, 2021



## AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Update on 921 Main Street Project by Project Manager Jimmy Crouch.

Prepared by: BEDC Staff

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The construction activities this past week and this upcoming week are as follows:

- The exterior wall panels have all been placed. There should not be any large equipment on site other the forklift for the remainder of the project.
- The masonry on the Main Street side of the building will be completed this week. The mason will be moving the scaffolding and equipment to the parking lot side of the building to place the masonry on the back elevation.
- The main body of the roof has been installed. The roofer will be back this week to build the tie-ins to the adjacent buildings. The Relics side of the roof will start first. This work should complete this week (weather permitting).
- The exterior stucco will start this week. There is a small amount of stucco on the Main St. elevation. The majority of the stucco in on the parking lot side of the building.
- The elevator electrical will be completed. Elevator to be delivered in October.
- The interior walls have been framed.
- The electrical is 80% complete.
- The plumbing is 80% complete.
- HVAC ductwork will continue on the interior of the building.
- Sheetrock will begin on interior and interior walls finished over the next two weeks.
- Still on schedule for October 24, 2020 completion date
- Topping off Party scheduled for noon on September 25, 2020.

There will continue to be worker vehicles parked at the back of the property and possibly in the Main Street parking spaces directly in front of the new building.

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**Recommendation** – None.

**[RECOMMENDED MOTION]** – None; item for informational purposes only.



## AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Consideration, discussion and possible action on Resolution R-2020-0023 of the Bastrop EDC approving an RFQ to be issued by CEO Cameron Cox for the Bastrop Business & Industrial Park to receive development plan for entire Park.

Prepared by: BEDC Staff

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The BEDC owns approximately 125 acres of the Business & Industrial Park tracts with approximately 98 of those acres being un-platted and not ready for immediate development. The BEDC would like to have a comprehensive design and a common scheme for the entire Industrial Park. This development plan needs to include all necessary infrastructure, rights-of-way access and connectivity points, easement(s), hike and bike paths, park(s), utility design and development plan, and the environmental studies necessary to enable the entirety of the Industrial Park to be build-ready for site selectors and companies looking to expand into the City of Bastrop.

The BEDC would like a single company to bid and design this project. The BEDC is not required to conduct a bidding process or do an RFQ for this, or any Project; however, the BEDC is seeking to hire this company to develop this common scheme and comprehensive site plan with all necessary environmental studies. The BEDC is seeking a company that will meet the requirements of the RFQ to be issued by BEDC CEO Cameron Cox.

The BEDC is timing this project with the Garner Economics' Tesla study, and the BEDC desires to issue a request for qualifications ("RFQ") and a design plan under this Resolution for this project in conjunction with the Garner Tesla study

---

**Recommendation** – Approve Resolution R-2020-0023 as submitted.

**[RECOMMENDED MOTION]** – I move to approve Resolution R-2020-0023 as submitted.



**RESOLUTION NO. R-2020-0023****A RESOLUTION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING AN RFQ TO BE ISSUED BY CEO CAMERON COX TO DEVELOP A COMPREHENSIVE DEVELOPMENT PLAN FOR THE BASTROP BUSINESS & INDUSTRIAL PARK; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL NECESSARY PAPERWORK; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Bastrop Economic Development Corporation (“BEDC”) is a public instrumentality and non-profit industrial development corporation duly established and operating under Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the “Act”); and

**WHEREAS**, the BEDC owns and maintains the Bastrop Business & Industrial Park (hereafter “Industrial Park”); and

**WHEREAS**, the BEDC owns approximately 125 acres of the Industrial Park tracts with approximately 98 of those acres un-platted and not ready for immediate development; and

**WHEREAS**, the BEDC desires to develop, plat and plan the entire Industrial Park with a common scheme and design with all necessary infrastructure, rights-of-way access and connectivity points, easement(s), hike and bike paths, park(s), utility design and development plan, and the environmental studies necessary to enable the entirety of the Industrial Park to be build-ready for site selectors and companies looking to expand into the City of Bastrop; and

**WHEREAS**, the BEDC desires to hire a single company to develop this common scheme and comprehensive site plan with all necessary environmental studies; and

**WHEREAS**, the BEDC is timing this project with the Garner Economics’ Tesla study, and the BEDC desires to issue a request for qualifications (“RFQ”) and a design plan under this Resolution for this project in conjunction with the Garner Tesla study; and

**WHEREAS**, after careful evaluation and consideration by the Board, the Board authorizes BEDC CEO Cameron Cox to issue an RFQ for this project and to develop a comprehensive design plan and scheme for the Industrial Park, and for the CEO to decide on a finalist(s) to bring back to the Board for final approval; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1.** The Board hereby finds that all of the recitals above are true and correct and are incorporated herein as if restated in full.

**RESOLUTION NO. R-2020-0023**

**SECTION 2.** The Board approves of this Resolution and authorizes BEDC CEO Cameron Cox to issue an RFQ in conformance with this Resolution.

**SECTION 3.** The Board authorizes BEDC’s Chief Executive Officer to take all necessary actions and to execute all necessary documents to issue this RFQ, evaluate the responses, and to determine the finalist(s) for Board approval.

**SECTION 4.** This Resolution is effective upon passage.

**PASSED AND APPROVED** on the \_\_\_\_\_ day of \_\_\_\_\_ 2020 by the Board of Directors of the Bastrop Economic Development Corporation.

BASTROP ECONOMIC  
DEVELOPMENT CORPORATION

\_\_\_\_\_  
Kathryn Nash, Board Chair

ATTEST:

\_\_\_\_\_  
Sam Kier, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Denton, Navarro, Rocha, Bernal & Zech, P.C



## Agenda Item: 3.9

# AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: Consideration, discussion and possible action on Resolution R-2020-0024 of the Bastrop EDC approving Project Gummy Bears for final approval by Bastrop City Council at two readings.

Prepared by: BEDC Staff

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The BEDC is seeking approval of Project Gummy Bears. This project is a cooperation between the BEDC, two local businesses, and ACC as well as other institutions of higher learning. Two businesses within the City of Bastrop are seeking to expand at three locations, provide and promote workforce training and development, higher education curriculum, capital development and business enterprise expansion to include improving real property at three locations, constructing a higher education curriculum and workforce training center, and to provide for a future expansion at the Industrial Park of the BEDC for industrial and manufacturing centers.

These initiatives of this Project meet all goals of the BEDC's strategic plan. In addition, this Project is being conducted in strict accordance with Texas Local Government Code Section 501.101(1), (2)(A), (K) and Section 501.102 of the Act. This section of the Act is written for cities and economic development corporations to use funds on Projects that promote workforce training and development, higher education, capital development and/or business enterprise expansion within the City of Bastrop.

If approved by the BEDC Board, then this will require two readings at City Council per Texas state law.

---

**Recommendation** – Approve Resolution R-2020-0024 as submitted.

**[RECOMMENDED MOTION]** – I move to approve Resolution R-2020-0024 as submitted.



**RESOLUTION NO. R-2020-0024****A RESOLUTION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING PROJECT GUMMY BEARS AND APPROVING THE PROJECT FOR FINAL APPROVAL BY BASTROP CITY COUNCIL; AUTHORIZING THE CHIEF EXECUTIVE OFFICER TO EXECUTE ALL NECESSARY PAPERWORK; AND ESTABLISHING AN EFFECTIVE DATE.**

**WHEREAS**, the Bastrop Economic Development Corporation (“BEDC”) is a public instrumentality and non-profit industrial development corporation duly established and operating under Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the “Act”); and

**WHEREAS**, Section 505.158(b) of the Act, mandates that prior to the BEDC funding a Project involving an expenditure by the BEDC of more than \$10,000, per Project, the BEDC Board shall adopt a Resolution authorizing the Project, which Resolution shall subsequently be read by the City Council, on two separate occasions, under the Act; and

**WHEREAS**, Section 501.101(1), (2)(A), (K) and Section 501.102 of the Act is written for cities and economic development corporations to use funds on Projects that promote workforce training and development, higher education, capital development and/or business enterprise expansion within the City of Bastrop; and

**WHEREAS**, two businesses within the City of Bastrop are seeking to expand at three locations, provide and promote workforce training and development, higher education curriculum, capital development and business enterprise expansion to include improving real property at three locations, constructing a higher education curriculum and workforce training center, and to provide for a future expansion at the Industrial Park of the BEDC for industrial and manufacturing centers; and

**WHEREAS**, the BEDC has reviewed the terms, conditions, incentives and obligations related to Project Gummy Bears, has considered and evaluated that Project, and has found it meritorious of the incentives being awarded, and is ready to send for the Council’s approval; and

**WHEREAS**, the BEDC desires to offer SIX HUNDRED THOUSAND (\$600,000) DOLLARS in total incentives to be paid in accordance with the Project’s goals and objectives, the Performance Agreement, as well as for the Project being conducted in accordance with the BEDC’s strategic plan completed in 2019 to offer workforce training and certifications; and

**WHEREAS**, the BEDC passed Resolution R-2020-0015 authorizing a budget amendment for workforce training and development grant match in the amount of TWO HUNDRED SEVENTY THOUSAND (\$270,000) DOLLARS to be used to develop a workforce training and career development center at 402 Technology Drive; and

**WHEREAS**, the BEDC hereby authorizes this \$270,000 grant match funds for FY2019-2020 budget amendment to be used for this Project and for the same goals of Resolution 2020-0015 and to amend the FY 2020-2021 budget to include this \$270,000 for this Project allocation; and

**RESOLUTION NO. R-2020-0024**

**WHEREAS**, the BEDC authorizes CEO Cameron Cox to enter into a performance agreement in accordance with Section 501.158 of the Texas Local Government Code and in conformity with the Act and this Resolution, which is attached to this Resolution as Exhibit "A"; and

**WHEREAS**, the BEDC has considered the capital contributions, property improvements, the workforce development training, higher education programs to be offered, and the certifications and curriculum to be developed with this Project to evaluate the amounts to be awarded in this Project as incentives; and

**WHEREAS**, the BEDC is awarding more than \$10,000 for this Project under this Resolution, which requires the City of Bastrop City Council to approve of this Project at two readings; and

**WHEREAS**, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:**

**SECTION 1.** The Board hereby finds that all of the recitals above are true and correct and are incorporated herein as if restated in full.

**SECTION 2.** The Board approves of Project Gummy Bears and agrees to the terms and the incentives being offered in the attached Performance Agreement.

**SECTION 3.** The Board authorizes BEDC's Chief Executive Officer to take all necessary actions and to execute the Performance Agreement attached as Exhibit "A", and any necessary subsequent documents to effectuate the performance of this Resolution.

**SECTION 4.** This Resolution is effective upon passage.

**PASSED AND APPROVED** on the \_\_\_\_\_ day of \_\_\_\_\_ 2020 by the Board of Directors of the Bastrop Economic Development Corporation.

**[SIGNATURE PAGE FOLLOWS]**



**RESOLUTION NO. R-2020-0024**

BASTROP ECONOMIC  
DEVELOPMENT CORPORATION

\_\_\_\_\_  
Kathryn Nash, Board Chair

ATTEST:

\_\_\_\_\_  
Sam Kier, Board Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
Denton, Navarro, Rocha, Bernal & Zech, P.C

DRAFT

## AGENDA MEMORANDUM

Meeting Date: September 21, 2020

Agenda Item: CEO updates on Downtown Trail Project; BEDC website analytics; COVID-19 grant update; and CEO and Team presentations for the month.

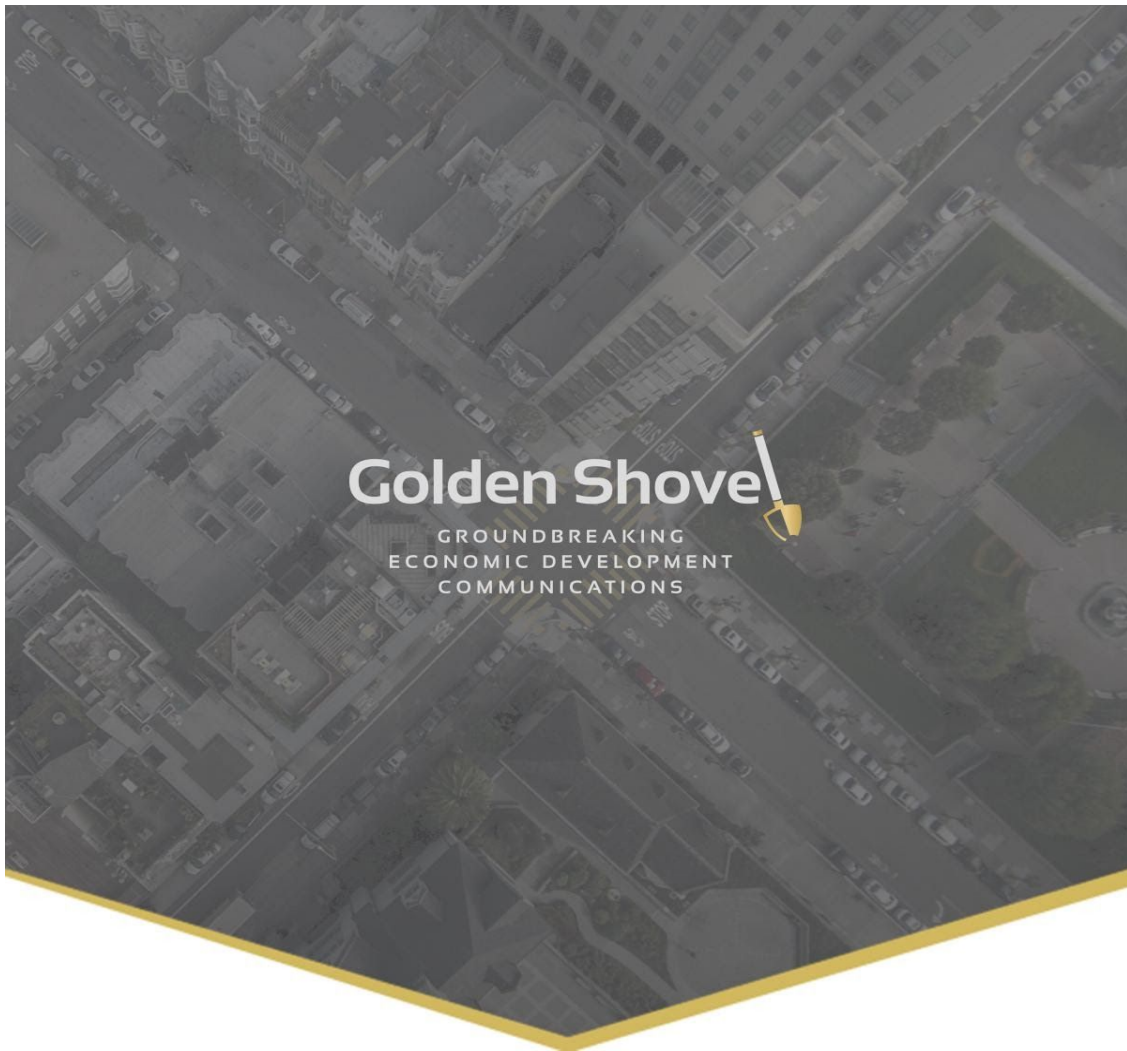
Prepared by: BEDC Staff

- 
- (1) Update on Downtown Trail – Bidding documents are being prepared by Bowman Consulting to bid the project now that we have TxDOT approval.
  - (2) Website Analytics – We are seeing massive upticks in page views and time on pages due to Tesla and Press Releases from BEDC and new website analytics.
  - (3) COVID-19 Grant Update – The third round has been distributed to the under \$10k businesses, and City Council is set to approve the second reading of the over \$10k businesses on 9/22/2020.
  - (4) BEDC CEO presented at RECA (Real Estate Council of Austin) and the first DRC (Development Review Committee) meeting; Jean attended multiple meetings; and meetings with developers and potential projects.

---

**Recommendation** – No recommendation; item for informational purposes only.





**Prepared for**  
**Bastrop Economic Development**  
**Corporation**

**Golden Shovel Agency**  
43 East Broadway Street  
Little Falls, MN 56345  
Phone: (320) 639-0110  
Toll Free: (888) 266-4778  
[www.GoldenShovelAgency.com](http://www.GoldenShovelAgency.com)

**Confidential:** This report is intended solely for the use of the addressee and may contain confidential information. Any dissemination, distribution, copying, or other use of this document is strictly prohibited.

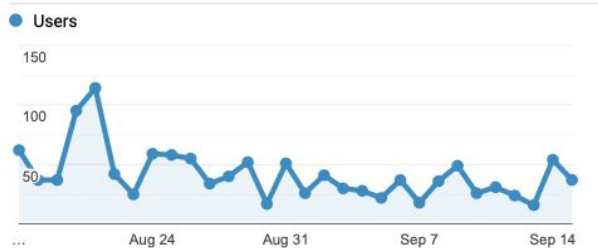
Website: <https://www.bastropedc.org/>

**Quarterly Analytics Report - Overview**

Aug 17, 2020 - Sep 15, 2020

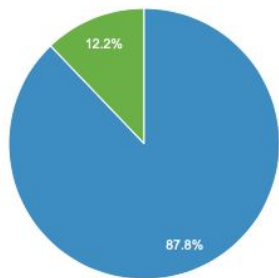
**All Users**  
100.00% Sessions

**Traffic Overview**



**New Visitors vs. Returning Visitors**

■ New Visitor ■ Returning Visitor



**Users by Country**

Country	Users
United States	1,022
Brazil	29
Argentina	25
France	19
United Kingdom	7
China	4
India	4
Bangladesh	3
Philippines	3
Russia	3

**Users**

**1,132**  
% of Total: 100.00% (1,132)



**New Users**

**1,077**  
% of Total: 100.00% (1,077)



**Sessions**

**1,351**  
% of Total: 100.00% (1,351)



**Number of Sessions per User**

**1.19**  
% of Total: 100.00% (1.19)



**Pageviews**

**2,769**  
% of Total: 100.00% (2,769)



**Pages / Session**

**2.05**  
Avg for View: 2.05 (0.00%)



**Avg. Session Duration**

**00:01:17**  
Avg for View: 00:01:17 (0.00%)



**Bounce Rate**

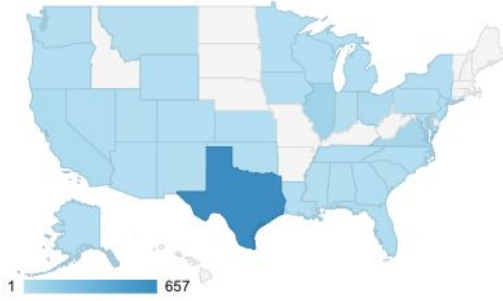
**69.21%**  
Avg for View: 69.21% (0.00%)



**Device**

Device Category	Users
desktop	741
mobile	375
tablet	16

Locations



Higher Traffic / States

Region	Users
Texas	657
Illinois	91
Virginia	64
California	29
Ohio	26
La Rioja Province	25
Florida	17
Nevada	11
Georgia	10

Higher Traffic / Pages

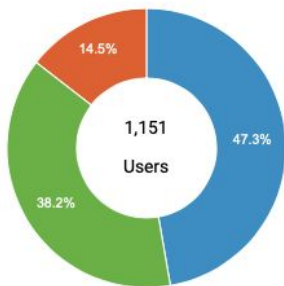
Page Title	Users	Pageviews
Bastrop EDC	316	543
Bec Approves Of Tesla Gigafactory & Film Sound Studio Study	115	143
Bastrop Collaboration Focuses On Broadband Needs	76	133
Bastrop EDC Staff	64	83
New Developments in Bastrop, TX	55	70
Bastrop EDC Community History	52	66
Bastrop, TX Sites and Buildings	51	93
Contact Bastrop EDC	46	57
Bastrop Hopes To Benefit From The Future Tesla Gigafactory	45	67
Bastrop EDC COVID-19 Relief Grants	42	67

Higher Traffic/ Cities

City	Users
Austin	202
Bastrop	135
Chicago	89
Houston	87
Ashburn	61
San Antonio	33
Dallas	26
Columbus	23
Los Angeles	15
Las Vegas	10

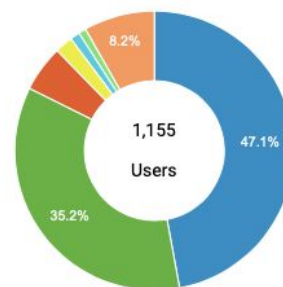
Traffic Type

■ direct ■ organic ■ referral



Traffic by Source / Medium


■ (direct) / (none) ■ google / organic  
 ■ m.facebook.com / referral ■ bing / organic  
 ■ linkedin.com / referral ■ facebook.com / referral ■ Other



Metrics for:

<https://www.bastropdc.org/news-and-resources/p/item/29420/governor-abbott-announces-bastrop-designated-as-music-friendly-community>

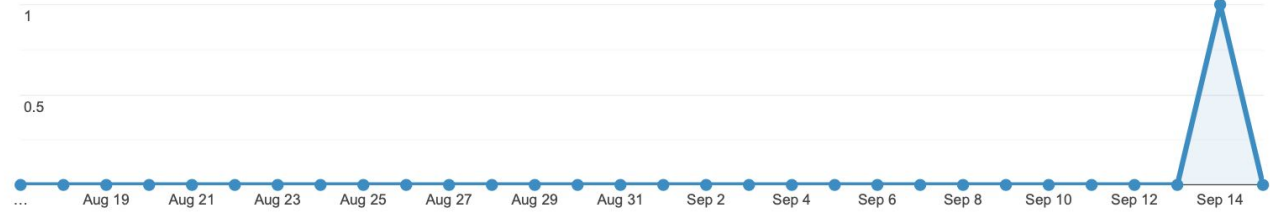
Pages

 All Users  
100.00% Pageviews

Aug 17, 2020 - Sep 15, 2020

Explorer

Pageviews



This data was filtered using an advanced filter.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
1. /news-and-resources/p/item/29420/governor-abbott-announces-bastrop-designated-as-music-friendly-community	1 % of Total: 0.04% (2,769)	1 % of Total: 0.05% (2,222)	00:00:00 Avg for View: 00:01:13 (-100.00%)	0 % of Total: 0.00% (1,350)	0.00% Avg for View: 69.21% (-100.00%)	100.00% Avg for View: 48.75% (105.11%)	\$0.00 % of Total: 0.00% (\$0.45)

Rows 1 - 1 of 1

Metrics for:

<https://www.bastropedc.org/news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs>

Pages

**All Users**  
100.00% Pageviews

Aug 17, 2020 - Sep 15, 2020

Explorer

Pageviews



This data was filtered using an advanced filter.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	<b>133</b> % of Total: 4.80% (2,769)	<b>87</b> % of Total: 3.92% (2,222)	<b>00:02:29</b> Avg for View: 00:01:13 (103.24%)	<b>70</b> % of Total: 5.19% (1,350)	<b>74.29%</b> Avg for View: 69.21% (7.34%)	<b>57.14%</b> Avg for View: 48.75% (17.21%)	<b>\$0.43</b> % of Total: 93.94% (\$0.45)
1. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs	<b>112</b> (84.21%)	<b>68</b> (78.16%)	<b>00:02:34</b>	<b>52</b> (74.29%)	<b>69.23%</b>	<b>50.89%</b>	<b>\$0.53</b> (124.48%)
2. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR0vEzfu4cNWat3YfT_Ql8P1TIV1ev9foAPwVE6BXGWW8uTOW7fvNYb2KA	<b>15</b> (11.28%)	<b>13</b> (14.94%)	<b>00:00:16</b>	<b>13</b> (18.57%)	<b>84.62%</b>	<b>86.67%</b>	<b>\$0.00</b> (0.00%)
3. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR0FYRKfXKemvXE0weUZo1FGoXGi9-FduNcx_Wa3vJaqqUIH0-eXu2Y-mTA	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>1</b> (1.43%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
4. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR0Jvuc3ksjBpUw9z6jF7-IEQ55cTb9vJPJofS2JqQGAw29HvMRpyyEQ2jQ	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>1</b> (1.43%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
5. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR1d5K5XpTqXqVOleS0vkB0rHg9OzzTokQmPqZn9B5Q_QQFhctD5X_WX7c	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>1</b> (1.43%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
6. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR24_BZDxnseWlanjN9z5wzGF3w6zZvauBptHFOEYcmHFnyM_M_t410iyFM	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>1</b> (1.43%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
7. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR24zt-oqzSxN_7XvDapU-WtNJYWO0Gr9B0w77jGyKXmUy2GRuV2aN748Bg	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>0</b> (0.00%)	<b>0.00%</b>	<b>100.00%</b>	<b>\$1.00</b> (235.14%)
8. /news-and-resources/p/item/28942/bastrop-collaboration-focuses-on-broadband-needs?fbclid=IwAR2KRRGpSwi49nSxmDI3psgiQ8ZKjDNXT6k_yRYpfdSm71hmzd03EHYINIU	<b>1</b> (0.75%)	<b>1</b> (1.15%)	<b>00:00:00</b>	<b>1</b> (1.43%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)



Metrics for:

<https://www.bastropedc.org/news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19>

Pages



All Users  
100.00% Pageviews

Aug 17, 2020 - Sep 15, 2020

Explorer

Pageviews

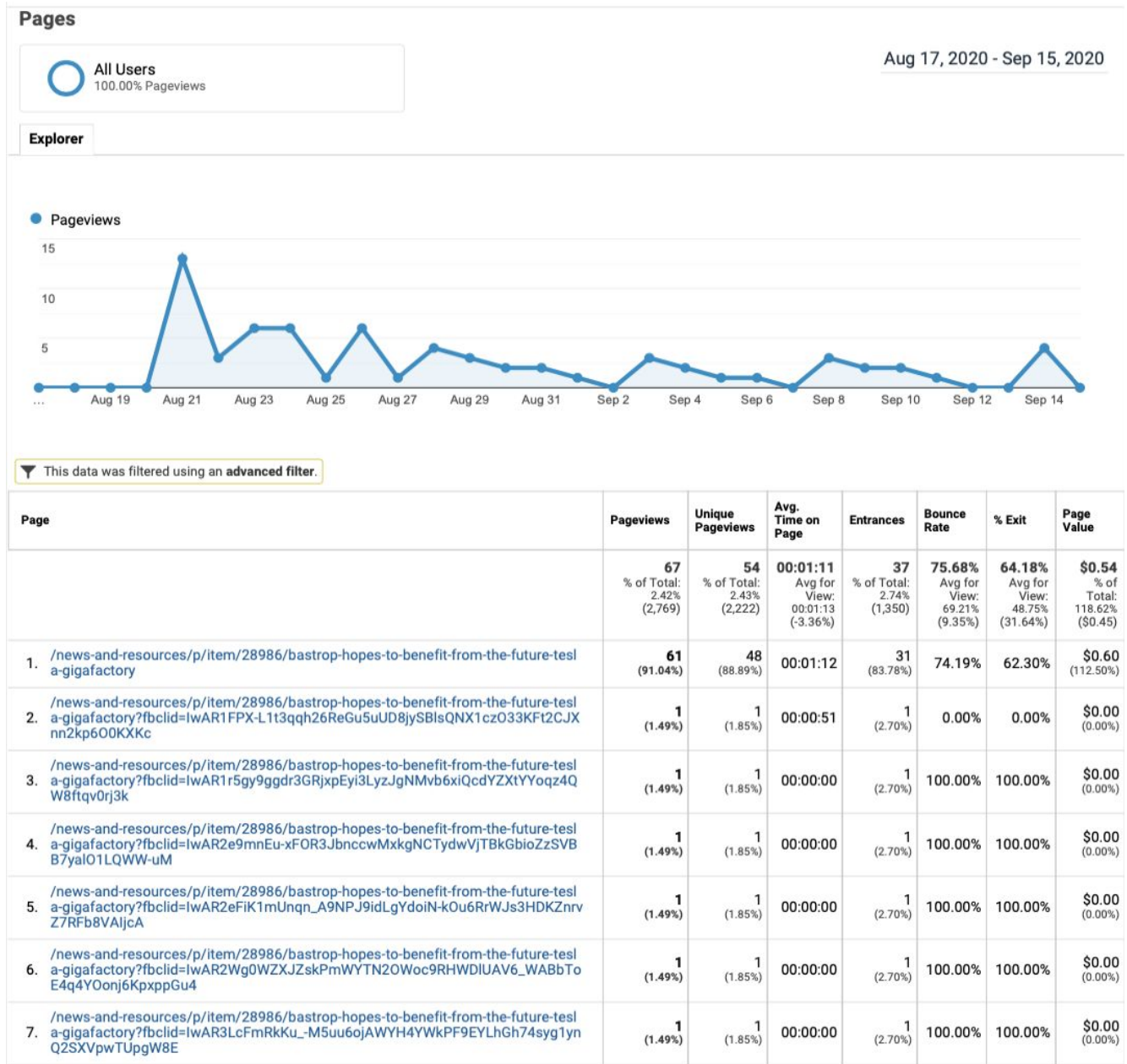


This data was filtered using an advanced filter.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	<b>36</b> % of Total: 1.30% (2,769)	<b>31</b> % of Total: 1.40% (2,222)	<b>00:02:42</b> Avg for View: 00:01:13 (121.59%)	<b>22</b> % of Total: 1.63% (1,350)	<b>81.82%</b> Avg for View: 69.21% (18.22%)	<b>75.00%</b> Avg for View: 48.75% (53.83%)	<b>\$0.35</b> % of Total: 78.37% (\$0.45)
1. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19	<b>26</b> (72.22%)	<b>22</b> (70.97%)	<b>00:02:58</b>	<b>13</b> (59.09%)	<b>76.92%</b>	<b>69.23%</b>	<b>\$0.45</b> (128.10%)
2. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR24WWu8SPXV21cn403iqzOPPZQXiG-ySAd3Rv0SN02L3XMGz8PvS1ZluQA	<b>2</b> (5.56%)	<b>1</b> (3.23%)	<b>00:00:39</b>	<b>1</b> (4.55%)	<b>0.00%</b>	<b>50.00%</b>	<b>\$1.00</b> (281.82%)
3. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR02iJef_Nm9UhdDfelWKxWs5EFOe05mQDRP_jBmXEDqZzX2KIQ_sSqPiik	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
4. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR07yOIA4G0_svE3XlJO2ChmxWsC3eNoi7JopC0gWJWqsEmPN_flAeoHzg	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
5. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR0AD_xGrsOs87RyFhB-22lfe0aXXWzrszkHPTpfxAT2Q5OM-ktKG3v2bJg	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
6. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR0C9sZFRHuGP2PA nhkxBe03iVCE-FimHXexAhPRxCmLx9XhsvV1uvZA41E	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
7. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR0efqG5YwtPt2Y6vB B5ad5nUvm0fK3bbTgdSq9NbdYVbJ5MEP0fRb5YgOY	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
8. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR2Q07OQHrITQ7LQ yJR3AQKupc-0tiksxQutD_fo6vqjNTgYdbKaGguohc	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
9. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR2xwMFIa1fxHYJQ VmeaCmUroZQ2biM3CILq9u_ZmyneLYZpkPyq38xAmc	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
10. /news-and-resources/p/item/29109/bedc-awards-176000-in-third-round-of-grants-to-assist-bastrop-businesses-affected-by-covid19?fbclid=IwAR3qDhC1VNVtOcb a_7N_es1gjCwilWxMdrS2ubJkoprTtem1_NSCXSFA4Zc	<b>1</b> (2.78%)	<b>1</b> (3.23%)	<b>00:00:00</b>	<b>1</b> (4.55%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)

Metrics for:

<https://www.bastropedc.org/news-and-resources/p/item/28986/bastrop-hopes-to-benefit-from-the-future-tesla-gigafactory>



Metrics for:

<https://www.bastropedc.org/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sound-studio-study>

Pages

All Users  
100.00% Pageviews

Aug 17, 2020 - Sep 15, 2020

Explorer

Pageviews



This data was filtered using an advanced filter.

Page	Pageviews	Unique Pageviews	Avg. Time on Page	Entrances	Bounce Rate	% Exit	Page Value
	<b>143</b> % of Total: 5.16% (2,769)	<b>123</b> % of Total: 5.54% (2,222)	<b>00:02:37</b> Avg for View: 00:01:13 (114.72%)	<b>108</b> % of Total: 8.00% (1,350)	<b>87.04%</b> Avg for View: 69.21% (25.76%)	<b>74.83%</b> Avg for View: 48.75% (53.47%)	<b>\$0.31</b> % of Total: 68.24% (\$0.45)
1. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study	<b>84</b> (58.74%)	<b>68</b> (55.28%)	00:01:53	<b>54</b> (50.00%)	<b>85.19%</b>	<b>66.67%</b>	<b>\$0.44</b> (142.80%)
2. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR2VKgM3yCRYKWs6gyXn6B7BK-UPd0ITOLh2zb0KZUaYb0Shk_a5-BQvG4	<b>38</b> (26.57%)	<b>36</b> (29.27%)	00:02:27	<b>36</b> (33.33%)	<b>91.67%</b>	<b>89.47%</b>	<b>\$0.14</b> (44.96%)
3. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR1mqAISVI608IB1Ym42TFRjkbFI8Z3fldgTHC6_jJgZFN Dsscng-D8wfY	<b>3</b> (2.10%)	<b>1</b> (0.81%)	00:11:56	<b>1</b> (0.93%)	<b>0.00%</b>	<b>33.33%</b>	<b>\$2.00</b> (647.37%)
4. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR08gqwY-yjG0BF4XZxTld1WiHanVZVsbjsJCKz4IntXe0HadeXXzyT6MMg	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
5. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR0gl4Ze1_DYKX1Ws8n9ULfINjaJ18CqjZBXS31lu3-zwFmlpijgamdot0M	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
6. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR0gpl2KjaM1mGhiRzGRGLSr3cYmW4jc-5IDFoAqYgvN4HMf8nkhR0QKzc	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
7. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR0laRW61xaCZosSVpOYPIW7T11BGHnpjUviCjzeae9yMNRZoKGOiteX1o	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:01:39	<b>1</b> (0.93%)	<b>0.00%</b>	<b>0.00%</b>	<b>\$0.00</b> (0.00%)
8. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR0ndLxDKybP9a-Flsj99j5qgvkPKXcb3L8PGAAYPobUWi2gSDRfY8d6Mw	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
9. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR00ShQC-R9Q_3gRPbZlgJJND_fg_P2fli1ZheM0f7xBphHGSG19B83kUwo	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
10. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR0X6hvbN4ne7RyA2AOTApOyZVS0D58wd-xB-qNjC_xoBf-Fso73kaq7qIE	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
11. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR1fAmwr1jrd_yhd4N5KL14PcsTKj38A6rLqsCT_TFXsJCUTla5Mz27c1w	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>0</b> (0.00%)	<b>0.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
12. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR1iAJXHzA2VLw8gME5b0rSi-M5l6jjig190Eh-wMRo_s_Jp8H4G_hStl3_o	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
13. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR2_-K6raLAndR5fud60A8-UKcDozjb0sYNINVEC1kaAQR Fx-hCf1mKyvKc	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)
14. /news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&film-sou-nd-studio-study?fbclid=IwAR2a94Xnf1YkTd4Uf0JAAtg2jRqvYX6PCxXBKjYRo0JnMhi4USWLYcXrW	<b>1</b> (0.70%)	<b>1</b> (0.81%)	00:00:00	<b>1</b> (0.93%)	<b>100.00%</b>	<b>100.00%</b>	<b>\$0.00</b> (0.00%)

15.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR2L2FjNwVumkYVq4l7NHMqh1lrDfLk3DTNprqC4yMA 9jEYGT4D0fy4o6Hs	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)
16.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR2LlulSZHzQoP78jqelf7Tazm3hh1TA-KDN5yUamXecP dmLr48vaPd9Hxl	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)
17.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR2RKFuQU7KOEIQMvMdQYnD6qmfkd_xAdBRQx69Ub 1HoN-OqJz6q4dlWY	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)
18.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR3Ck8OHmCPvcMvYmJP_i0ZQ8092Y9BTZIHmJdDKC m9k71LSlulNXdOX8tw	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)
19.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR3FZLhj1LdBw3lLq18h9pYMb4u0xZvaNWFad5HPUd7 Z8a7vUT9mWIM7srk	1 (0.70%)	1 (0.81%)	00:06:25	1 (0.93%)	0.00%	0.00%	\$1.00 (323.68%)
20.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR3OAOcPR7smAAUbZ3L5322YqcNePpXbrOgh_6YNYO EqYDkjftNjsti3EM	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)
21.	/news-and-resources/p/item/28931/bedc-approves-of-tesla-gigafactory-&-film-sou nd-studio-study?fbclid=IwAR3uwZE9Ci8HUIALfAPTCH5PhzBDcTxCLEQ9UPHjaSU quL55vCxd3cSz8w	1 (0.70%)	1 (0.81%)	00:00:00	1 (0.93%)	100.00%	100.00%	\$0.00 (0.00%)