

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, October 16, 2017
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, October 16, 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, Sam Kier, Kevin Plunkett, Kathryn Nash, Ron Spencer, 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 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 September 18, 2017. Mr. Plunkett made the motion to approve the minutes as submitted, Ms. Schroeder seconded and the motion passed.

3.2. Presentation and discussion regarding the Bastrop EDC being awarded the 2017 International Economic Development Council (IEDC) Silver Excellence in Economic Development Award (population less than 25,000). Mr. Kirkpatrick explained this award was in the category of Human Capital and is directly tied to the Youth Career Day sponsored by the EDC. One of the requirements for this international award was that the program had to be active for a period of three years. The Youth Career Day has been held annually since 2015, which allowed the EDC to meet the three-year requirement. Mr. Kirkpatrick highlighted the hard work and dedication of Angela Ryan and Jean Riemenschneider and spoke about the community effort necessary for this achievement.

3.3. Presentation and training by Aaron Farmer with The Retail Coach regarding Bastrop's retail recruitment strategy. Mr. Farmer presented the current retail market conditions and explained how the EDC and The Retail Coach have partnered to bring the right fit of retail companies here to Bastrop. No action was required.

3.4. Presentation by Stone Cobalt Partners, finalist for the 921 Main Street Project. The Board heard from Eric Davis, KSA Engineers, and Guy Dudley, Stone Development Group, who have also partnered with Cobalt Real Estate Development. These three have formed Stone Cobalt Partners and will be the developers for 921 Main Street. No action was required.

3.5. Consideration, discussion and possible action to approve Resolution R-2017-0018 of the Bastrop EDC acknowledging The Coghlan Group's substantial compliance with the terms of an economic development agreement and authorizing the release of the balance of incentives due under the economic development agreement. Mr. Plunkett made the motion to approve Resolution R-2017-0018, Mr. Kier seconded and the motion passed.

3.6. Consideration, discussion and possible action to approve Resolution R-2017-0019 of the Bastrop EDC, expanding the scope for the Technology Drive/MLK Infrastructure Project to include street, water, wastewater, drainage and other utilities for the Technology Drive/MLK extension and including funding for the fiber trunk main and maintenance in the Business Park. Ms. Schroeder made the motion to approve Resolution R-2017-0019, Ms. Rogers seconded and the motion passed.

- 3.7. Consideration, discussion and possible action on Resolution R-2017-0020 of the Bastrop EDC to enter into a Professional Services Agreement Contract with Bowman Consulting for the Technology Drive/MLK Infrastructure Project. Mr. Plunkett made the motion to approve Resolution R-2017-0020, Mr. Kier seconded and the motion passed.

4. EXECUTIVE SESSION

- 4.1. At 5:52 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 551.071(1)(A) and Section 551.071(2)** – Consultations with Attorney: (1) threatened and/or contemplated claims, causes, or litigation, and/or (2) matters upon which the Attorney has a duty and/or responsibility to advise or report to the governmental body.

- (2) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: 921 Main Street and/or 108 South Jackson Street.

- (3) **Section 551.087** – Deliberation regarding economic development negotiations: 921 Main Street and/or 'Project Be Well'.

- 4.2. At 6:26 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.

Mr. Plunkett made the motion to authorize legal counsel to prepare a Letter of Intent based on the business points presented by Stone Cobalt and authorize the Executive Director to execute. Mr. Kier seconded and the motion passed.

5. ADJOURNMENT – Board Chair Camilo Chavez adjourned the meeting at 6:27 p.m.