

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Special Meeting, October 31, 2017
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Tuesday, October 31, 2017, at 10:00 a.m. at Bastrop City Hall, 1311 Chestnut Street, for a Special Board 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, 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 10:00 a.m.

2. EXECUTIVE SESSION

2.1. At 10:01 a.m., the Bastrop EDC Board of Directors convened into a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

(1) **Section 551.087** – Deliberation regarding economic development negotiations related to 'Project Be Well'.

2.2. At 10:24 a.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. No further action was taken at that time.

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

4. PUBLIC HEARING(S) – At 10:25 a.m., the EDC Board opened public hearings to receive input from the general public on proposed economic development projects being considered by the BEDC:

4.1. Infrastructure Project. Pursuant to LGC Section 501.103, the BEDC is proposing to expend Type B economic development funds for funding of an infrastructure improvement project consisting of the extension of Agnes Street and related drainage improvements necessary to promote or develop new or expanded business enterprises. Costs for this project are anticipated not to exceed \$1,200,000. There were no public comments.

4.2. Performance Agreement. Pursuant to LGC Section 501.158, the BEDC is proposing to enter into a performance agreement with Seton Family of Hospitals ("Seton") for the development and operation of a 20,000 square-foot limited service, short stay hospital with emergency room and medical offices facility ("hospital") and for Seton's contribution to the costs of drainage improvements necessary for both the aforementioned infrastructure project and the proposed hospital. There were no public comments.

4.3. At 10:30 a.m., the public hearings were closed and the Bastrop Economic Development Corporation Board of Directors reconvened into regular session to consider, discuss and take possible action concerning the above items.

5. REGULAR BUSINESS & PRESENTATIONS

5.1. 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. Mr. Kirkpatrick explained there had been last minute edits to the agreement by the developer and it was not ready for approval at this time. No further action was taken.

5.2. Consideration, discussion and possible action on Resolution R-2017-0022 of the Bastrop EDC 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 2017-0022, Ms. Schroeder seconded and the motion passed.

5.3. Consideration, discussion and possible action on Resolution R-2017-0023 of the Bastrop EDC to enter into a Professional Services Agreement Contract with Bowman Consulting for the Agnes Extension Project. Ms. Rogers made the motion to approve Resolution 2017-0023, Mr. Plunkett seconded and the motion passed.

6. ADJOURNMENT – Board Chair Camilo Chavez adjourned the meeting at 10:35 a.m.