

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

**Minutes Of Special Meeting of November 5, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, November 5, 2021, at 9:00 a.m. for a Special Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Bill Gossett, Connie Schroeder, Jeff Haladyna, and Jenn Wahl. Board member Ron Spencer was absent. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider.

1. CALL TO ORDER – Board Chair Kathryn Nash called the meeting to order at 9:00 a.m.

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

3. REGULAR BUSINESS & PRESENTATIONS

3.1. Discussion and possible action on amending the BEDC's performance agreement with Moca Ventures Nebraska, LLC. Ms. Young reported that the change clarifies the property description with the LCRA easement, which was originally incorrect, and also extended the feasibility period to January 7, 2022. Moca will be submitting the updated easement to LCRA. Moca's pro rata share of the infrastructure would also be included in the amended performance agreement. Ms. Schroeder pointed out that normally the shared portion of infrastructure is 50%, which would cover the length to Moca's first driveway. Because the project is not well-defined at this point, Ms. Schroeder suggested delaying action until the November 15th meeting. She made the motion to table the item until the next regular board meeting, Mr. Haladyna seconded, and the motion passed.

3.2. Discussion and possible action on Resolution R-2021-0015 approving funds for expansion of infrastructure in the Bastrop Business and Industrial Park and authorizing a budget amendment as required, in an amount not to exceed \$1,000,000. Ms. Young explained that the \$1,000,000 is an estimate; the final engineer's report has not yet been received. Approximately \$200,000 from the 2013 bond is included in the estimate, with the remaining \$800,000 requiring a budget amendment. Ms. Schroeder requested that the map be included as an exhibit to the resolution. Ms. Nash reminded the Board that this is a small piece of a larger plan to rezone the Business Park as "EC" instead of "P2" and to move forward with additional infrastructure in the Park. The project will install infrastructure over the gas pipeline and open up property for future development. Mr. Plunkett made the motion to approve the resolution with an amended amount of \$1,000,000, and also to add language referring to the map as an exhibit. Mr. Gossett seconded, and the motion passed.

3.3. Discussion and possible action on Resolution R-2021-0016 authorizing the BEDC Executive Director or Secretary/Treasurer to execute all documents required for the sale of the building at 921 Main Street, including the representation agreement with Marcus & Millichap and all closing documents. Ms. Young introduced Joseph Blanga with Marcus & Millichap, who explained the timeline to the Board about the call for offers. December 15th would be the deadline. A feasibility period would follow and then the closing period. Mr. Blanga estimated 105 – 120 days. He then answered questions posed by the Board. Chair Nash commented that redaction would be needed. Mr. Plunkett made the motion to approve Resolution R-2021-0016, with redaction as noted. Mr. Haladyna seconded, and the motion passed.

4. WORKSHOP

4.1. The BEDC Board met in a workshop session to discuss the following items:

- 1) Presentation about the Lost Pines Habitat Conservation Plan (LPHCP) by LPHCP Administrator Cari Croft. Ms. Croft was unavailable to attend the meeting; the item was removed.
- 2) Discussion regarding the current status of supply and demand of local labor force and workforce development. BEDC Staff gave a presentation and the Board discussed potential ways to address the labor shortages in the Bastrop area.
- 3) Development Agreement between the BEDC and City of Bastrop executed on 06/28/2013 and the Amended Agreement executed 11/25/2013. Ms. Young explained to the Board that the current agreement between the City and the BEDC was signed in 2013 as a result of the JAMCo project. There are some components that the BEDC would want to retain. References to "phases" in the Park have created confusion in the past. Ms. Young stated that the agreement needs to be either amended or considered complete. Mr. Gossett suggested looking at the Park as a whole instead of phases. He said the documentation should be cleaned up and agreed to by both the City and the BEDC. Chair Nash said that redlining the document would be a good way to start. Mr. Gossett reiterated that "phases" should not be referenced. The map in the agreement would also require updating. BEDC Staff will work on a redlined version of the document and bring it back to the Board at a future meeting.

4.2. Discussion and possible action on any of the above listed workshop items.

5. **EXECUTIVE SESSION** – Executive Session was not needed.

6. **ADJOURNMENT** – Ms. Schroder made the motion to adjourn, and Mr. Plunkett seconded. The special meeting was adjourned at 11:52 a.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Angela Ryan, Operations Manager