

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**

Monday, February 22, 2016 – 6:00 P.M.

Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

In compliance with the requirements of Chapter 551 of the Texas Government Code, the public is hereby provided notice that it is possible that a quorum or more of the membership of the Bastrop City Council may be in attendance, to observe and/or participate in the above-referenced meeting of the Bastrop Economic Development Corporation.

1. CALL TO ORDER

The BEDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Chapter 551 Government Code, Vernon’s Texas Code, Annotated, such item, if taken into executive session, would be discussed in closed session under Section 551.071 – Consultations with Attorney – duty to advise on legal matters.

2. PUBLIC COMMENT(S)

3. PUBLIC HEARING(S)

3.1 Conduct a **PUBLIC HEARING** to provide information and receive input from the public concerning the provision of funding for a combined emergency shelter, recreational and medical facility project of the BEDC, the City of Bastrop, the YMCA of Austin and a medical service provider, for a period not to exceed twenty (20) years, and in an amount not to exceed \$700,000, to construct buildings, facilities, targeted infrastructure and to make other legally authorized expenditures related to the proposed joint project.

3.2 Conduct a **PUBLIC HEARING** to provide information and receive input from the public concerning disposition of BEDC-owned real property, located at 903 Main Street, to Zintek Properties (d/b/a Maxine’s Café) for the appraised market value of \$138,000, and granting a statutorily authorized phased economic incentive totaling \$38,000, to enhance and promote an existing local business enterprise.

4. REGULAR BUSINESS

4.1. Approval of meeting minutes of the Regular Board Meeting of January 11, 2016, and the Special Board Meeting of January 19, 2016.

4.2. Consideration, discussion and possible action on acceptance of the BEDC’s financial summary report for period ending January 31, 2016.

4.3. Update from the Executive Director and discussion related to the BEDC budget summary and outstanding debt.

5. ACTION ITEMS

5.1. Consideration, discussion and possible action on disposition of real property owned by BEDC located at 903 Main Street, as it relates to a potential economic development project for expansion of a local business, i.e., Zintek Properties (a.k.a. Maxine’s Café Project).

5.2. Consideration, discussion and possible action regarding the BEDC Bylaws and having three City Councilmembers on the BEDC Board.

5.3. Consideration, discussion and possible action related to clarification on Jean Riemenschneider's employment status.

6. **UPDATE(S), REPORT(S), AND/OR ANNOUNCEMENT(S)** – The BEDC, City of Bastrop, and Main Street Program will provide written reports and be available to answer questions from the Board. (includes items for update, discussion, and/or possible action by the Board of the BEDC)

- 6.1. BEDC Projects and/or Business
- 6.2. Main Street Program Monthly Report
- 6.3. City Manager's Report
- 6.4. City of Bastrop Comprehensive Plan
- 6.5. City of Bastrop Construction Projects

7. EXECUTIVE SESSION

7.1. The BEDC 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(1)(A) and Section 551.071(2)** – Consultations with Attorney: (1) threatened and/or contemplated litigation, and (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 real property: including, but not limited to, potential sales, acquisitions, exchanges, leases, dispositions or values of real property: 'Project Bronze Star', 'Project Gold Steel', and/or disposition of 903 Main Street – Maxine's Café Project.
- (3) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Bronze Star', 'Project Gold Steel', 'Project Apothecary', YMCA of Austin joint project, and/or 903 Main Street – Maxine's Café Project.
- (4) **Section 551.074** – Personnel Matters: Executive Director's Six Month "Interim Performance Review" and Update.

7.2. The BEDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein, or regular agenda items, noted above, and/or related items.

8. BOARD INPUT ON FUTURE AGENDAS

8.1. Inviting input from the Board of Directors related to issues for possible inclusion on future agendas, related to (but not limited to) issues such as BEDC projects, property, economic development prospects, community events, and BEDC business.

9. ADJOURNMENT

CERTIFICATE

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation (BEDC), certify that this Notice of Meeting was posted on the front window of the BEDC offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the BEDC's website on this the 19th day of February 2016 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 Assistant Director

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.