

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, February 24, 2020
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, February 24, 2020, at 4:30 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present: Kathryn Nash, Kevin Plunkett, Sam Kier, Connie Schroeder, Ron Spencer, Jeff Haladyna, and Pat Crawford. Staff members present: Cameron Cox, Angela Ryan, Jean Riemenschneider, and Kathy Merrifield. BEDC Attorney Robyn Katz was in attendance.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the Board Meeting to order at 4:30 p.m.
2. **PHOTOS OF BEDC BOARD MEMBERS**
3. **PUBLIC COMMENT(S)** – There were no public comments.
4. **REGULAR BUSINESS & PRESENTATIONS**
 - 4.1. Approval of meeting minutes from the Bastrop EDC Regular Board Meeting of December 16, 2019, Joint Meeting with City Council of January 15, 2020, and Board Meeting and Retreat of January 27, 2020. Mr. Kier made the motion to approve the minutes as submitted, Mr. Plunkett seconded, and the motion passed.
 - 4.2. Acceptance of the Bastrop EDC’s financial summary reports for periods ending November 30, 2019, December 31, 2019, and January 31, 2020. Mr. Kier made the motion to accept the November, December, and January BEDC financials as submitted, Mr. Haladyna seconded, and the motion passed.
 - 4.3. Update on 921 Main Street Building from Project Manager Jimmy Crouch. Mr. Crouch had not arrived by this point, so the Board convened into Executive Session. Once the Board reconvened into open session, Ms. Nash asked Mr. Crouch to limit his update to two items: the demolition and the permitting process. No further action was necessary.
 - 4.4. Consideration, discussion and possible action to approve Resolution R-2020-05 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer to enter into its annual industry partnership with Opportunity Austin. Mr. Plunkett made the motion to approve Resolution R-2020-05, Ms. Schroeder seconded, and the motion passed.
 - 4.5. Consideration, discussion and possible action to approve Resolution R-2020-06 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer to enter into an amended contract with Place Designers, Inc. Mr. Kier made the motion to approve Resolution R-2020-06, Ms. Crawford seconded, and the motion passed.
 - 4.6. Consideration, discussion and possible action to approve Resolution R-2020-07 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer to enter into a contract with Capital Geotechnical Services PLLC for geotechnical services for the 921 Main Street Project. Mr. Plunkett made the motion to approve Resolution R-2020-07, Ms. Crawford seconded, and the motion passed.
 - 4.7. Consideration, discussion and possible action to approve Resolution R-2020-08 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer and the City of Bastrop Finance Director to make decisions regarding the movement of reserve funds

located in certificates of deposit and money market accounts. Mr. Kier made the motion to approve Resolution R-2020-08 with one correction and one addition: Ms. Waldron's title corrected to Chief Financial Officer and "in consultation with the Board Treasurer" be added. Mr. Haladyna seconded, and the motion passed.

- 4.8. Consideration, discussion and possible action to approve Resolution R-2020-09 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer to enter into an AIA construction contract with Sabre Commercial for general contractor services for the 921 Main Street Project with a guaranteed maximum price to be determined. Mr. Spencer made the motion to approve Resolution R-2020-09, Ms. Crawford seconded, and the motion passed.
- 4.9. Consideration, discussion and possible action to approve Resolution R-2020-10 of the Bastrop Economic Development Corporation authorizing the Chief Executive Officer to promote "Film Bastrop" at the 2020 SXSW event. Mr. Plunkett made the motion to approve Resolution R-2020-10, Mr. Spencer seconded, and the motion passed.
- 4.10. Update on EDC staff activities for past month (e.g., marketing, prospects, projects, events, and other updates). No action was necessary.

5. EXECUTIVE SESSION

- 5.1. At 4:41 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** 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 921 Main Street Project – to include Project Paint by Number, 921 Main Street Project, Stone Development Group, and Sabre Commercial
 - (2) **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 – Project Charlotte, Project Bob Pole, Project Greenport, and Project Westworld
 - (3) **Section 551.071** Consultation with Attorney and **Section 551.074** Discussion and deliberation with Chief Executive Officer regarding Policies and Procedures and Personnel Matters (Note: this item was struck from the agenda prior to the Board convening into Executive Session)
- 5.2. At 5:39 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. No action was taken.

6. ADJOURNMENT – Board Chair Kathryn Nash adjourned the meeting at 6:08 p.m.

Kathryn Nash

APPROVED: _____
Kathryn Nash, Board Chair

Kathy Merrifield

ATTEST: _____
Kathy Merrifield, Office Manager