

BASTROP ECONOMIC DEVELOPMENT CORPORATION
BOARD OF DIRECTORS
Minutes of Monthly Meeting, March 16, 2015
903 Main Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, March 16, 2015, at 6:30 p.m. in the BEDC Boardroom at 903 Main Street for the Regular Monthly Meeting. Board members present were: Steve Mills, Gary Schiff, Carlos Liriano, Dr. Neil Gurwitz, Pat Crawford, Mayor Ken Kesselus, Willie DeLaRosa and Mike Talbot (ex-officio). Staff members present: Angela Ryan and JC Brown, BEDC Attorney. Others in attendance: Merle Breiland, Terry Moore, Nancy Wood, Johnny Sanders, Terry Hagerty, and Debbie Moore.

ANNOUNCEMENTS

1. Call to Order – Steve Mills, Chair of the Board, called the meeting to order at 6:30 p.m.
2. Public Comments – The Board members welcomed Carlos Liriano to the BEDC Board.
3. Presentations – None.
4. Announcements – None.

EXECUTIVE DIRECTOR'S INFORMATIONAL UPDATE REPORT - Items for update, discussion and possible action:

- A. Meetings, Events and Travel attended/upcoming:
 1. Bastrop EDC hosting the BEST County Breakfast, 7:30 a.m. March 27 at Southside Market – Mrs. Ryan said she had posted a quorum notice in case several Board members wished to attend.
- B. Update on BEDC Projects and/or Business:
 1. Main Street Program Update (Nancy Wood) – Ms. Wood reported the final applications for the three grants that had received preliminary approval would be on the April agenda.
 2. Update on the BEDC Executive Director position – Mr. Mills reported a contract had been sent and the details were being worked out. Mayor Kesselus made the motion that the officers of the Board would approve the contract, in consultation with Mr. Talbot and Ms. Brown. Mr. DeLaRosa seconded, and the motion passed.
 3. Update on the Bastrop EDC Business Park
 - a) Project status update – Mr. Talbot reported he was working with Judy Langford on a potential prospect in the Business Park. He has been working with BEFCO on possible layouts for the project. Mr. Talbot reported he had been working with Bluebonnet Electric on the southern portion of the Park. He said he had also spoken with AT&T about upgrading the fiber in the Park.
 - b) Review of the proposed Master Plan for the BEDC Business Park – Mr. Talbot said Tracy Bratton was working on it and he should have an update by the next Board meeting.
 4. Update on Bastrop Area Housing Study – Mr. Mills said he feels it is time for the entire Board to review the report. Mr. Mills said it has been difficult to quantify the pent-up demand for apartments and rental housing. Mayor Kesselus suggested inviting input from community business members, and Mr. Mills agreed.
 5. Update on Downtown Parking and Traffic Study – Mr. Talbot reported they were testing the parking on Pine Street and filming it so they could review the footage. Mr. Talbot said he had not received any complaints about the new striping and signage on Main Street intended to prevent large vehicles from sticking out into the street.

- a) Alley D improvements (former Advertiser building) – Mr. Talbot reported the City Council signed over the building to the VFW and agreed to give them 90 days to remove it. Mr. Talbot said as soon as the removal is complete, the City will perform re-grading.
 - b) Parking lot at the southwest corner of Pine Street and Water Street – Mr. Talbot said he would take care of signage letting people know that the parking lot is for public use.
6. Update on BEDC Board member terms – Ms. Brown had been asked to clarify how the staggered terms resolution passed at the last Board meeting fit in with the terms expiring this year. Ms. Brown explained that they have assigned places, or seats, each with a two year term. Seat #1 runs from 2015 to 2017, seat #2 from 2014 to 2016, and so on, with odd numbered seats expiring in odd numbered years. In order to maintain a staggered schedule, the next appointment for seat #2 (currently held by Councilmember DeLaRosa) and seat #6 (currently held by Carlos Liriano) will be for only one year. After that, each seat will be a two year term. She said that because the Bylaws stipulate that the Board appointments of City Councilmembers will run concurrently with their Council seats, it becomes complicated because Councilmembers typically serve for three years and EDC Board terms can only be two years per state law. When the Councilmember's term ends, they have to either resign their Board seat or be reappointed as a Public Member.
 7. Update on construction projects in the City of Bastrop – The Board discussed the projects in various stages of completion.

A. CONSENT AGENDA

A.1 Approval of meeting minutes of the Regular Board Meeting of February 23, 2015. Mrs. Ryan said she wanted to correct a spelling in the minutes, and explained she needed to consult with Ms. Brown about the minutes from the two special meetings. Mr. Schiff made the motion to approve the minutes as submitted, Mrs. Crawford seconded, and the motion passed.

B. PUBLIC HEARINGS

None

C. OLD BUSINESS

None

D. NEW BUSINESS

D.1 Consideration, discussion and possible action on acceptance of the Bastrop Economic Development Corporation's financial summary report for period ending February 28, 2015. Mr. Talbot reported that at 42% through the current fiscal year, the BEDC is at 46.82% revenues and 32.37% expenses. Mr. DeLaRosa made the motion to accept the financial report as submitted, Mrs. Crawford seconded, and the motion passed.

D.2 Consideration, discussion and possible action on the BEDC advertising in the 2015 Texas Wide Open for Business Magazine, a publication of the Governor's Office. After discussion, Mr. Schiff made the motion to take the steps necessary to ensure that a full page ad for the BEDC would be submitted to the publication by the deadline. Mayor Kesselus seconded the motion. The motion passed, with Mr. DeLaRosa voting against it.

E. EXECUTIVE SESSION –

E.1 At 7:41 p.m., Mr. Mills convened the Bastrop Economic Development Corporation Board of Directors into 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 report to the governmental body.
2. Section 551.072 - Deliberation about real property: Potential sales, acquisitions, exchanges, leases, dispositions or values of real property: Purchase of real property by the BEDC, disposition of real property by the BEDC, and/or City use of BEDC property.
3. Section 551.087 - Deliberation regarding economic development negotiations: 'Project AJ'.
4. Section 551.074 - Personnel Matters: BEDC staffing, hiring, and performance and/or employment of an Executive Director/CEO.

E.2 The Bastrop Economic Development Corporation Board of Directors reconvened from Executive Session at 7:48 p.m.

F. BOARD INPUT ON FUTURE AGENDAS

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.

G. ADJOURNMENT – Gary Schiff moved to adjourn and Willie DeLaRosa seconded. The BEDC Board of Directors adjourned the meeting at 7:49 p.m.