1. CALL TO ORDER

2. PUBLIC COMMENT(S)

3. PRESENTATION(S)

4. ANNOUNCEMENT(S)

5. UPDATE(S)/REPORT(S) from Executive Director, City of Bastrop, and Community Partners (includes items for update, discussion, and possible action)

   A. Update on BEDC Projects and/or Business:
      1. Update on the Bastrop EDC Business Park
         a) Update on master plan for the BEDC Business Park
         b) Update on Land Use Study
      2. Project status update
      3. Update on housing and multi-family studies
      4. Update on BEDC office repairs
      5. Update on BEDC Strategic Plan

   B. Update from the City of Bastrop
      1. City Manager’s update
         a) Water development update
         b) Comprehensive Plan update
         c) Main Street Improvement Project update
      2. City of Bastrop Update on Construction Projects

   C. Update(s) from Community Partners
      1. Bastrop Main Street Program

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, the item below will be discussion in closed session:

   1. Section 551.071 – Consultations with Attorney – duty to advise on legal matters.

6. FINANCIAL REPORT(S)

   6.1 Consideration, discussion and possible action on acceptance of the Bastrop Economic Development Corporation’s financial summary report for period ending June 30, 2015.

7. ACTIONS ITEMS

   7.1 Consideration, discussion and possible action on a resolution by the Bastrop Economic Development Corporation authorizing BEDC Board Chair Steve Mills and/or Executive Director Shawn Kirkpatrick to execute all necessary contracts and related documentation necessary to finalize the conveyance of 3.008 acres of land in the Bastrop Business and Industrial Park to Elliott Electric Supply, Inc.
7.2 Consideration, discussion and possible action on adoption of statutory findings related to the Elliott Electric Supply Project, which if adopted will negate the need for a public hearing on same, pursuant to State law.

7.3 Consideration, discussion and possible action on the proposed land use study completed by Bowman Consulting Group for the western 80 acres of the Bastrop Business and Industrial Park.

7.4 Consideration, discussion and possible action on approval of amending the Bastrop Economic Development Corporation’s Fiscal Year 2014/2015 budget in the amount of $231,700 for the costs of: (1) disposition of real property owned by the BEDC, (2) repairs to the BEDC office at 903 Main Street, and (3) an increase in the budgeted amount for the façade/mega grant program.

7.5 Consideration, discussion, and possible action on the BEDC’s Board of Directors voting procedures.

7.6 Consideration, discussion, and possible action regarding: (1) Bastrop Business and Industrial Park masterplan, including development, infrastructure, and 2015/2016 debt issuance, and (2) a “Resolution Expressing Official Intent to Reimburse Certain Expenditures of the Bastrop Economic Development Corporation.”

7.7 Discussion regarding the role of the Bastrop Economic Development Corporation in the City of Bastrop’s development of a Destination Marketing Organization and/or Convention and Visitors Bureau.

8. WORKSHOP SESSION – The Bastrop Economic Development Corporation will convene into a Workshop Session to discuss:

8.1 2015/2016 Budget – A review and discussion regarding Fiscal Year 2015/2016 Budget for the Bastrop Economic Development Corporation, including the FY15/16 BEDC budget, the BEDC’s Strategic Plan and FY2015/2016 program/scope of work, and consideration and discussion on a request by the Bastrop County Historical Society for a contribution by the BEDC to their campaign to complete the exhibits in the Bastrop County Museum.

8.2 The Bastrop Economic Development Corporation will adjourn the Workshop Session and reconvene into the regular session to take any necessary action(s) pertaining to the workshop items.

9. EXECUTIVE SESSION

9.1 The Bastrop Economic Development Corporation 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 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.

(3) Section 551.087 – Deliberation regarding economic development negotiations.

9.2 The Bastrop Economic Development Corporation 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.
10. 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.

11. ADJOURNMENT

CERTIFICATE

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation, certify that this Notice of Meeting was posted on the front window of the Bastrop Economic Development Corporation offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the Bastrop Economic Development Corporation website on this the 17th day of July 2015 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.
AGENDA ITEM

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 17, 2015

MEETING DATE: July 20, 2015

1. Agenda Item:
   UPDATE(S)/REPORT(S) from Executive Director, City of Bastrop, and Community Partners (includes items for update, discussion, and possible action).

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes ☑ No ☐
   A memo is attached showing BEDC Staff updates. Other updates will be presented at the Board meeting.

4. Policy Implication:

5. Budgeted: Yes ☐ No ☑ N/A ☑
   Bid Amount: Budgeted Amount:
   Over/(Under) Budget: Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ☑ ED Chair ☐

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
July 17, 2015

Memorandum

To: BEDC Board of Directors
From: Shawn A. Kirkpatrick, Executive Director
Subject: BEDC July 2015 update

FY 2015-2016 Strategic Plan Update
Staff reviewed the current strategic plan with Board during special meeting/budget workshop. Staff has compiled the notes and are revising the plan to be more reflective of the current economic development initiatives. Updated copies will be available for the Board to review at its regular July meeting.

FY 2015-2016 Budget Preparation
Following the special meeting/budget workshop, Staff is addressing the areas of concerns and preparing material to have a more in-depth conversation with the Board regarding the specific areas of interest.

Façade and Mega-grant
Design Committee is going to review the program and provide input to the BEDC.

BEDC Building Repairs
Roof repairs are nearing completion and Staff will have a larger discussion with Board about the building at the next regular meeting in July 2015.

BEDC Office
Staff is settling in from the move. Office furniture has been delivered.

Project Management/CRM Database
Update from OA. Will be moving forward with acquiring software from our preferred vendor. Demo will be set-up for Board member and City Staff that interested.

Business Park – Infrastructure
Board somewhat agreed to extend Technology to the southern cul-de-sac. The project total would be $2.5-2.6M, funded through $622K 2013 CO’s, $1M 2015 CO’s, and $1M BEDC Cash. Reimbursement Resolution going to Board at the July 2015 meeting.
Housing Study
Discussion with RCLCO regarding the status of the study and final revisions. Staff has supplied a copy of UT Transportation Study for RCLCO to incorporate mobility into housing study. Awaiting CMR report to finalize multi-family study. Staff will be meeting with RCLCO in Bastrop in the coming weeks.

Multi-family Study
Field work is complete and awaiting draft report. Planning department will be meeting with CMR along with Staff.

Land Use Study
Complete and going to Board at July 2015 meeting.

Makerspace
LCRA has contacted Upstart and is scheduling an audit/review of the Project.

Board Training
Lorie Vincent is available to provide training in late July early August 2015.

Craft Training Schools
Presentation at City Hall Thursday, July 2nd. Next step is to schedule a site visit to their current location.

TWC Governor’s Office Workforce Initiatives
Aaron Demerson is scheduled to meet with the BEDC working group on July 23rd.

JAMCo
BEDC funded the 2nd performance payment. Final payment will be after 5 years of operations.
BEDC Meetings and Upcoming Travel

**June 15th**
Meeting County Transportation Plan
City Hall
Shawn Kirkpatrick

Meeting BEDC Chair and CM
City Hall
Shawn Kirkpatrick

Meeting BEDC Board
City Hall
Staff

**June 16th**
Meeting CoBastrop Staff
City Hall
Shawn Kirkpatrick

Meeting S/F Developer
BEDC
Shawn Kirkpatrick

**June 17th**
Submitted Project Red Onyx

Meeting DBA Naseem Khonsari
BEDC
Shawn Kirkpatrick

Meeting Legal Review
City Hall
Shawn Kirkpatrick

**June 18th**
Meeting Chamber Board
Chamber
Shawn Kirkpatrick

Meeting IT User Group
Southside Market
Andres Rosales
Shawn Kirkpatrick

**June 19th**
Juneteenth Banquet
Convention Center
Shawn Kirkpatrick

**June 22nd**
Meeting Staff Budget/Strategic Plan
BEDC
Shawn Kirkpatrick
Angela Ryan
Jean Riemenschneider

Meeting KBCB/Dorothy Skarnulis
BEDC
Shawn Kirkpatrick

**June 23rd**
Meeting CoBastrop
City Hall
Shawn Kirkpatrick

Meeting City Council
City Hall
Shawn Kirkpatrick

**June 24th**
Submitted Project Diamond

Meeting BEDC Budget Workshop
City Hall
Staff

**June 25th**
Meeting OA Regional Partners
Austin Chamber
Shawn Kirkpatrick

**June 26th**
Meeting CoBastrop Staff
City Hall
Shawn Kirkpatrick

**June 30th**
Meeting CoBastrop Staff
City Hall
Shawn Kirkpatrick
July 2nd
Presentation Craft Training
City Hall
Staff

Meeting Kristi Koch
JJ Pickle Austin
Shawn Kirkpatrick
Jean Riemenschneider

July 7th
Conference Call Bastrop Housing Study
RCLCO – Todd LaRue
Shawn Kirkpatrick

Meeting Vision Task Force
City Hall
Shawn Kirkpatrick

July 8th
Meeting BEDC Special Board
City Hall
Staff

July 9th
Meeting Les Hudson BISD
BEDC
Shawn Kirkpatrick
Jean Riemenschneider

July 10th
Meeting CMR
BEDC
Shawn Kirkpatrick

July 10 to 12th
Team Texas Showcase
Las Colinas, TX
Shawn Kirkpatrick

July 13th
Meeting Kayli Head
BEDC
Shawn Kirkpatrick

July 14th
Conference Call Elliot Electric
BEDC
Angela Ryan

Meeting City Council
City Hall
Angela Ryan

July 15th
Meeting Opportunity Austin
Austin, TX
Angela Ryan

July 13th to 16th
Recruiting OA SemiCon West
San Francisco, CA
Shawn Kirkpatrick

July 20th
Meeting BEDC Chair and Vice Chair
City Hall
Shawn Kirkpatrick

Meeting BEDC Board
City Hall
Staff

July 21st – July 23rd
City Comprehensive Plan
City Hall
Shawn Kirkpatrick

July 22nd
Meeting with Bill Thompson
Small Business Development Center
BEDC Office
Shawn Kirkpatrick

July 23rd
Meeting Foreign Trade Zone
Austin Chamber
Shawn Kirkpatrick

July 23rd
Meeting Workforce Working Group
BEDC
Shawn Kirkpatrick

July 28th
Bastrop City Council Meeting
City Hall
Shawn Kirkpatrick
**Planning and Development Department**  
**Monthly Report – June 1, 2015 – June 30, 2015**

<table>
<thead>
<tr>
<th>Building Permit Type Totals:</th>
<th>Month</th>
<th>YTD</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family Residences</td>
<td>4</td>
<td>18</td>
<td>28</td>
</tr>
<tr>
<td>New Commercial</td>
<td>2</td>
<td>8</td>
<td>7</td>
</tr>
<tr>
<td>Miscellaneous (electrical, plumbing, HVAC, pools, sprinklers, sheds, patio covers, signs, fire suppression)</td>
<td>25</td>
<td>261</td>
<td>173</td>
</tr>
<tr>
<td>Residential Remodels</td>
<td>10</td>
<td>34</td>
<td>30</td>
</tr>
<tr>
<td>Commercial Remodels</td>
<td>4</td>
<td>18</td>
<td>8</td>
</tr>
<tr>
<td>Total Permits Issued</td>
<td>45</td>
<td>339</td>
<td>272</td>
</tr>
<tr>
<td>Commercial and Residential Inspections</td>
<td>167</td>
<td>1689</td>
<td>1149</td>
</tr>
</tbody>
</table>

**Business information requests:**
- Restaurant -
- Residential Subdivision

<table>
<thead>
<tr>
<th>Commercial Development/Remodel – Tenant Finish Out</th>
<th>Location</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vitalogy Skincare (formerly First State Bank)</td>
<td>208 Highway 71</td>
<td>Interior demo complete; underground plumbing installed; remodel approximately 60% complete</td>
</tr>
<tr>
<td>Commercial Development With Site Dev Plan – has been permitted and work has begun on the project or is ready to be permitted</td>
<td>Location</td>
<td>Status</td>
</tr>
<tr>
<td>--------------------------------------------------------------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Bastrop Station – Phase One</td>
<td>Highway 71, Childers and Agnes – 2 commercial lots (Old China Chef site)</td>
<td>Sewer and fire lines installed; 60% of infrastructure complete</td>
</tr>
<tr>
<td>Hobby Lobby, Ulta, $5 Below</td>
<td>Burleson Crossing</td>
<td>5 Below – CO issued 7/1/2015 Ulta - building shell approximately 99% complete Hobby Lobby – tilt walls are up; project approximately 70% complete</td>
</tr>
<tr>
<td>Building J – Retail Strip</td>
<td>Burleson Crossing</td>
<td>Building being closed-in; site work 80%; building approximately 70% complete</td>
</tr>
<tr>
<td>Coghlan Group Main Building</td>
<td>1500B Business Park Drive – Bastrop Business and Industrial Park</td>
<td>Site work approximately 75% complete; overall project approximately 40% complete</td>
</tr>
<tr>
<td>Commercial Development with Site Development Plan that has been accepted</td>
<td>Location</td>
<td>Status – ON HOLD</td>
</tr>
<tr>
<td>Long John Silvers</td>
<td>Highway 71 West – West of Popeye’s</td>
<td>Building plans have not been submitted – site development plans expire 12/13/2014 – developer was granted a one year extension - site development plans now expire 12/12/2015 – building style in process of being redesigned</td>
</tr>
<tr>
<td>Commercial Development with Site Development Plan that is in the review process</td>
<td>Location</td>
<td>Status</td>
</tr>
<tr>
<td>Murphy Oil USA – gas station</td>
<td>West of Walmart – East of Comet Cleaners</td>
<td>6/26/2015 staff comments addressed – site development accepted – waiting on mylar of the replat to file at the County and include a copy in the site development plans</td>
</tr>
<tr>
<td>Commercial Development with Site Development Plan that is in the review process</td>
<td>Location</td>
<td>Status</td>
</tr>
<tr>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Fresenius Medical Care</td>
<td>Jackson Square Subdivision, Lot 7 – corner of Jackson and Jasper Streets</td>
<td>5/22/2015 site development plans received and distributed to staff 5/26/2015 – 6/19/2015 staff comments issued – resubmittal required – 6/24/2015 resubmittal received – 7/1/2015 review 2 comments issued – resubmittal required</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Plats Received/Approved or in the Review Process that now have Expiration Dates</th>
<th>Description</th>
<th>Status</th>
<th>Expiration</th>
</tr>
</thead>
<tbody>
<tr>
<td>XS Ranch Phase 1A</td>
<td>Preliminary Plat for XS Ranch Road off of F.M. 969</td>
<td>2/12/2013 Preliminary Plat approved by CC – XS Ranch Developers Agreement – 2/25/2014 CC granted a 6 month extension – 8/12/2014 CC granted a 1 year extension</td>
<td>Plat now expires 8/9/2015</td>
</tr>
<tr>
<td>Buttonwood Subdivision – Administrative Plat</td>
<td>1203 Buttonwood Street – two single family residential lots</td>
<td>9/23/2014 all comments addressed – waiting on mylar – Owner may apply for a variance to the subdivision requirements in order to not dedicate right of way</td>
<td>Plat expires 9/23/2015</td>
</tr>
<tr>
<td>The Grove Final Plat, Phase 1, Lot 5, Block A</td>
<td>1 Commercial lot being approximately 1.02 acres facing frontage road of Highway 71 West</td>
<td>CC approved 8/12/2014 – mylar has not been received</td>
<td>Plat expires 8/12/2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Construction of public utilities for Subdivisions</th>
<th>Description</th>
<th>Status</th>
<th>CC Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pecan Park, Section 5A Final Plat</td>
<td>Construction of public infrastructure – extension of Childers Drive, streets and public utilities within the subdivision</td>
<td>Initial road grading in progress</td>
<td>N/A</td>
</tr>
<tr>
<td>Platting/Construction (utilities) Plan Review</td>
<td>Description</td>
<td>Status</td>
<td>CC Action</td>
</tr>
<tr>
<td>--------------------------------------------</td>
<td>-------------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td>XS Ranch Phase 1A</td>
<td>Final Plat for XS Ranch Road off of FM 969 and construction plans for the Colorado River Bridge Phase 1</td>
<td>4/29/2015 – XS Ranch Road and Colorado River Bridge, Phase 1 Improvement plans received – distributed to staff, county and TxDOT to review – Wesley is reviewing for the County – 6/22/2015 TxDOT has no comments</td>
<td>Statutory Denial 2/24/2015</td>
</tr>
<tr>
<td>The Colony Construction Plans for the Utilities</td>
<td>Colony MUD 1D Replat and Preliminary Plats for Section 1 Phase A and B</td>
<td>2/12/2015 utility construction plans received and distributed to staff and the County to review – 3/24/2015 preliminary comments issued – resubmittal with final plat required – staff comments issued 6/12/2015 resubmittal required</td>
<td>N/A</td>
</tr>
<tr>
<td>The Colony Construction Plans for the Utilities</td>
<td>Colony MUD 1E Section 2 Phase A and B</td>
<td>2/23/2015 construction plans received and distributed to staff to review – 3/24/2015 preliminary comments issued – resubmittal with final plat required – staff comments issued 6/4/2015 resubmittal required</td>
<td>N/A</td>
</tr>
<tr>
<td>The Colony Construction Plans for a Force Main</td>
<td>Colony MUD 1E</td>
<td>2/27/2015 received and distributed to staff and the County to review – 4/16/2015 comments issued – resubmittal required – resubmittal received 5/13/2015 – 6/30/2015 engineer’s estimate accepted – awaiting escrow</td>
<td>N/A</td>
</tr>
<tr>
<td>Walmart Replat Store #1042 - The Resubdivision of a Portion of Lot 1 Bastrop West Commercial, Section 2</td>
<td>Replat to create an additional lot</td>
<td>Public Hearing conducted at City Council 6/23/2015</td>
<td>CC approved 6/23/2015</td>
</tr>
<tr>
<td>The Colony MUD 1D, Section 1, Phase A&amp;B Final Plat</td>
<td>Phase A – 42 residential lots Phase B – 57 residential lots</td>
<td>6/8/2015 received and distributed to staff and county to review</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>The Colony MUD 1E, Section 2, Phase A&amp;B Final Plat</td>
<td>Phase A – 33 residential lots Phase B – 59 residential lots</td>
<td>6/8/2015 received and distributed to staff and county to review</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>Platting/Construction (utilities) Plan Review</td>
<td>Description</td>
<td>Status</td>
<td>CC Action</td>
</tr>
<tr>
<td>---------------------------------------------</td>
<td>-------------</td>
<td>--------</td>
<td>-----------</td>
</tr>
<tr>
<td>Tahatian Village Unit 5, Block 24, Lots 5-1301, 5-1302, and 5-1303 Amended Plat</td>
<td>Combining 3 residential lots into 1</td>
<td>6/8/2015 received and distributed to staff and county to review</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>J&amp;T Hoover/W-2 Subdivision, Lot 1 and Lot 2A, and the Morris Addition</td>
<td>Replat to create a single family residential lot on Church Street</td>
<td>6/8/2015 received and distributed to staff to review – 6/30/2015 staff comments issued - resubmittal required</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>Bastrop Village West (MUD) Phase 1, Section 1 Preliminary Plat</td>
<td>Phase 1, Section 1 – 42 residential lots – west of Highway 20 and south of Highway 71</td>
<td>6/17/2015 received and distributed to staff and county to review</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>Bastrop Village West (MUD) Phase 1, Section 2 Preliminary Plat</td>
<td>Phase 1, Section 2 – 37 residential lots – west of Highway 20 and south of Highway 71</td>
<td>6/17/2015 received and distributed to staff and county to review</td>
<td>Statutory Denial 6/23/2015</td>
</tr>
<tr>
<td>Final Plat of Northwest Portion of Farm Lot 11, East of Main Street</td>
<td>East of Pecan Street and south of Mesquite Street – 5 single family residential lots</td>
<td>6/18/2015 received and distributed to staff to review</td>
<td>Statutory Denial 7/14/2015</td>
</tr>
<tr>
<td>Administrative Plat of 0.512 Acres out of Farm Lot 17 East of Main Street</td>
<td>West of Hill Street and north of Catalpa</td>
<td>6/28/2015 received and distributed to staff to review</td>
<td>Statutory Denial 7/14/2015</td>
</tr>
<tr>
<td>West Bastrop Village (MUD) Offsite Wastewater Improvements</td>
<td>West of Highway 20 in the ETJ</td>
<td>7/1/2015 received and distributed to staff to review</td>
<td>N/A</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Applications/Projects In Process</th>
<th>Description</th>
<th>Meeting Date, Items to be Discussed or Items to be acted on</th>
<th>CC Action</th>
</tr>
</thead>
<tbody>
<tr>
<td>Maintenance Bonds</td>
<td>Public Utilities Installed Location</td>
<td>City Council Accepted Public Utilities</td>
<td>Bond Expires</td>
</tr>
<tr>
<td>---------------------------</td>
<td>------------------------------------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Hunters Crossing Subdivision</td>
<td>Section 7B – residential</td>
<td>Original Two Year Maintenance Bond in Trey Job’s office for Hunters Crossing Section 7B – CC accepted the utilities 10/23/2012 – Bond extended until repairs are completed retain escrow in the amount of $4,259.00 for portion of Bear Hunter that has not been built</td>
<td>9/17/2014</td>
</tr>
<tr>
<td>Hunters Crossing Subdivision</td>
<td>Section 9C – Highway 304 and Home Depot Way</td>
<td>Original Two Year Maintenance Bond in the Hunters Crossing Section 9C Final Plat file in the vault – CC accepted utilities 2/11/2014</td>
<td>2/11/2016</td>
</tr>
<tr>
<td>Hunters Crossing Subdivision</td>
<td>Section 3E and 5B</td>
<td>Original Two Year Maintenance Bond in the Hunters Crossing Section 3E and 5B Final Plat files in the vault - CC accepted utilities 4/8/2014</td>
<td>4/8/2016</td>
</tr>
<tr>
<td>Hunters Crossing</td>
<td>Bear Hunter Drive, Phase 1 Street Improvements Water and Drainage Improvements - <strong>Original Subdivision Performance bond in the amount of $1,629,522.75 in the Bear Hunter Drive file</strong></td>
<td>Original Two Year Maintenance Bond in the Bear Hunter Drive file in the vault – CC accepted the public utilities 5/13/2014</td>
<td>5/13/2016</td>
</tr>
<tr>
<td>Hasler Boulevard</td>
<td>Hasler Boulevard repaving between Old Austin Highway and Highway 71 frontage</td>
<td>City Council accepted the utilities 10/24/2014 One Year Maintenance Bond – Wesley has the original</td>
<td>8/21/2015</td>
</tr>
<tr>
<td>Orchard Parkway</td>
<td>Pecan Park Subdivision – south of Highway 71 – west of Southside Barbeque</td>
<td>City Council accepted the utilities 11/12/2014 – Two Year Maintenance Bond – original bond is the Orchard Pkwy Construction file in the vault</td>
<td>11/3/2016</td>
</tr>
</tbody>
</table>
AGENDA ITEM

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 17, 2015

MEETING DATE: July 20, 2015

1. Agenda Item:
   Consideration, discussion and possible action on acceptance of the Bastrop Economic Development Corporation’s financial summary report for period ending June 30, 2015.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes [✓] No [ ]
   Attached for the Board’s review and consideration is the BEDC financial summary report for the period ending June 30, 2015.

4. Policy Implication:

5. Budgeted: Yes [ ] No [ ] N/A [✓]
   Bid Amount:  
   Over/(Under) Budget:  
   Budgeted Amount:  
   Budget Balance:  

6. Alternate Option/Costs:

7. Routing: ED Staff [✓] ED Chair [ ]

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
Bastrop Economic Development Corporation

Financial Summary
For Period Ending June 30, 2015
Bastrop Economic Development Corporation
Summary of Revenues and Expenditures
As of June 30, 2015

Fiscal year 2015 is 9 month or 75% complete as of June 30, 2015. These reports provide an unaudited and preliminary snapshot of the BEDC financial information.

- Revenues reflect 81.73% collected or $1,463,520. Revenues during this same time period last year reflected $1,673,700. Additional analysis concerning revenues are on the next two pages.

- Expenses for the BEDC reflect 74.67% spent or $1,337,071. Expenses during this same time period last year reflected $998,078. Additional analysis concerning the expenses, year to year comparisons, and capital outlay is located within this report.

<table>
<thead>
<tr>
<th>Revenues</th>
<th>Expenditures</th>
</tr>
</thead>
<tbody>
<tr>
<td>FY 2015 Budget</td>
<td>FY 2015 Actual</td>
</tr>
<tr>
<td>$ 1,790,650</td>
<td>$ 1,463,520</td>
</tr>
<tr>
<td>% of FY2015 Budget</td>
<td></td>
</tr>
<tr>
<td>81.73%</td>
<td></td>
</tr>
<tr>
<td>FY 2015 Budget</td>
<td>FY 2015 Actual</td>
</tr>
<tr>
<td>$ 1,790,650</td>
<td>$ 1,337,071</td>
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<tr>
<td>% of FY2015 Budget</td>
<td></td>
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<tr>
<td>74.67%</td>
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</table>
REVENUE: Sales Tax receipts represent 96% of the total budgeted revenue for the BEDC. As such, the line graph will be a good performance indicator as a comparison of sales tax receipts of the two previous fiscal years to the current fiscal year. Due to an audit adjustment that accrues our revenue into the period it was earned, the revenue earned in October and November is an estimate. Other revenue is included within the line graph to include Lease Agreement Income, Interest Income, and Miscellaneous Income.

The spikes reflected on the graph in FY2014 are tied to specific transactions. These include the reimbursement of expenses from the Combination Tax and Revenue Certificates of Obligation, Series 2013 in February 2014 of $102,638; and the transfer from Bond Fund proceeds to cover debt service costs in May 2014 of $200,261. The spike in the graph in September 2013 reflects the sale of land for $93,475.

Line graph chart reflects monthly revenue incurred for three fiscal years. FY2015 includes October 1, 2014 thru September 30, 2015. FY2014 includes October 1, 2013 thru September 30, 2014. FY2013 reflects revenue received year-to-date for October 1, 2013 thru September 30, 2013. Data provided by City of Bastrop Finance Department records.
Sales Tax Receipts YTD reflect $1,460,804 and are greater than the prior year to date Sales Tax Receipts of $1,283,618.

* Date range in chart reflects current data of October 1, 2012 thru September 30, 2015. Data provided by City of Bastrop Finance Department records.
FY 2015 Budget

FY2015 Expenses – June

* Pie charts reflect FY2015 adopted budget and fiscal year-to date expenses as of June 30, 2015. Data provided by City of Bastrop Finance Department records.
EXPENSES: The line graph makes a comparison of the current fiscal year expenses to the last two fiscal years on a monthly basis. The funds’ basic operations or fixed expenses should stay relatively flat or fixed on the line graph. The spike in May 2015 is due to the entry required for the donation of the Arena land to the City.

### BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND

#### FY 2014-2015 BUDGET

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
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<tr>
<td>Audited Fund Balance 9-30-2014</td>
<td>$ 2,563,789.00</td>
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<td><strong>FY 2014-2015</strong></td>
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<tr>
<td>Budgeted Revenues</td>
<td>$ 1,790,650.00</td>
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<tr>
<td>Total FY 2015 Resources</td>
<td>$ 4,354,439.00</td>
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<td><strong>Budgeted Expenditures:</strong></td>
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<td></td>
<td>$ (1,790,650)</td>
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<tr>
<td>Projected Ending Gross Fund Balance 09-30-2015</td>
<td>$ 2,563,789.00</td>
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<td>Reserve Fund (25% or 90 day balance)</td>
<td>$ (841,890.00)</td>
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<td>Available Fund Balance</td>
<td>$ 1,721,899.00</td>
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*The projected operating balance includes a $150,000 reduction for designated operating equity.

**In order to maintain a 25% or 90 day balance, the ending operating balance cannot be less than $841,890. The budgeted expenditures for the Bastrop Economic Development Corporation can only increase $1,721,899 and the total budgeted expenditures may not exceed $3,512,549. These figures are subject to change depending upon actual Revenues and Expenditures.*
BEDC Financial Statements attached
# Financial Statement

**City of Bastrop**

**601-Bastrop E.D.C. Fund**

**As of: June 30th, 2015**

<table>
<thead>
<tr>
<th>Revenues</th>
<th>Prior Y-T-D</th>
<th>Current Y-T-D</th>
<th>M-T-D</th>
<th>Y-T-D</th>
<th>Budget</th>
<th>% of Budget</th>
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<tr>
<td><strong>Taxes &amp; Penalties</strong></td>
<td>1,283,618.48</td>
<td>1,715,000.00</td>
<td>164,398.37</td>
<td>1,460,804.31</td>
<td>254,195.69</td>
<td>85.18</td>
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<tr>
<td><strong>Total Taxes &amp; Penalties</strong></td>
<td>1,283,618.48</td>
<td>1,715,000.00</td>
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<td>1,460,804.31</td>
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<td><strong>Total</strong></td>
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<td><strong>Interest Income</strong></td>
<td>1,169.06</td>
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<td><strong>Interest Received on Notes</strong></td>
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<td><strong>Total Miscellaneous</strong></td>
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<td><strong>Transfers-In</strong></td>
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<tr>
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<td><strong>Total Revenue</strong></td>
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<td>1,463,520.52</td>
<td>327,129.48</td>
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### Financial Statement

**As Of: June 30th, 2015**

#### 601-Bastrop E.D.C. Fund

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th>AME</th>
<th>PRIOR Y-T-D</th>
<th>CURRENT Y-T-D</th>
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<th>Y-T-D</th>
<th>BUDGET</th>
<th>% OF BALANCE</th>
<th>BUDGET</th>
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<td><strong>Bedc Administration</strong></td>
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<td>70-00-5101 Bedc Operational Salaries</td>
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<td>70-00-5114 Bedc Pre-Employment Expenses</td>
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<td>70-00-5151 Retirement</td>
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<td>12,358.19</td>
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<td>70-00-5155 Group Insurance</td>
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<td>70-00-5156 Worker's Compensation</td>
<td>183.11</td>
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<td><strong>Supplies &amp; Materials</strong></td>
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<td>70-00-5201 Supplies</td>
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</table>
### FINANCIAL STATEMENT

**AS OF: JUNE 30TH, 2015**

**601-BASTROP E.D.C. FUND**

<table>
<thead>
<tr>
<th>EXPENDITURES</th>
<th>PRIOR AME</th>
<th>CURRENT AME</th>
<th>M-T-D AME</th>
<th>Y-T-D AME</th>
<th>BUDGET AME</th>
<th>% OF ACTUAL AME</th>
<th>% OF BUDGET AME</th>
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<tbody>
<tr>
<td><strong>OCCUPANCY</strong></td>
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<td>70-00-5610 ISSUANCE COST</td>
<td>9,200.00</td>
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<td>1,900.00</td>
<td>9,500.00</td>
<td>3,500.00</td>
<td>73.08</td>
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<td>70-00-5611 BILLBOARDS</td>
<td>7,695.52</td>
<td>8,500.00</td>
<td>1,495.00</td>
<td>7,051.00</td>
<td>1,449.00</td>
<td>82.95</td>
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<tr>
<td>70-00-5615 DUES, SUBSCRIPTIONS &amp; PUBLI</td>
<td>242.00</td>
<td>680.00</td>
<td>0.00</td>
<td>242.00</td>
<td>438.00</td>
<td>35.59</td>
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<td>70-00-5633 LOCAL/MISC ADVERTISING</td>
<td>17,342.53</td>
<td>27,500.00</td>
<td>1,120.00</td>
<td>18,590.00</td>
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<td>70-00-5634 NATIONAL ADVERTISING</td>
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<td>29,505.00</td>
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<td>70-00-5638 SPL PROJECTS-DOWNTOWN GRANT</td>
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<td>4,080.79</td>
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<td>70-00-5644 380 AGREEMENT REIMBURSEMENT</td>
<td>169,849.82</td>
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<td>71,217.53</td>
<td>212,342.49</td>
<td>107,657.51</td>
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<td>70-00-5645 WATER RIGHTS PROP FUNDING</td>
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<td>60,000.00</td>
<td>0.00</td>
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<td>70-00-5646 SPECIAL PROJ/INCENTIVES</td>
<td>397.42</td>
<td>73,646.00</td>
<td>36,823.00</td>
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<td>70-00-5688 SPL PROJECTS - BUS OUTREACH</td>
<td>2,800.00</td>
<td>8,000.00</td>
<td>0.00</td>
<td>7,204.35</td>
<td>795.65</td>
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<td>70-00-5655 EQUIPMENT RENTAL</td>
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<td>1.53</td>
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<td>70-00-5700 TARGETED MARKETING</td>
<td>4,058.98</td>
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<td>1,085.00</td>
<td>13,415.00</td>
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<td><strong>TOTAL OTHER CHARGES</strong></td>
<td>260,356.20</td>
<td>647,852.00</td>
<td>113,229.45</td>
<td>381,060.02</td>
<td>266,791.98</td>
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**CONTINGENCY**

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<thead>
<tr>
<th>CONTINGENCY</th>
<th>PRIOR AME</th>
<th>CURRENT AME</th>
<th>M-T-D AME</th>
<th>Y-T-D AME</th>
<th>BUDGET AME</th>
<th>% OF ACTUAL AME</th>
<th>% OF BUDGET AME</th>
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<tr>
<td>70-00-5900 CONTINGENCY</td>
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<td>17,057.00</td>
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<td>17,057.00</td>
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<td>70-00-5999 DONATED ASSETS</td>
<td>0.00</td>
<td>0.00</td>
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<td>183,000.00</td>
<td>(183,000.00)</td>
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<td><strong>TOTAL CONTINGENCY</strong></td>
<td>0.00</td>
<td>17,057.00</td>
<td>0.00</td>
<td>183,000.00</td>
<td>(165,943.00)</td>
<td>72.87</td>
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### City of Bastrop
#### Financial Statement
AS OF: June 30th, 2015

**601-Bastrop E.D.C. Fund**

<table>
<thead>
<tr>
<th>Expenditures</th>
<th>Prior</th>
<th>Current</th>
<th>M-T-D</th>
<th>Y-T-D</th>
<th>Budget</th>
<th>% of Budget</th>
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<tbody>
<tr>
<td><strong>Capital Outlay</strong></td>
<td></td>
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<td></td>
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<td>70-00-6030 Park Truck</td>
<td>0.00</td>
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<td>20,000.00</td>
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<td>70-00-6060 Real Property</td>
<td>0.00</td>
<td>1,175.00</td>
<td>0.00</td>
<td>1,173.21</td>
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<td><strong>Total Capital Outlay</strong></td>
<td>0.00</td>
<td>21,175.00</td>
<td>0.00</td>
<td>1,173.21</td>
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<td><strong>Debt Service</strong></td>
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<td>70-00-7133 C OF O Series 2013 Principal</td>
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<td>41,140.00</td>
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<td>30,854.97</td>
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<td>70-00-7134 C OF O Series 2013 Interest</td>
<td>55,125.00</td>
<td>102,161.00</td>
<td>8,513.42</td>
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<td>41,640.00</td>
<td>3,470.00</td>
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<td>10,410.00</td>
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<td>70-00-7138 C OF O Series 2010 Interest</td>
<td>27,240.03</td>
<td>34,952.00</td>
<td>2,912.67</td>
<td>26,214.03</td>
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<td>70-00-7152 GO Refunding Ser 2014 Int</td>
<td>0.00</td>
<td>4,446.00</td>
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<td>1,282.63</td>
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<td>70-00-7501 C OF O Series 2008A Principal</td>
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<td>20,655.00</td>
<td>1,721.25</td>
<td>15,491.25</td>
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<td>70-00-7502 C OF O Series 2008A Interest</td>
<td>15,142.50</td>
<td>14,771.00</td>
<td>(3,962.11)</td>
<td>8,849.25</td>
<td>5,921.75</td>
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<td><strong>Total Debt Service</strong></td>
<td>141,240.06</td>
<td>259,765.00</td>
<td>16,083.56</td>
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<td>69,222.09</td>
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<td><strong>Total Transfers Out</strong></td>
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<td><strong>Total</strong></td>
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<td><strong>Total 00-Non-Program</strong></td>
<td>746,575.36</td>
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<td><strong>Administration</strong></td>
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<td><strong>Capital Outlay</strong></td>
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<tr>
<td><strong>Total Debt Service</strong></td>
<td>191,818.01</td>
<td>251,388.00</td>
<td>20,928.42</td>
<td>188,319.57</td>
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<td><strong>BEDC Industrial Park</strong></td>
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<tr>
<td><strong>Maintenance &amp; Repairs</strong></td>
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<td>70-71-5301 Park Maintenance</td>
<td>59,684.94</td>
<td>79,580.00</td>
<td>6,631.66</td>
<td>59,684.94</td>
<td>19,895.06</td>
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<tr>
<td><strong>Total Maintenance &amp; Repairs</strong></td>
<td>59,684.94</td>
<td>79,580.00</td>
<td>6,631.66</td>
<td>59,684.94</td>
<td>19,895.06</td>
<td>75.00</td>
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<tr>
<td><strong>Total BEDC Industrial Park</strong></td>
<td>59,684.94</td>
<td>79,580.00</td>
<td>6,631.66</td>
<td>59,684.94</td>
<td>19,895.06</td>
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<tr>
<td><strong>Total BEDC Administration</strong></td>
<td>998,078.31</td>
<td>1,790,650.00</td>
<td>190,239.68</td>
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<td>*** Total Expenses ***</td>
<td>998,078.31</td>
<td>1,790,650.00</td>
<td>190,239.68</td>
<td>1,337,071.20</td>
<td>453,578.80</td>
<td>74.67</td>
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<td>*** End of Report ***</td>
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# Balance Sheet

**As of: June 30th, 2015**

### 601-Bastrop E.D.C. Fund

<table>
<thead>
<tr>
<th>Account#</th>
<th>Title</th>
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<tr>
<td>00-00-1010</td>
<td>BEDC Operating ACCT</td>
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<td>00-00-1100</td>
<td>TEXPOOL</td>
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<td>00-00-1224</td>
<td>ACCT RECEIVABLE-SALES TAX</td>
<td>304,000.00</td>
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<td>00-00-1227</td>
<td>ACCOUNTS RECEIVABLE-OTHER</td>
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<td>00-00-1272</td>
<td>NOTES RECEIVABLE-GARMENT</td>
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<td>NOTES RECEIVABLE-GTG-LOAN</td>
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<td>NOTES RECEIVABLE-GTG-LOAN</td>
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<td>FIXED ASSETS - BUILDING</td>
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<td>FIXED ASSETS - LAND</td>
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<td>00-00-1480</td>
<td>FIXED ASSETS - INFRASTRUC</td>
<td>2,253,147.18</td>
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<td>00-00-1490</td>
<td>CONST IN PROGRESS-INFRAST</td>
<td>1,217,391.04</td>
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<td>00-00-1499</td>
<td>ACCUMULATED DEPRECIATION</td>
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<td>00-00-1587</td>
<td>PREPAID EXPENSES</td>
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<td>00-00-1589</td>
<td>NET PENSION ASSETS-PREPAI</td>
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**Total Assets:** 7,686,642.61
# BALANCE SHEET

**AS OF: JUNE 30TH, 2015**

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<td>00-00-2000</td>
<td>ACCOUNTS PAYABLE</td>
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<td>PAYROLL TAX PAYABLE</td>
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<td>00-00-2027</td>
<td>RETIREMENT PAYABLE</td>
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<td>00-00-2028</td>
<td>OPTIONAL INSURANCE PAYABLE</td>
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<td>00-00-2029</td>
<td>INSURANCE PAYABLE</td>
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<td>NOTES PAYABLE-CITY-WTR PR</td>
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<td>00-00-2081</td>
<td>NOTES PAYABLE-CITY-TDC</td>
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<td>00-00-2082</td>
<td>NOTES PAYABLE-1ST NATL B</td>
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<td>00-00-2101</td>
<td>BONDS PAYABLE CURRENT POR</td>
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<td>00-00-2102</td>
<td>TAX/REV 2006 BOND PAYABLE</td>
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<td>00-00-2105</td>
<td>BONDS PAYABLE-CURRENT YR</td>
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<td>00-00-2125</td>
<td>ACCRUED INTEREST PAYABLE</td>
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<td>ACCRUED EXPENSES-OTHER</td>
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<td>DUE TO GENERAL FUND</td>
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<td>00-00-2346</td>
<td>DUE TO CLEARING FUND</td>
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<td>00-00-2356</td>
<td>DUE TO OTHER GOVERNMENTS</td>
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<td>00-00-2405</td>
<td>ENCUMBRANCE ACCOUNT</td>
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<td>00-00-2406</td>
<td>RESERVE FOR ENCUMBRANCE</td>
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<tr>
<td>00-00-2870</td>
<td>COMPENSATED ABSENCES PAHA</td>
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**TOTAL LIABILITIES**  
5,781,249.49

**SURPLUS (DEFICIT)**  
207,235.31

**TOTAL EQUITY**  
1,905,393.12

**TOTAL LIABILITIES & FUND EQUITY**  
7,686,642.61

---
BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 16, 2015

MEETING DATE: July 20 2015

1. Agenda Item:
   Consideration, discussion and possible action on a resolution by the Bastrop Economic Development Corporation authorizing BEDC Board Chair Steve Mills and/or Executive Director Shawn Kirkpatrick to execute all necessary contracts and related documentation necessary to finalize the conveyance of 3.008 acres of land in the Bastrop Business and Industrial Park to Elliott Electric Supply, Inc.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes ☑ No
   The attached resolution is required so that the necessary documents can be signed at the closing on the sale of the property to Elliott Electric Supply, Inc., either by Steve Mills or Shawn Kirkpatrick, on behalf of the Bastrop EDC.

4. Policy Implication:

5. Budgeted: Yes ☐ No ☐ N/A ☑
   Bid Amount:
   Budgeted Amount:
   Over/(Under) Budget:
   Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ☑ ED Chair ☐

8. Staff Recommendation:
RESOLUTION NO. 07202015-1

A RESOLUTION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION
APPROVING THE TERMS OF A CONTRACT FOR THE SALE OF A TRACT OF LAND
LOCATED IN THE BASTROP BUSINESS AND INDUSTRIAL PARK; SOLD BY THE
BASTROP ECONOMIC DEVELOPMENT CORPORATION TO ELLIOTT ELECTRIC
SUPPLY, INC. FOR USE ON A PROJECT; AUTHORIZING EXECUTION OF NECESSARY
DOCUMENTATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Bastrop Economic Development Corporation ("BEDC") is a public
instrumentality and non-profit economic development corporation duly established and
operating under Local Government Code, Chapters 501 and 505, et seq., as amended, known
as the Development Corporation Act of 1979 (the "Act"), and is acting with the approval of the
governing body of the City of Bastrop, Texas (the "City"); and

WHEREAS, the BEDC Board has provided the BEDC staff with full authority to take
reasonable and necessary actions to incentivize economic development in the BEDC’s Business
and Industrial Park ("Park") by offering the sale of real property located therein to qualifying
prospective business entities; and

WHEREAS, after careful evaluation and consideration by the Board, it has been
determined by the BEDC Board of Directors that a project, as proposed by Elliott Electric Supply,
Inc. ("Project"), qualifies for such acquisition of real property in the Park, specifically under the
terms of an Economic Development Agreement by and between the BEDC and Elliott Electric
Supply, Inc., finally executed by the Parties on June 30, 2015 (the "Development Agreement"); and

WHEREAS, pursuant to the terms of the Development Agreement, the BEDC has
approved and granted various incentives for development of the Project in the Park, including but
not specifically limited to conveyance of approximately 3.008 acres of land located in the Park
("Land") to Elliott Electric Supply, Inc., at a potentially reimbursable cost of $75,645, for use solely
in the development of the Project.

NOW THEREFORE, BE IT RESOLVED BY THE BASTROP ECONOMIC
DEVELOPMENT CORPORATION, THAT:

Section 1. On this date, the 20th day of July 2015, the BEDC approved the terms of the
negotiated contract of sale of the Land, in the Park, to Elliott Electric Supply, Inc., which Land
shall be used solely for developing and operating the Project as set forth by the terms of the
Development Agreement. The contract and documentation related to the sale of the Land is
attached hereto as Exhibit "A."

Section 2. The Board authorizes Chair Steve Mills and/or Executive Director Shawn
Kirkpatrick to execute all necessary contracts and related documentation to finalize the
conveyance of the Land to Elliott Electric Supply, Inc., for the Project, pursuant to the terms of the Development Agreement.

Section 3. This Resolution is effective upon passage.

PASSED AND APPROVED on the 20th day of July 2015, by the Board of Directors of the Bastrop Economic Development Corporation.

__________________________
Steve Mills, Board Chair

STATE OF TEXAS
COUNTY OF BASTROP

This instrument was attested before me on the _____ day of _____________, 2015, by _______________________, Bastrop County, Texas, on behalf of the Board of Directors of the Bastrop Economic Development Corporation, of Bastrop, Texas.

__________________________
Notary Public, State of Texas
BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 16, 2015
MEETING DATE: July 20, 2015

1. Agenda Item:
   Consideration, discussion and possible action on adoption of statutory findings related to the Elliott Electric Supply Project, which if adopted will negate the need for a public hearing on same, pursuant to State law.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes [✓] No [ ]
   At the 06/15/15 BEDC Board Meeting, the Board of Directors voted to convey 3.008 acres in the Bastrop Business and Industrial Park to Elliott Electric Supply, Inc., for a 10,000 square foot facility. Because the project creates primary jobs, a public hearing is not required, as long as an appropriate motion is recorded in the meeting minutes.

4. Policy Implication:

5. Budgeted: Yes [ ] No [ ] N/A [✓]
   Bid Amount: Budgeted Amount:
   Over/(Under) Budget: Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff [✓] ED Chair [ ]

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
VERBIAGE FOR BOARD MOTION REQUIRED TO EXPEDITE APPROVAL OF THE ELLIOTT ELECTRIC SUPPLY PROJECT:

Person making motion read the following:

In consideration of the information presented to the Board by the Staff and the applicant, Elliott Electric Supply, and because the Board finds that the expenditure of funds by the BEDC for the Elliott Electric Supply Project, related to the development of a retail/wholesale electric supply facility in the Bastrop Business and Industrial Park, would:

(1) create or retain primary jobs, and

(2) has been found by the board of directors of the BEDC to be an industrial merchant wholesaler project, and

(3) is therefore, an ‘authorized project’ pursuant to Section 501.101 of the Local Government Code.

I move that the Board approve the expenditure for the Elliott Electric Supply Project, under the authority granted by Section 505.159(b) of the Local Government Code, and direct the staff to more forward immediately to seek Council approval of the Project.
## BASTROP ECONOMIC DEVELOPMENT CORPORATION

**STANDARDIZED AGENDA RECOMMENDATION FORM**

<table>
<thead>
<tr>
<th>DATE SUBMITTED:</th>
<th>July 16, 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEETING DATE:</td>
<td>July 20, 2015</td>
</tr>
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</table>

1. **Agenda Item:**
   - Consideration, discussion and possible action on the proposed land use study completed by Bowman Consulting Group for the western 80 acres of the Bastrop Business and Industrial Park.

2. **Party Making Request:** Shawn Kirkpatrick, Executive Director

3. **Nature of Request:** (Brief Overview) Attachments: Yes [✔] No [ ]
   - The results of the Land Use Study are attached for the Board's review and possible acceptance.

4. **Policy Implication:**

5. **Budgeted:** Yes [ ] No [ ] N/A [✔]
   - Bid Amount: [ ]
   - Over/(Under) Budget: [ ]
   - Budgeted Amount: [ ]
   - Budget Balance: [ ]

6. **Alternate Option/Costs:**

7. **Routing:** ED Staff [✔] ED Chair [ ]

8. **Staff Recommendation:**

---

Motion: SM GS CC KK WD KLK CL  
For: SM GS CC KK WD KLK CL  
Second: SM GS CC KK WD KLK CL  
Against: SM GS CC KK WD KLK CL  
Abstained: SM GS CC KK WD KLK CL
Memorandum

To: Mr. Shawn Kirkpatrick, Bastrop EDC Executive Director
CC: Mr. Steve Mills, Bastrop EDC Board Chair
From: Tracy Bratton
Date: 7/7/2015
Re: Schematic Layout for 80-Acre Tract

Our firm was tasked to compile base information, analyze and prepare two schematic layout options for the 80-acre parcel within the industrial park owned by the Bastrop Economic Development Corporation. The property is located along the southern limits of the City of Bastrop at the end of Jackson Street. The purpose of the research and schematic design was to find an appropriate alternative transitional land use for the site which is currently open space. Below is an outline of our finding to accompany the Schematic Layout prepared by our firm dated July 7, 2015.

1. Task Overview
   - Original scope to prepare two layouts and letter report highlighting elements.
   - Scope changed to prepare one layout and one revision to layout.
   - This letter report highlighting elements of revised layout.

2. Site Context and Constraints
   - Surrounding planned land use
     Commercial/industrial to west and residential to north, south, east
     Site is agriculture/OS, not in line with surrounding uses
     Better transition needed
   - Surrounding zoning & development
     Zoning mimics planned land use
     Industrial/Com. to west is developing
     Residential is platted but mostly undeveloped
   - Transportation, site access
     Major access north/west from planned MLK Street & Jackson St. Extensions
     Need connections east and south into county residential
   - Site conditions
     Mostly wooded with steep topo north end of site, flat on south
     Pond in center of site
     Large gas and electric easement/setback divide site impacting development
3. Schematic Development – Key Considerations
- Use prop. streets and easement to separate land bays
- Connect land bays for best circulation
- Lower density on steeper areas to north
- Prop. residential transition from townhouses (north) and detached (east) to Ind. (west)
  Multi-family and towns are preferred transitional use.
- Utilize TH and MF product to take up grades on steep slopes
- Prop. HD Residential and industrial uses separated by vegetative / physical buffers
- Utilize pond and amenity and make highly visible
- Prop. densities is an assumption based on generic product category

4. Schematic Development – Recommended Land Uses
- Most northern portion – Townhomes. Advantages – maximizes value of land area with high quality vegetation and stunning views north and west by providing ownership of residential units. (rather than renting). Recommending seeking variance from the City for 50-foot or less setback from gas line easement (ordinances call for 100-ft).
- Upper middle – Medium Density Apartments. Advantages – medium density will allow for terracing of product with the terrain and retain some of the vegetation. Existing pond can be enhanced as a community feature.
- Lower middle – High Density Apartments or Office. Advantages – adjacent to future ROW extension (more direct transportation access) for higher density. Moderate terrain will allow for terracing of product to fit the topography.
- Most southern portion to become part of the industrial park. This area is relatively flat and will have direct roadway access to Jackson and the future ROW extension (enhanced commercial / industrial use). Recommend 50-75 foot buffer along southern portion as buffer to residential. (Co-locate buffer with future drainage swales. Excavation for swale construction can be used to construct a berm on the south property line and enhanced with plantings to offer separation of land uses.
Schematic Layout Exhibit for 80-Acre Tract

SITE TABULATIONS

SITE AREA: 77.3 ACRES
EX. ZONE: A/OS AGRICULTURE / OPEN SPACE
PROP. ZONE: TO BE DETERMINED
LAND USE:
- AGRICULTURE / RURAL DEVELOPMENT
- A/OS AGRICULTURE / OPEN SPACE

DEVELOPMENT PROGRAM: 660 UNITS
- TOWNHOUSE: 14 AC. (18%) 112 UNITS
- MED. DEN. MULTI-FAM. 12 AC. (15%) 168 UNITS
- HI. DEN. MULTI-FAM. 19 AC. (24%) 380 UNITS
- INDUSTRIAL (NOT INC.) 16 AC. (21%)

NOTES:
1. PROPOSED DEVELOPMENT DENSITY ASSUMES SURFACE & GARAGE PARKING FOR RESIDENTIAL. ADDITIONAL DEVELOPMENT DENSITY IS POSSIBLE WITH STRUCTURED PARKING GARAGES.
2. RESIDENTIAL DENSITY IS ASSUMED AT 20 AND 14 DU PER ACRE FOR HI DENSITY AND MEDIUM DENSITY MULTI-FAMILY RESPECTIVELY. TOWNHOUSE DENSITY IS ASSUMED AT 8 DU PER ACRE.
3. DEVELOPMENT PROGRAM REFLECTS GROSS AREAS BEFORE STREET DEDICATION.

07/17/2015
BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 16, 2015

MEETING DATE: July 20, 2015

1. Agenda Item:
   Consideration, discussion and possible action on approval of amending the Bastrop Economic Development Corporation’s Fiscal Year 2014/2015 budget in the amount of $231,700 for the costs of: (1) disposition of real property owned by the BEDC, (2) repairs to the BEDC office at 903 Main Street, and (3) an increase in the budgeted amount for the façade/mega grant program.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes ☑ No ☐
   The attached documents explain the need for the proposed budget amendments.

4. Policy Implication:

5. Budgeted: Yes ☐ No ☑ N/A ☐
   Bid Amount: 
   Over/(Under) Budget: 
   Budgeted Amount: 
   Budget Balance: 

6. Alternate Option/Costs:

7. Routing: ED Staff ☑ ED Chair ☐

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
Unaudited Fund Balance as of 9-30-14 2,563,789
FY 2015 Budgeted Revenues 1,790,650
FY 2015 Budgeted Appropriations (1,790,650)

Budget Amendments (net) 231,700
Ending Fund Balance 2,332,089

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<td>101-00-00-4496</td>
<td>(183,000.00)</td>
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Record donation of land from BEDC to City

CREATED: TW
APPROVED: [Signature]
May 14, 2015

Jim Whitten Roof Consultants
P. O. Box 200925
Austin, TX 78720

RE: Lower Roof Replacement / Upper Metal Roof Repairs - 903 Main Street, Bastrop, TX

SCOPE OF WORK

1. Provide all necessary safety equipment and procedures in compliance with KENTEX Roofing Safety Policy and OSHA regulations.
2. Remove and dispose of existing smooth BUR roof system.
3. Furnish and install 2 layers of 1.8" ISO (R-20) mechanically attached the wood deck per manufacturer's warranty requirements.
4. Furnish and install GAF .060 mil white TPO membrane, mechanically attached in strict accordance with manufacturer's warranty requirements. Installation to include all related terminations and flashings.
5. Cover walls with plywood before installation of new base flashing.
6. Cover exposed wood fascia with sheet metal cover at three locations including behind neighbors gutter.
7. Fabricate and install new gutter and downspouts including replacement of neighbors gutter.
8. Replace loose fasteners and seal approximately 100 LF of seam on metal roof system.
9. Provide and install closure appropriate closure gaskets at all areas on metal roof system.

PRICE: $14,720.00, Plus Sales Tax
(Please fax tax exempt/resale certificate form with acceptance, if applicable)

Note:
1. KENTEX Roofing Systems 2-Year Workmanship Warranty.
2. Manufacturer's 20 year No Dollar Limit warranty included.
3. Any deteriorated decking discovered will be replaced at an additional cost of $4.25 per SF.
4. This price is valid for 60 days.

We appreciate the opportunity to submit this proposal. Should you wish to proceed; please indicate by signing and dating below. Work to be scheduled upon receipt of acceptance.

Regards,

Matt Woods

Authorization Approved by:

[Signature]

Shawn A. Kirkpatrick, Executive Director

[Printed Name]

[Date]

BUILD – REPAIR
ANY ROOF ANYWHERE
### BEDC GRANT USAGE FY 2014/2015

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<th>Business</th>
<th>Amount</th>
<th>Status</th>
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<td>Paid</td>
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<td>711 Chestnut</td>
<td>Todd Bennet</td>
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<td>925 Main</td>
<td>Anne Smarzik</td>
<td>Relic's Jewelry</td>
<td>$25,000</td>
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<tr>
<td>601F Chestnut</td>
<td>Lee Harle</td>
<td>Bastrop River Company</td>
<td>$3,000</td>
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<td>927 Main</td>
<td>Becki Womble</td>
<td>Chamber of Commerce</td>
<td>$15,000</td>
<td>Pending final approval</td>
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<td>Best Lil Hair House</td>
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<td>Pending final approval</td>
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<td>Dr. Taylor</td>
<td>Taylor Chiropractic</td>
<td>$2,950</td>
<td>Pending final approval</td>
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</tbody>
</table>

Total with all approved: $83,700

Budgeted FY14/15: $50,000

Over budget: $33,700
AGENDA ITEM 7.5

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 16, 2015

MEETING DATE: July 20, 2015

1. Agenda Item:
   Consideration, discussion, and possible action on the BEDC’s Board of Directors voting procedures.

2. Party Making Request: Mayor Ken Kesselus, Gary Schiff and Kristi Koch

3. Nature of Request: (Brief Overview) Attachments: Yes □ No ✔
   The subject of the BEDC Board's voting procedures was brought up during a past meeting where it was not on the agenda, so Staff suggested it be included on a future agenda for further discussion.

4. Policy Implication:

5. Budgeted: Yes □ No □ N/A ✔
   Bid Amount: 
   Budgeted Amount: 
   Over/(Under) Budget: 
   Budget Balance: 

6. Alternate Option/Costs:

7. Routing: ED Staff ✔ ED Chair □

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
AGENDA ITEM 7.6

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 16, 2015

MEETING DATE: July 20, 2015

1. Agenda Item:
   Consideration, discussion, and possible action regarding: (1) Bastrop Business and Industrial Park masterplan, including development, infrastructure, and 2015/2016 debt issuance, and (2) a “Resolution Expressing Official Intent to Reimburse Certain Expenditures of the Bastrop Economic Development Corporation.”

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes ☑ No ☐
   The purpose of the attached “Reimbursement Resolution” is to reimburse the BEDC operating budget for any expenses that the BEDC may incur on a project prior to issuing bonds for that project. The reimbursement resolution presented to you for consideration and potential action is for the proposed improvements being planned for the BEDC Business Park.

4. Policy Implication:

5. Budgeted: Yes ☐ No ☑ N/A ☑
   Bid Amount: Budgeted Amount:
   Over/(Under) Budget: Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ☑ ED Chair ☐

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL
Improvements would include public infrastructure to open up development of a proposed 22.2 acre tract located north of the proposed extension of Technology Drive, a proposed 6.0 acre tract located south of the proposed extension of Technology Drive, and a portion of Phase 4.

Roadway improvements would include an approximate 1,100 linear foot extension of Technology Drive. Width of the roadway would be 40 feet from back of curb to back of curb, and the cul-de-sac would have a 40-foot radius. This roadway would be extended in the future to connect with the south end of Jackson Street.

Drainage improvements would include a 74 acre foot regional detention pond that would be located south of the proposed extension of Technology Drive and east of an existing pipeline easement. Pond storage would include 20 acre feet of volume at normal pool, 45 acre feet of detention volume, and 9 acre feet of freeboard. Design of the pond would be based on the full development of Phases 2 and 3, and Phase 4 of the LCRA E. In total, the detention pond would be based on the full development of approximately 122 acres.

Drainage improvements would also include the design of a storm sewer system in conjunction with the Technology Drive extension and a drainage channel. Size of the storm sewer would be based on the full development of the Phase 2 and 6-acre tract and all of Phase 3. Size of the drainage channel would be based on the full development of the Phase 2 and 6-acre tract, Phase 3, and Phase 4.

Water system improvements would include construction of approximately 1,300 linear feet of 12-inch waterline with hydrants that would serve all of Phase 4.

Sanitary sewer system improvements would include construction of approximately 1,200 linear feet of 8-inch sanitary sewer line, a 6-foot, and 700 linear feet of force main. Design of the lift station and force main would be based on the full development of Phases 2, 3, and 4. The sanitary sewer line would be constructed to serve all of Phase 2.

Notes:
1. Contour data based on Bastrop County LIDAR.
2. Proposed detention pond is based on the full development of Phases 3, 3, and 4 (132 acres). Size of pond is approximately 10 acre-feet which includes approximately 20 acre-feet of volume at normal pool, 45 acre feet of detention volume, and 9 acre-feet of freeboard. Depth of pond is 10 feet. One hundred year water surface elevation and pond discharge elevation are approximately 316.6 and 316.9 respectively. Volume and depth may vary depending on final site design.
3. Property owners will be responsible for grading of lots to intended drainage structures.
4. Upon full development a total of approximately 154 acres would drain through the detention pond. This includes approximately 32 acres offsite.
CERTIFICATE FOR RESOLUTION

We, the undersigned officers of the Bastrop Economic Development Corporation, hereby certify as follows:

1. The Board of Directors of said Corporation convened in Regular Session on July 20, 2015, at the regular meeting place thereof, and the roll was called of the duly constituted officers and members of said Board of Directors, to-wit:

Steve Mills, Chair
Carlos Liriano, Vice-Chair
Gary Schiff, Secretary/Treasurer
Ken Kesselus
Willie DeLaRosa
Kristi Koch
Cam Chavez

and all of said persons were present, except for the following: ___________________________, thus constituting a quorum. Whereupon, among other business, the following was transacted at said meeting: a written Resolution entitled

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION

was duly introduced for the consideration of the Board of Directors. It was then duly moved and seconded that the said Resolution be passed; and, after due discussion, said motion, carrying with it the passage of said Resolution, prevailed and carried by the following vote:

AYES: _______  NOES: _______  ABSTENTIONS: _______

2. A true, full and correct copy of the aforesaid Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; said Resolution has been duly recorded in the official minutes of said Board of Directors; the above and foregoing paragraph is a true, full and correct excerpt from said minutes of said meeting pertaining to the passage of said Resolution; the persons named in the above and foregoing paragraph, at the time of said meeting and the passage of said Resolution, were the duly chosen, qualified and acting officers and members of said Board of Directors as indicated therein; each of said officers and members was duly and sufficiently notified officially and personally in advance, of the time, place and purpose of the aforesaid meeting and that said Resolution would be introduced and considered for passage at said meeting, and each of said officers and members consented in advance to the holding of said meeting for such purpose; and said meeting was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Tex. Gov't Code Ann., ch. 551.
SIGNED AND SEALED this _____ day of July 2015.

______________________________  ________________________________
Secretary/Treasurer  Chair
Bastrop Economic Development Corporation  Bastrop Economic Development Corporation

[SEAL]
RESOLUTION NO. 07202015-2

RESOLUTION EXPRESSING OFFICIAL INTENT TO REIMBURSE CERTAIN EXPENDITURES OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION

WHEREAS, the Board of Directors of the Bastrop Economic Development Corporation (the "Issuer") expects to pay expenditures in connection with the projects described on Exhibit A attached hereto (the "Project") prior to the issuance of obligations to finance the Project;

WHEREAS, the Issuer finds, considers and declares that the reimbursement of the Issuer for the payment of such expenditures will be appropriate and consistent with the lawful objectives of the Issuer and, as such, chooses to declare its intention, in accordance with the provisions of Section 1.150-2 of the Treasury Regulations, to reimburse itself for such payments at such time as it issues obligations to finance the Project;

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION:

Section 1. The Issuer reasonably expects to incur debt, as one or more separate series of various types of obligations, with an aggregate maximum principal amount not to exceed $2,000,000 for the purpose of paying the costs of the Project.

Section 2. All costs to be reimbursed pursuant hereto will be capital expenditures. No tax-exempt obligations will be issued by the Issuer in furtherance of this Resolution after a date which is later than 18 months after the later of (1) the date the expenditures are paid or (2) the date on which the property, with respect to which such expenditures were made, is placed in service.

Section 3. The foregoing notwithstanding, no tax-exempt obligation will be issued pursuant to this Resolution more than three years after the date any expenditure which is to be reimbursed is paid.
PASSED AND APPROVED THIS _____ DAY OF JULY 2015.

____________________________________
Chair
Bastrop Economic Development Corporation
EXHIBIT A

To pay costs related to constructing and improving streets, acquiring right-of-way, sidewalks, water, sewer and drainage improvements and relocation and the payment of professional services in connection therewith including legal, fiscal, engineering fees and other related costs, including costs related to the Industrial and Business Park Improvements, including storm water drainage and detention, and roadway improvements (including water and/or wastewater improvements).
AGENDA ITEM 7.7

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: July 17, 2015
MEETING DATE: July 20, 2015

1. Agenda Item:
Discussion regarding the role of the Bastrop Economic Development Corporation in the City of Bastrop’s
development of a Destination Marketing Organization and/or Convention and Visitors Bureau.

2. Party Making Request: Gary Schiff and Carlos Liriano

3. Nature of Request: (Brief Overview) Attachments: Yes ☑ No ✔
BEDC Board members have requested that the Board discuss the BEDC’s role in the
possible formation of a City DMO/CVB.

4. Policy Implication:

5. Budgeted: Yes ☑ No ☐ N/A ✔
Bid Amount: 
Over/(Under) Budget: 
Budgeted Amount: 
Budget Balance: 

6. Alternate Option/Costs:

7. Routing: ED Staff ✔ ED Chair ☐

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL
For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL