

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, August 21, 2017**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, August 21, 2017, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present were: Camilo Chavez, Drusilla Rogers, Sam Kier, Kevin Plunkett, Ron Spencer, Kathryn Nash and Connie Schroeder. Staff members present: Shawn Kirkpatrick, Angela Ryan and Kathy Merrifield. BEDC Attorney Charlie Zech was also present.

1. **CALL TO ORDER** – Board Chair Camilo Chavez called the Board Meeting to order at 5:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
  - 3.1. Approval of meeting minutes of the Regular Board Meeting of July 17, 2017, and the Special Meeting of July 31, 2017. Mr. Kier made the motion to approve both sets of minutes as submitted, Mr. Plunkett seconded and the motion passed.
  - 3.2. Consideration, discussion and possible action on Resolution R-2017-0012 of the Bastrop EDC to enter into a Professional Services Agreement Contract with Bowman Consulting for the Downtown Trail Expansion Project. It was the consensus of the Board to postpone action on this agenda item until the September meeting.
  - 3.3. Consideration, discussion and possible action on Resolution R-2017-0013 of the Bastrop EDC approving the Technology Drive/MLK Infrastructure Project. Ms. Schroeder made the motion to approve Resolution R-2017-0013, Mr. Kier seconded and the motion passed.
  - 3.4. Consideration, discussion and possible action on Resolution R-2017-0014 of the Bastrop Economic Development Corporation engaging Kristen Savant, Norton Rose Fulbright US LLP, as Bond Counsel for the Bastrop EDC. Mr. Kier made the motion to approve Resolution R-2017-0014, Mr. Plunkett seconded and the motion passed.
  - 3.5. Consideration, discussion and possible action on all matters incident and related to declaring the expectation to reimburse expenditures with proceeds of future debt, including the adoption of Resolution R-2017-0015 pertaining thereto. Mr. Plunkett made the motion to approve Resolution R-2017-0015, Mr. Kier seconded and the motion passed.
  - 3.6. Consideration, discussion and possible action to approve the transfer of \$25,000 from the “Contingency” line item to the “380 Agreement Reimbursement” line item in the Bastrop EDC’s FY 2016/2017 Budget. Mr. Kier made the motion to authorize the transfer and to authorize the Board Chair and Secretary/Treasurer to execute any necessary documents. Ms. Schroeder seconded and the motion passed.
  - 3.7. Consideration, discussion and possible action to approve Resolution R-2017-0016 of the Bastrop Economic Development Corporation approving an agreement for provision of administrative services and shared services between the City of Bastrop and the Bastrop Economic Development Corporation. Mr. Kier made the motion to approve Resolution R-2017-0016, Ms. Rogers seconded and the motion passed.
  - 3.8. Consideration, discussion and possible action to select a finalist for the 921 Main Street Redevelopment Project. Mr. Kier made the motion to select Stone Cobalt Partners as the finalist for the 921 Main Street RFQ, instruct staff to assist the developer in preparing a public presentation at a future EDC Board meeting, and negotiate in good faith to reach a

mutually agreeable Performance Agreement for consideration. Mr. Spencer seconded and the motion passed.

- 3.9. Consideration, discussion and possible action on approving a Business Incentive Grant (BIG) Agreement for the building located at 916 Main Street (Law Office of Derek Van Gilder). Mr. Plunkett made the motion to approve BIG Agreement #2017-007 for the building located at 916 Main Street and authorize the Executive Director to execute the agreement on behalf of the EDC and Mr. Kier seconded. The Board then discussed whether to approve additional funds on a project already approved for a BIG grant. The vote was taken and all Board members were opposed; the motion did not pass.
- 3.10. Consideration, discussion and possible action on approving a Business Incentive Grant (BIG) Agreement for building signage located at 603 Chestnut Street (Lost Pines Art Bazaar). Ms. Schroeder made the motion to approve BIG Agreement #2017-008 for the building located at 603 Chestnut Street and authorize the Executive Director to execute the agreement on behalf of the EDC, Mr. Plunkett seconded and the motion passed.
- 3.11. Consideration, discussion and possible action on approving a Business Incentive Grant (BIG) Agreement for the patio and signage located at 919 Main Street (former Baxter's Building). Mr. Kier made the motion to approve BIG Agreement #2017-009 for the building located at 919 Main Street and authorize the Executive Director to execute the agreement on behalf of the EDC, Mr. Plunkett seconded and the motion passed.
- 3.12. **PUBLIC HEARING** – At 5:42 p.m., the Public Hearing was opened to receive input from the general public on the Bastrop EDC's proposed budget for Fiscal Year 2017/2018. There were no public comments. The Public Hearing was closed at 6:00 p.m.
- 3.13. The Bastrop Economic Development Corporation Board of Directors will consider, discuss and take possible action concerning the above item 3.12, i.e., the Public Hearing on the BEDC's proposed budget for Fiscal Year 2017/2018, including but not limited to action to modify the proposed budget and/or to adopt the Fiscal Year 2017/2018 budget, as proposed or modified. Mr. Plunkett made the motion to approve the FY 2017/2018 budget as presented, Mr. Kier seconded and the motion passed.

#### 4. EXECUTIVE SESSION

- 4.1. At 6:02 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 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: 'Project Sinkhole' and/or 'Project Revolution'.
  - (2) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Curious George' and/or 'Project Be Well'.
- 4.2. At 6:30 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 session noted herein. No further action was taken.

#### 5. ADJOURNMENT – Board Chair Camilo Chavez adjourned the meeting at 6:31 p.m.