

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, September 20, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, September 20, 2021, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Bill Gossett, Connie Schroeder, Ron Spencer, and Jeff Haladyna. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorney Charles Zech was also present.

1. CALL TO ORDER – Board Chair Kathryn Nash called the 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 from the Joint Meeting with City Council on July 12, 2021, the Regular Board Meeting of August 16, 2021. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Haladyna seconded, and the motion passed.
- 3.2. Acceptance of financial report provided by City of Bastrop’s Chief Financial Officer for period ending August 2021. Mr. Plunkett made the motion to accept the financial report as submitted, Mr. Spencer seconded, and the motion passed.
- 3.3. Discussion and possible action regarding the sale of the building located at 921 Main Street and leased by the Art Institute. The Board discussed options for selling the building and then chose to consult with the BEDC attorney in executive session. After, the Board discussed the item in open session, ultimately coming to the consensus that the options could be discussed at an upcoming meeting.
- 3.4. Discussion and possible action regarding renewal of an Administrative and Shared Services Agreement by and between the City of Bastrop and the BEDC. Mr. Haladyna made the motion to approve the agreement, Mr. Plunkett seconded, and the motion passed.
- 3.5. Discussion and possible action regarding the Main Street Agreement by and between the City of Bastrop and the BEDC. Chair Nash went over the revised draft with the Board. After discussion, it was the consensus of the Board that Ms. Nash would make additional changes to the agreement and bring back to a future meeting.
- 3.6. Discussion and possible action on the First Amended Development Agreement between the City of Bastrop, Texas, and the Bastrop Economic Development Corporation originally executed in 2013. Presentation will be made by City Manager Paul Hofmann and Assistant City Manager Trey Job. Mr. Job reviewed the Development Agreement with the Board, asking for guidance as to the Board’s wish to amend the agreement or implement the remaining phases with a development plan under the existing agreement. After discussion it was decided that the Board would discuss the item further at a workshop to be scheduled for October 11, 2021.
- 3.7. Update of BEDC projects under review by the City of Bastrop Planning and Development Department. Presentation will be made by City Manager Paul Hofmann and Assistant City Manager Trey Job. Mr. Job updated the Board on the status of various projects related to the BEDC.

- 3.8. The Board received updates from BEDC staff, including: Capital Area Economic Development District Committee meeting; Business and Industrial Park re-platting meetings with City Planning Department; planning meeting for the October Joint City Council/BEDC Board meeting; bi-weekly meetings with the City; continued participation in Bastrop Development Review Committee meetings; IEDC (International Economic Development Council) Economic Development Credit Analysis Course (Angela); ARCIT (Association of Rural Communities in Texas) Annual Conference; Joint City Council/BEDC Board meeting; and BEST Breakfast hosted by BEDC. Ms. Young updated the Board on the above listed items. The Joint Meeting with City Council has been postponed until a later date.

4. EXECUTIVE SESSION

- 4.1. At 6:00 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
- (1) **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 Projects – South Forty and Fiesta.
 - (2) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
 - (3) **Sections 551.072 & 551.087** Deliberation regarding the commercial or financial information, as well as the purchase, exchange, lease, or value of real property;
 - (4) **Section 551.071** Consultation with Attorney – Sale of building located at 921 Main Street.
- 4.2. At 6:39 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. There was no action taken.

5. **ADJOURNMENT** – Mr. Plunkett made the motion to adjourn the meeting and Mr. Gossett seconded. The board meeting was adjourned at 6:55 p.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Angela Ryan, Operations Manager