

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, July 18, 2022**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, July 18, 2022, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Jenn Wahl, Bill Gossett, Kevin Plunkett, Jeff Haladyna, Lyle Nelson and Connie Schroeder. Staff members present: Angela Ryan, Jean Riemenschneider and Ashley Allnutt. BEDC Attorney Charles Zech was also present.

**1. CALL TO ORDER** – Board Chair Ron Spencer 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 Regular BEDC Board Meeting of June 20, 2022, and the Special Board Meeting of June 27, 2022. Mr. Gossett made the motion to approve the minutes as submitted, Mr. Haladyna seconded, and the motion passed.
- 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending June 2022. Mr. Gossett reviewed the spreadsheet that had been requested by Ms. Schroeder, showing a summary of how much has been spent year to date for both Jorgenson Consulting and consultant Steve Weathers.
- 3.3. Receive presentation by BEDC consultant Steve Weathers. Mr. Weathers gave his update under the workshop agenda item.
- 3.4. Receive presentation and update by Doucet & Associates engineering about the infrastructure project in the Bastrop Business and Industrial Park. David Speicher with Doucet & Associates gave the board an update about the infrastructure project in the Business Park. They are approximately sixty percent complete with roadway design.
- 3.5. Receive presentation on Resolution R-2022-0008 to approve the proposal by Doucet & Associates for additional environmental services related to the Jackson Street Extension Project. Mr. Speicher explained that the original professional services agreement contained an amount for an initial environmental assessment, which has now been completed. They are requesting an additional \$16,000 to finalize permitting and any necessary mitigation. He introduced Bonner Watson, who is an environmental scientist with Doucet. Mr. Watson went into greater detail about the U.S. Fish & Wildlife requirements. He explained in order to have the area removed from the list, the Department of U.S. Fish and Wildlife requires a Presence and Absence Survey of the Park to confirm there are no toads living there. The survey will be done by placing acoustic recording devices around any delineated wetlands. Mr. Gossett made the motion to approve Resolution R-2022-0008 with the exhibit modified to include the remaining southern portion of the Park and not just the Jackson Street Extension. Mr. Plunkett seconded, and the motion passed.
- 3.6. Presentation, consideration, and possible action regarding a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites. Mr. Speicher made a presentation to the Board. They requested that the proposal be revised so that the estimate for engineering services is separate from construction costs.

- 3.7. Discussion and possible action regarding the Main Street Program Agreement between the Bastrop Economic Development Corporation and the City of Bastrop, Texas. Mr. Spencer stated that the BEDC revised the agreement to make it more in line with what was agreed upon in past years. The revised agreement was created by the BEDC's attorney and the City's attorney and has also been reviewed and approved by the city manager. Mr. Plunkett made the motion to approve the agreement, Mr. Nelson seconded, and the motion passed, with Mr. Gossett opposed. He requested that Main Street make a presentation to the Board regarding how the funds will be spent.
- 3.8. Discussion, review, and possible action regarding all matters related to the BEDC's draft budget for fiscal year 2022/2023, including the possibility of approving the budget (with or without changes) to be presented to City Council for inclusion in the City of Bastrop's overall FY23 budget. Board Treasurer Gossett reviewed the updated draft budget with the Board. There were no additional changes. Mr. Nelson made the motion to approve the budget as presented, Mr. Haladyna seconded, and the motion passed. Mr. Spencer asked that Mr. Gossett present the budget to City Council.


#### 4. WORKSHOP

- 4.1. The BEDC Board will meet in a workshop for a presentation from BEDC Consultant Steve Weathers about proposed updates to the BEDC Strategic Plan and to gain input from the Board regarding those updates. Mr. Weathers presented the draft of a two-year strategic plan to the Board and asked for their input.

#### 5. EXECUTIVE SESSION

- 5.1. At 6:29 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) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
  - (2) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge and Colorado Bend Project (Project Walk for Fame), Project Olive, and Project Sharp
- 5.2. At 7:14 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. No action was taken.

6. **ADJOURNMENT** – Ms. Schroeder made the motion to adjourn the meeting and Mr. Gossett seconded. The board meeting was adjourned at 7:15 p.m.

APPROVED:   
Ron Spencer, Board Chair

ATTEST:   
Angela Ryan, Operations Manager