

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, December 19, 2022
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**


The Bastrop Economic Development Corporation (BEDC) met on Monday, December 19, 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, Richard Smarzik, Charles Washington, Jeff Haladyna, Lyle Nelson, and Connie Schroeder. Staff members present: Bret Gardella, Ashley Allnutt, Angela Ryan and Jean Riemenschneider. BEDC attorney Clarissa Rodriguez was also in attendance.

1. **CALL TO ORDER** – Board Chair Spencer called the special 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 BEDC Regular Board Meeting of November 21, 2022. Mr. Smarzik made the motion to approve the meeting minutes as submitted, Ms. Wahl seconded, and the motion passed.
 - 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending November 2022 and treasurer's comments. Mr. Smarzik said he had nothing for discussion regarding the financial reports.
 - 3.3. Consideration, discussion, and possible action to approve Resolution R-2022-0010 authorizing the execution of a new lease for the BEDC office located at 301 Hwy 71 W., Suite 214. Mr. Smarzik made the motion to approve the resolution, Mr. Haladyna seconded, and the motion passed.
 - 3.4. Consideration, discussion, and possible action to approve Resolution R-2022-0011 authorizing the execution of an agreement with Placer.ai location analytics. After discussing what type of analytical information is provided by Placer.ai, Mr. Smarzik made the motion to approve the resolution, effective once the current agreement with The Retail Coach has expired. Ms. Schroeder seconded, and the motion passed. Ms. Schroeder also requested that a monthly report from Placer.ai be included in the board packet.
 - 3.5. Discussion and possible action regarding the potential secondary funding of a Revolving Loan Fund and implementation date; and approval of Resolution R-2022-0012 authorizing matching funds in the amount of \$20,000 per year for a period not to exceed five years. The Board discussed the program; no action was taken at this time.
 - 3.6. Update, discussion and possible action regarding Bastrop Business and Industrial Park infrastructure projects: Technology Drive and South Street. After discussion, Mr. Gardella was asked to continue meeting with City staff and update the Board at a future meeting.
 - 3.7. Update, discussion, and possible action on proceeding with finalization of the sale of the 9.525-acre lot located at 108 S. Jackson Street, legally described as "Bastrop Business and Industrial Park, Phase 1, Block 8, Lot 1-A (Re-plat of Block 8 & Lot 3A, Block D)" (the "Property"), approved via Resolution R-2017-0024 on November 20, 2017. After discussion, Mr. Gardella was asked to speak with the entities involved and update the Board at a future meeting.

- 3.8. Discussion regarding the proposed Economic Development Forum 2023, scheduled for January 27, 2023. Ms. Riemenschneider briefed the Board about the economic development forum.
- 3.9. Presentation and update regarding infrastructure for the Moca Project. David Speicher with Doucet Engineering gave an update about where they are on the project and said he would provide another update with a new map at a future board meeting.
- 3.10. Discussion and possible action on a request by the City of Bastrop to fund an Intersection Improvement Study in the amount of \$22,500. CFO Waldron made a presentation to the Board about the project. After a brief discussion, Mr. Haladyna made the motion to approve Resolution R-2022-0013, with an edit on the exhibit cover page. Ms. Wahl seconded, and the motion passed.

4. EXECUTIVE SESSION

- 4.1. At 6:23 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 551.087** Deliberation Regarding Economic Development Negotiations – Project Triple Arrow and Project Walk of Fame
 - (2) **Section 551.074** Personnel matters – To deliberate the salaries of the following individuals: Operations Manager; Business and Workforce Project Manager; and Marketing and Small Business Project Manager.
 - 4.2. At 7:33 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive session noted herein. Mr. Nelson made the motion to: 1) give an 8% raise to the Operations Manager and the Business and Workforce Project Manager, effective January 1, 2023, and 2) authorize Mr. Gardella to create and post a job position for a Marketing and Small Business Project Manager, with the appropriate salary. Ms. Wahl seconded, and the motion passed.
- 5. ADJOURNMENT** – Ms. Schroeder made the motion to adjourn, and Mr. Spencer seconded. The meeting was adjourned at 7:35 p.m.

APPROVED: 
Ron Spencer, Board Chair

ATTEST: 
Angela Ryan, Operations Manager