

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**

**Monday, April 18, 2016 – 6:00 P.M.**

**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

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*In compliance with the requirements of Chapter 551 of the Texas Government Code, the public is hereby provided notice that it is possible that a quorum or more of the membership of the Bastrop City Council may be in attendance, to observe and/or participate in the above-referenced meeting of the Bastrop Economic Development Corporation.*

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**1. CALL TO ORDER**

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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, such item, if taken into executive session, would be discussed in closed session under Section 551.071 – Consultations with Attorney – duty to advise on legal matters.

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**2. PUBLIC COMMENT(S)**

**3. REGULAR BUSINESS & PRESENTATIONS**

3.1. Approval of meeting minutes of the Regular Board Meeting of March 21, 2016.

3.2. Consideration, discussion and possible action on acceptance of the BEDC's financial summary report for period ending March 31, 2016.

3.3. Consideration, discussion and possible action on presentation and update by Aaron Farmer of The Retail Coach regarding Bastrop's retail recruiting strategy.

**4. ACTION ITEMS**

4.1. Consideration, discussion and possible action on disposition of real property owned by BEDC located at 903 Main Street, as it relates to a potential economic development project for expansion of a local business, i.e., Zintek Properties (a.k.a. Maxine's Café Project).

4.2. Consideration, discussion and possible action on a Resolution by the Bastrop Economic Development Corporation Board of Directors, authorizing BEDC Board Chair Steve Mills and/or Executive Director Shawn Kirkpatrick to execute all necessary contracts and related documentation required to finalize the conveyance of property owned by the BEDC at 903 Main Street to Zintek Properties (a.k.a. Maxine's Café Project), pursuant to an Economic Development Agreement approved by the Board and in compliance with the Act, related to same.

4.3. Consideration, discussion and possible action related to an overview of the status of the existing BEDC grant and Performance Agreement between the Bastrop Fine Arts Guild and the BEDC, dated July 20, 2011, and amended thereafter on August 25, 2014, and October 20, 2014.

4.4. Consideration, discussion and possible action on defeasance of the BEDC's portion of the City of Bastrop's 2008A Certificates of Obligation.

5. **UPDATE(S), REPORT(S), AND/OR ANNOUNCEMENT(S)** – The BEDC and City of Bastrop will provide written reports and be available to answer questions from the Board. (includes items for update, discussion, and/or possible action by the Board of the BEDC)

- 5.1. BEDC Projects and/or Business
- 5.2. Ad Hoc Bylaws Committee
- 5.3. Main Street Program Monthly Report
- 5.4. City Manager’s Report
- 5.5. City of Bastrop Comprehensive Plan
- 5.6. City of Bastrop Construction Projects

**6. EXECUTIVE SESSION**

6.1. The BEDC 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 claims, causes, or litigation, and (2) matters upon which the Attorney has a duty and/or responsibility to advise or 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: ‘Project Bronze Star’, ‘Project Gold Steel’, ‘Project MT Star Wars’, ‘Project X-Games’, and/or disposition of property located at 903 Main Street – Maxine’s Café Project.

(3) **Section 551.087** – Deliberation regarding economic development negotiations: ‘Project Bronze Star’, ‘Project Gold Steel’, ‘Project MT Star Wars’, ‘Project X-Games’, and/or 903 Main Street – Maxine’s Café Project.

6.2. The BEDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein above, and/or regular agenda items, noted above, and/or related items.

**7. BOARD INPUT ON FUTURE AGENDAS**

7.1. 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.

**8. ADJOURNMENT**

**CERTIFICATE**

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation (BEDC), certify that this Notice of Meeting was posted on the front window of the BEDC offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the BEDC’s website on this the 15th day of April 2016 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.