

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, May 20, 2019
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, May 20, 2019, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present: Kathryn Nash, Kevin Plunkett, Sam Kier, Connie Schroeder and Jeff Haladyna. Board members Ron Spencer and Pat Crawford were not present. Staff members present: Mike Kamerlander, Angela Ryan, Phallan Davis and Kathy Merrifield. Staff member Jean Riemenschneider was not present. BEDC Attorney Cameron Cox was also in attendance.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the Board Meeting to order at 5:00 p.m. and started with agenda item 3.3.
2. **PUBLIC COMMENT(S)** – Glenn Johnson, Richard Smarzik and Deborah Johnson asked to speak about agenda item 3.5. Ms. Nash acknowledged this and said the Board would hear public comments during item 3.5.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Approval of meeting minutes of the Bastrop EDC Regular Board Meeting of April 15, 2019. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Kier seconded, and the motion passed.
 - 3.2. Acceptance of the Bastrop EDC's financial summary report for period ending April 30, 2019. Mr. Kier made the motion to accept the financials as submitted, Mr. Plunkett seconded, and the motion passed.
 - 3.3. Presentation from Finance Director Tracy Waldron on the Bastrop EDC's portion of the City of Bastrop's Comprehensive Annual Financial Report for FY2018. Note: This item was moved to immediately after Call to Order. Ms. Waldron presented the EDC portion of the FY18 audit results. She said she had reviewed the list of EDC's capital assets with Board Treasurer Sam Kier and she said there are some assets which seem to belong on the City's books instead; she will be making those changes by the end of the fiscal year. Mr. Kier asked about the EDC performing a separate audit from the City's, and Ms. Waldron said she could get pricing for an independent audit. Ms. Schroeder suggested it be added as an agenda item for the next Board Meeting. No action was required.
 - 3.4. Consideration, discussion and possible action on Resolution R-2019-0005 authorizing the Executive Director to execute a professional services agreement with a digital and branding firm. Mr. Kamerlander presented staff recommendation for Frank & Victor to be contracted as the EDC's digital and branding firm. Mr. Plunkett made the motion to approve Resolution R-2019-0005, Mr. Kier seconded, and the motion passed.
 - 3.5. Consideration, discussion and possible action on Resolution R-2019-0006 approving Mike Kamerlander, BEDC Executive Director, to obtain a loan in the amount of \$1,800,000. Mr. Kamerlander presented regarding the \$1,800,000 to be borrowed for the construction of a building at 921 Main Street. Public comments were heard. Mr. Haladyna made the motion to approve Resolution R-2019-0006, stating that at the direction of the EDC Board, the Executive Director solicited bids for a loan to construct 921 Main Street, and this resolution will allow the Executive Director with the consent of City Council to obtain the loan and begin construction on 921 Main Street, with the Executive Director and Treasurer Sam Kier as signatories on the

loan. He said the decision was made to select Roscoe State Bank as the financial institution. Mr. Kier seconded, and the motion passed.

- 3.6. Update on EDC staff activities (e.g., marketing, prospects, projects, events, and other updates). Mr. Kamerlander presented April staff activities, including metrics for the EDC website, social media and projects.

4. EXECUTIVE SESSION

- 4.1. At 5:05 p.m., the Bastrop EDC Board of Directors moved into closed/executive session; however, Ms. Nash did not read the items for executive session into public record prior to going into closed session, and the Board subsequently returned to the dais at 5:09 p.m. Ms. Nash read the items into public record, and at 5:10 p.m. the EDC Board went into closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

- (1) **Section 551.071** Consultation with Attorney – Real Estate, 921 Main Street
- (2) **Section 551.072** Deliberation about the purchase, exchange, lease, or value of real property – Project Bronze Star, Project Paint by Number, 921 Main Street, Project Molly, and Project Kitchen
- (3) **Section 551.087** Deliberation regarding economic development negotiations – Project Bronze Star, Project Paint by Number, 921 Main Street, Project Molly, and Project Kitchen
- (4) **Section 551.074** Personnel Matters

- 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 sessions noted herein. The only action necessary was taken under agenda item 3.5.

5. ADJOURNMENT – Board Chair Kathryn Nash adjourned the meeting at 7:04 p.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Kathy Merrifield, EDC Assistant