

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
BOARD OF DIRECTORS  
Minutes of Monthly Meeting, August 19, 2019  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, August 19, 2019, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present: Kathryn Nash, Kevin Plunkett, Connie Schroeder, Ron Spencer, Pat Crawford, and Jeff Haladyna. Staff members present: Phallan Davis, Angela Ryan, Jean Riemenschneider and Kathy Merrifield. BEDC Attorney Cameron Cox was not in attendance.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the Board 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 Bastrop EDC Regular Board Meeting of July 15, 20, 2019, the Special Board Meeting & Budget Workshop of July 22, 2019, and the Special Board Meeting of August 1, 2019. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Spencer seconded, and the motion passed.
  - 3.2. Acceptance of the Bastrop EDC's financial summary report for period ending July 31, 2019. **\*\*July Financials not available\*\*** Due to budget preparations, City Finance Director Tracy Waldron was not able to complete July financial reporting in time to be included for the August meeting. July financials will be presented at the September 16, 2019 Board Meeting. No further action was necessary.
  - 3.3. Consideration, discussion and possible action to approve Resolution R-2019-0019 of the Bastrop Economic Development Corporation approving an agreement for provision of Main Street Program support between the City of Bastrop and the Bastrop Economic Development Corporation. Main Street Manager Rebecca Gleason was asked to answer questions from Board Members regarding the classification of funding support from the EDC. After discussion, Ms. Crawford made the motion to approve Resolution R-2019-0019, Mr. Spencer seconded, and the motion passed.
  - 3.4. Consideration, discussion and possible action to approve Resolution R-2019-0020 authorizing the negotiation and execution of a structured lease for the EDC office located at 301 Hwy 71 W, Suite 214. Ms. Riemenschneider presented two options for renewing the lease of the current office space for the EDC. Option 1 is a 3-year lease at \$3,400/month for the term of the lease, and option 2 is a 1-year lease with a 2-year to 4-year option after the first year. First year lease rate \$3,500/month with option years at \$3,400/month for the remainder of the term of the lease. After discussion, the Board decided to go with Option 2. Mr. Plunkett made the motion to approve Resolution R-2019-0020, Mr. Haladyna seconded, and the motion passed.
  - 3.5. Consideration, discussion and possible action regarding BEDC's proposed budget for Fiscal Year 2019/2020, including but not limited to action to modify the proposed budget and/or to adopt the Fiscal Year 2019/2020 budget, as proposed or modified. Mr. Plunkett made the motion to approve the FY2019/2020 budget with the following changes: update the memo for the 921 Main Street square footage price to be \$19/sq. ft. from \$22/sq. ft., remove the \$8,000 for a summer intern from next budget year to the 2021 Forecast year, and adjust the dollar amount of the EDC Office Lease line item to reflect \$42,000 (\$3,500/month). Mr. Spencer seconded, and the motion passed.

- 3.6. Presentation of new visual identity for the Bastrop Economic Development Corporation. Ms. Davis presented the new visual representation that will be used moving forward for EDC website rebuild, marketing materials, and promotional items. No further action was necessary.
- 3.7. Update on EDC staff activities (e.g., marketing, prospects, projects, events, and other updates). Ms. Davis presented July staff activities, including metrics for the EDC website, social media, and projects.

#### 4. EXECUTIVE SESSION

- 4.1. At 5:31 p.m., the Bastrop EDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.071** Consultation with Attorney and **Section 551.087** Deliberation regarding the commercial or financial information received on potential projects – Project Paint by Number, Project Molly, 921 Main Street Project, Project Gnome, Project Red Carpet, Project Q-Bert, and Project Hobbes
  - (2) **Section 551.072** Deliberation about the purchase, exchange, lease, or value of real property – Project Paint by Number, Project Molly, and 921 Main Street Project, and Project Q-Bert
  - (3) **Section 551.074** Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee.
- 4.2. At 7:29 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. No further action was necessary.

#### 5. ADJOURNMENT – Board Chair Kathryn Nash adjourned the meeting at 8:09 p.m.

APPROVED:   
Kathryn Nash, Board Chair

ATTEST:   
Kathy Merrifield, Office Manager