

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
Monday, September 21, 2015 – 6:00 P.M.  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

**1. CALL TO ORDER**

**2. PUBLIC COMMENT(S)**

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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, the item below will be discussion in closed session:

1. Section 551.071 – Consultations with Attorney – duty to advise on legal matters.

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**3. REGULAR BUSINESS**

3.1. Approval of meeting minutes of the Regular Board Meetings of June 15, 2015, July 20, 2015, and Special Board Meetings of June 24, 2015, and July 8, 2015. **(page 3)**

3.2. Consideration, discussion and possible action on acceptance of the BEDC's financial summary report for period ending August 31, 2015. **(page 10)**

**4. WORKSHOP SESSION** – The Bastrop Economic Development Corporation will convene into a Workshop Session to discuss: **(page 25)**

4.1. Strategic Plan – A review and discussion regarding the BEDC's Strategic Plan and Scope of Work (Mike Barnes, Facilitator).

4.2. Presentation regarding open meetings, conflicts of interest, and City of Bastrop Ethics Policy (JC Brown).

4.3. Discussion regarding BEDC meetings and related matters, including:

- a) Agenda and Board packet format and preparation
- b) Presentation regarding the use of digital board books
- c) Time, date and location of BEDC Board meetings
- d) Length of meetings

4.4. Discussion related to "What does BEDC success look like?"

4.5. The BEDC Board of Directors will adjourn the Workshop Session and reconvene into the regular session to take any necessary action(s) pertaining to the workshop items.

**5. ACTION ITEMS**

5.1. Consideration, discussion and possible action on a request to transfer \$15,000 from BEDC's "Contingency" line item to the City of Bastrop to repay the advance on the Housing Study. **(page 26)**

5.2. Consideration, discussion and possible action on acceptance of the Comprehensive Housing Supply and Demand Analysis prepared by Robert Charles Lesser & Co Real Estate Advisors (RCLCO). **(page 30)**

5.3. Consideration, discussion and possible action on FY2015 Main Street Façade/Mega-Grant Program close-out. (Executive Session required.) (page 37)

6. **UPDATE(S), REPORT(S), AND/OR ANNOUNCEMENT(S)** – The BEDC, City of Bastrop, and Main Street Program will provide written reports and be available to answer questions from the Board. (includes items for update, discussion, and possible action) (page 38)

6.1. BEDC Projects and/or Business (page 39)

6.2. Main Street Program Monthly Report (page 42)

6.3. City Manager’s Report

6.4. City of Bastrop Construction Projects (page 46)

## 7. EXECUTIVE SESSION

7.1. 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 litigation, and (2) matters upon which the Attorney has a duty and/or responsibility to 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’.

(3) **Section 551.087** – Deliberation regarding economic development negotiations: ‘Project Footloose/Quench’, ‘Project Bronze Star’, ‘Project MT Star Wars’, and/or ‘Project Building Blocks’.

7.2. 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, or regular agenda items, noted above, and/or related items.

## 8. BOARD INPUT ON FUTURE AGENDAS

8.1. 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.

## 9. 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 18th day of September 2015 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.