

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes Of Special Meeting of October 11, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, October 11, 2021, at 9:00 a.m. for a Special Workshop Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Bill Gossett, Connie Schroeder, Jeff Haladyna, and Jenn Wahl. Board member Ron Spencer was not in attendance. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorney Charles Zech was present for the first portion of the meeting.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the meeting to order at 9:00 a.m.

2. **PUBLIC COMMENT(S)** – There were no public comments.

3. **WORKSHOP**

3.1. The BEDC Board met in a workshop session to discuss the following items:

- 1) Development plans for southern portion of Bastrop Business and Industrial Park, including the history and previous proposed layouts
- 2) Portion (84 acres) of Bastrop Business and Industrial Park within the Houston Toad Habitat and/or "Conservation Area," including past, current, and future zoning/place type
- 3) Development Agreement between the BEDC and City of Bastrop executed on 06/28/2013 and the Amended Agreement executed 11/25/2013

BEDC Staff gave a presentation beginning with a brief history of the BEDC and leading into the purchase of the property to be used as an Industrial Park. They then showed maps that reflected past development of the Park, from the first business that located there to the most recent.

Next was a presentation about the history of the Houston Toad as well as the Conservation Area in the Business Park, which they clarified are not the same designation. Staff explained what the BEDC had previously done to address developing in the Houston Toad Habitat area of the Business Park and then further detailed what the options are for future development.

The last portion of the presentation consisted of several maps depicting the City of Bastrop's character districts, zoning types, and future land use, with a review of past proposed layouts of the Business Park and reasons they were not implemented. The presentation ended with options for future development within the Business Park and a map of the 2021 City of Bastrop Transportation Plan as well as a map of Bastrop County's Transportation Plan.

Interim Executive Director Genora Young updated the Board about the Amended Development Agreement with the City of Bastrop that was entered into by the City of Bastrop and the BEDC in 2013. She explained the agreement was triggered by the JAMCo project going into the Business Park. The original agreement had been amended due to the expanded scope of the JAMCo project. This also produced two additional lots available for sale. The agreement includes a stipulation that installation of sidewalks is not required. The City of Bastrop also agreed to waive all development fees for the BEDC under the agreement. She then explained that a decision is now needed as to whether to renegotiate the current agreement or continue to move forward

under the terms of the existing agreement and address infrastructure needs on a project-to-project basis, and also how to best address making the lots in the Business Park "shovel-ready" and re-zone the entire Business Park as Employment Center (EC).

The Board took a brief recess from 10:28 a.m. to 10:39 a.m.

The board members discussed everything that had been presented and ideas for moving forward in the development of the Business Park. Assistant City Manager Trey Job had provided a hand-drawn map as an example of the type of layout required for a zoning concept scheme. The board discussed what would be required to re-zone the portions of the Business Park that are currently not zoned EC, which would be a zoning concept scheme that included a road layout and drainage assessment. In order for the zoning concept scheme to receive staff recommendation, the minimum connectivity requirement would be an additional roadway to the south of the Park and another to the east. The process would be for the zoning concept scheme to first go to the Planning & Zoning Commission, then to City Council for two readings. A public hearing would also be required. The total timeline would take approximately 90 days.

The board members discussed the possibility of limiting access on the two roadways and the fact that the property outside the Business Park is not inside the city limits. The south roadway could be an emergency access, for example. Regarding the drainage study and a general layout of the roadways being needed in order to do that, Mr. Job said that a certain level of geotechnical work and a road grid is required per the development manual. Staff reported that a Phase I Environmental Study and Geotechnical Study have already been completed on the southern portion of the Business Park.

Mr. Gossett will work with BEDC staff to sketch a map with roads that are more squared off and not curved, as well as large lots versus small lots. These maps will be included on the agenda for the next board meeting. There should also be an item added for the Board to be able to make a decision about an engineer to assist with the drainage portion of the zoning concept scheme.

Suggested items for discussion at upcoming BEDC meetings were: zoning concept scheme; shovel-ready lots versus non shovel-ready lots; small lot versus large lot layout; updating the existing development agreement to eliminate references to Phases 2 - 6; and the status of the Interlocal Agreement (ILA) between the BEDC, the City of Bastrop, and Bastrop County.

3.2. The Board convened into open session to take any necessary action related to the above items. No action was taken.

4. **ADJOURNMENT** – Chair Nash adjourned the meeting at 11:48 a.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Angela Ryan, Operations Manager