

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, October 18, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, October 18, 2021, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Bill Gossett, Ron Spencer, Jenn Wahl, and Jeff Haladyna. Board member Connie Schroeder was absent. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorney Charles Zech was also present.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the meeting to order at 5:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Recognition of outgoing board member Sam Kier and welcome new board member Jenn Wahl. Chair Nash had a thank you gift for Mr. Kier. The board and staff welcomed the newest board member Jenn Wahl.
 - 3.2. Approval of meeting minutes from the Regular BEDC Board Meeting of September 20, 2021, and the Special Workshop Meeting of October 11, 2021. Mr. Plunkett made the motion to approve the minutes, Mr. Haladyna seconded, and the motion passed.
 - 3.3. Consideration, discussion and possible action on election of 2021/2022 BEDC Officers: Chair, Vice Chair, Secretary and Treasurer. Mr. Haladyna made the motion for Ms. Nash to remain as Chair, Mr. Plunkett to remain as Vice Chair, and for Mr. Gossett to become Secretary/Treasurer. Mr. Spencer seconded, and the motion passed.
 - 3.4. Consideration, discussion and possible action on FY 2021/2022 Board meeting schedule including date and/or time of meetings. Mr. Gossett made the motion to follow the board meeting schedule presented in the board packet, Mr. Haladyna seconded, and the motion passed.
 - 3.5. Presentation on the Bastrop City Council's establishment of economic development policy directive (presented by Joe Esch of Esch Development Solutions LLC). Mr. Esch gave a presentation and explained he had been hired by the City of Bastrop to help with alignment between the City and BEDC. A discussion followed among the board members, Mr. Esch, and City Manager Paul Hofmann.
 - 3.6. Discussion and possible action regarding the sale of the building located at 921 Main Street and leased by the Art Institute. Mr. Plunkett made the motion to instruct staff to prepare the second option (Call for Offers) for the sale of the building at 921 Main and to make whatever arrangements are necessary with the tenant. Mr. Spencer seconded, and the motion passed.
 - 3.7. Discussion and possible action regarding the Main Street Agreement by and between the City of Bastrop and the BEDC. Mr. Spencer made the motion to approve the agreement as presented, Mr. Gossett seconded, and the motion passed.
 - 3.8. Discussion and possible action on the First Amended Development Agreement between the City of Bastrop, Texas, and the Bastrop Economic Development Corporation executed in 2013. The consensus was to place the item on the agenda for the next BEDC workshop scheduled for November 5, 2021, beginning at 9:00 a.m.

- 3.9. Discussion and possible action on proposed layouts for future development of the remaining property located in the Bastrop Business and Industrial Park. Mr. Plunkett made the motion to move forward with the layout for small lots and for staff to do what is necessary to proceed with submitting the zoning concept scheme to the City of Bastrop. Mr. Spencer seconded, and the motion passed.
- 3.10. Consideration, discussion and possible action on engaging an engineering firm to assist in preparing a zoning concept scheme for the Bastrop Business and Industrial Park. Mr. Gossett made the motion to hire Doucet Engineers to prepare a zoning concept scheme for the Bastrop Business and Industrial Park in an amount not to exceed \$10,000. Mr. Haladyna seconded, and the motion passed.
- 3.11. Discussion and possible action on Resolution R-2021-0014 approving an agreement to lease the property and fund the utilities where the "Bastrop Monument Sign" is located, at the Bastrop RV Park. Mr. Gossett made the motion to not renew the agreement for the monument sign and research the original contract to determine if the sign will require demolition. Mr. Plunkett seconded, and the motion passed.
- 3.12. Receive updates from BEDC staff – BEDC staff updated the Board on attended and upcoming meetings and events, including: October 11th board workshop; Bastrop County Board of Realtor's luncheon virtual meeting; monthly virtual meeting with Golden Shovel; bi-weekly meetings with City Manager and Assistant City Manager; Business Retention Expansion International Ambassador meeting; Board & Commissions Banquet; upcoming board workshop; grand opening/ribbon cutting mixer at The Art Institute.

4. EXECUTIVE SESSION

- 4.1. At 6:38 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
 - (1) **Sections 551.072 & 551.087** Deliberation regarding the commercial or financial information, as well as the purchase, exchange, lease, or value of real property received on Projects – South Forty; Super Glue; and Fiesta.
 - (2) **Section 551.072** Deliberation regarding the purchase, exchange, lease, or value of real considered being purchased by the BEDC.
 - (3) **Section 551.071** Consultation with Attorney regarding lawsuit filed by former Chief Executive Officer Cox against the Bastrop EDC.
 - (4) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.
- 4.2. At 7:15 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. There was no action taken.

5. **ADJOURNMENT** – Mr. Plunkett made the motion to adjourn the meeting and Mr. Spencer seconded. The board meeting was adjourned at 7:16 p.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Angela Ryan, Operations Manager