

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, November 15, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, November 15, 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, Connie Schroeder, Ron Spencer, Jenn Wahl, and Jeff Haladyna. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorneys Charles Zech and Allison Bastian-Rodriguez were 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 two public comments by Richard Smarzik: one under agenda item 3.7 and one under 3.8.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Approval of meeting minutes from the Regular BEDC Board Meeting of October 18, 2021. Mr. Plunkett made the motion to approve the minutes, Mr. Spencer seconded, and the motion passed.
 - 3.2. Acceptance of financial report provided by City of Bastrop’s Chief Financial Officer for period ending October 2021. Mr. Gossett made the motion to accept the financial report as submitted, Mr. Spencer seconded, and the motion passed.
 - 3.3. Discussion and possible action on amending the BEDC’s performance agreement and purchase contract with Moca Ventures Nebraska, LLC. This item was included in the discussion in executive session. Mr. Plunkett made the motion to extend the deadline of the Moca Project agreement to February 1, 2022. Mr. Haladyna seconded, and the motion passed.
 - 3.4. Discussion and possible action on the First Amended Development Agreement between the City of Bastrop, Texas, and the Bastrop Economic Development Corporation. Ms. Young reported that the final Zoning Concept Scheme will be needed to update the information in the agreement. She also said it was important to retain the details contained within the First Development Agreement for future reference. The board members discussed the edited document. BEDC legal counsel will need to review prior to approval at a future meeting.
 - 3.5. Discussion and possible action on Resolution R-2021-0012 approving the terms of a performance agreement with Project Fiesta, a company that desires to purchase property in the Bastrop Business and Industrial Park for a manufacturing facility. Mr. Plunkett made the motion to approve the resolution and performance agreement for Coltzin, LLC (aka Project Fiesta). Mr. Spencer seconded, and the motion passed.
 - 3.6. Discussion and possible action on Resolution R-2021-0013 approving a performance agreement Project Super Glue, a company that desires to purchase property in the Bastrop Business and Industrial Park for a manufacturing facility. Mr. Gossett made the motion to approve the resolution and performance agreement for TA Bastrop (aka Project Super Glue). Mr. Haladyna seconded, and the motion passed.
 - 3.7. Discussion and possible action on Downtown Lighting Project in the amount of \$164,000. Richard Smarzik, owner of the building located at 925 Main, asked about the

plan for downtown lighting, whether it was the annual Christmas lighting downtown or something else. Chair Nash explained it will outline the buildings on Main Street. The Board discussed the next steps for the project. The consensus of the Board was for BEDC Staff to work with the Main Street Program to develop a plan of action. A written agreement will be needed.

- 3.8. Discussion and possible action on Sports Complex Feasibility Study in the amount of \$50,000. Mr. Smarzik urged the Board to be careful about building a sports complex in Bastrop. He advised to “tread lightly” so as not to have issues similar to what has been experienced in other Texas cities. The consensus of the Board was for BEDC Staff to identify next steps. A written agreement will also be needed.
- 3.9. Discussion and possible action on a partnership agreement with the City of Bastrop regarding a Broadband Deployment Feasibility Study in the amount of \$50,000. Chair Nash explained that the City had already contracted Schneider Engineering for the study in the amount of \$47,000. However, a resolution from the BEDC is still needed. Mr. Plunkett made the motion to approve Resolution R-2021-0017, approving an agreement with the City of Bastrop to fund the contract with Schneider Engineering to conduct the broadband feasibility study, in the amount of \$47,000. Mr. Spencer seconded, and the motion passed, with Mr. Gossett opposed.
- 3.10. Receive updates from BEDC staff – BEDC staff updated the Board on attended and upcoming meetings and events, including: BEDC website; bi-weekly meetings with City; DRC meetings; zoning concept scheme for Industrial Park; sale of 921 Main Street building; Industrial Park infrastructure; workforce training update; and Grand Opening/Ribbon Cutting at The Art Institute.

4. EXECUTIVE SESSION

- 4.1. At 5:28 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 – Walk of Fame; Super Glue; Fiesta; and Moca Project.
 - (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 7:04 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. Action was taken under the corresponding agenda items.

5. **ADJOURNMENT** – Mr. Plunkett made the motion to adjourn the meeting and Mr. Spencer seconded. The board meeting was adjourned at 7:12 p.m.

APPROVED: 
Kathryn Nash, Board Chair

ATTEST: 
Angela Ryan, Operations Manager