

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
BOARD OF DIRECTORS  
Minutes of Monthly Meeting, August 15, 2022  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, August 15, 2022, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Jenn Wahl, Bill Gossett, Kevin Plunkett, Connie Schroeder, Lyle Nelson and Jeff Haladyna. Staff members present: Angela Ryan and Jean Riemenschneider.

1. **CALL TO ORDER** – Board Chair Spencer called the special 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 BEDC Board Meeting of July 18, 2022. Board member Mr. Nelson made the motion to approve the minutes, Mr. Plunkett seconded, and the motion passed.
  - 3.2. Receive financial report provided by City of Bastrop's Chief Financial Officer for the period ending July 2022 and treasurer's comments. Mr. Gossett reported that revenues are up and expenditures are down. He also told the Board that the invoice for the broadband study had been processed.
  - 3.3. Presentation by BEDC consultant Steve Weathers about proposed revisions to the BEDC Strategic Plan, and Scope of Work – Coordination and Accountability. Mr. Weathers gave an update to the Board about the latest draft of the strategic plan.
  - 3.4. Presentation and update by Doucet & Associates engineering regarding Bastrop Business and Industrial Park infrastructure projects. David Speicher with Doucet gave an update about the project. They are approximately 75% complete with drainage design and had made some adjustments to the road alignment due to utility easements.
  - 3.5. Presentation, consideration, and possible action on a proposal by Doucet & Associates for completion of the southern portion of the Bastrop Business and Industrial Park to provide shovel-ready sites. Mr. Speicher presented the updated proposal to the Board, saying that he had done as they had requested and removed the construction from the engineering portion. The consensus of the Board was for Doucet to draft a Professional Services Agreement (PSA) for the next board meeting.
  - 3.6. Discussion, consideration, and possible action on establishing a price per acre for the properties in the Bastrop Business and Industrial Park currently owned by the BEDC and repealing all prior policies and resolutions. Action on this item was taken after executive session.
4. **EXECUTIVE SESSION**
  - 4.1. At 5:24 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) **Section 551.074 Personnel Matters** – Discussion on Chief Executive Officer Position

(2) **Section 551.087** Deliberation Regarding Economic Development Negotiations – Project Western Edge, Colorado Bend Project (Project Walk for Fame), Project Olive, and Project Sharp


(3) **Section 551.072** Deliberation regarding real property (agenda item 3.6)

4.2. At 7:08 p.m., the BEDC Board of Directors will reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein.

Ms. Gossett made the motion to repeal all property policies in effect for the purposes of selling and marketing the properties of BEDC, and to direct staff to conduct a CMA (Commercial Marketing Analysis) on the remaining properties for future negotiations. Ms. Schroeder seconded, and the motion passed.

5. **ADJOURNMENT** – Mr. Gossett made the motion to adjourn the meeting and Mr. Spencer seconded. The board meeting was adjourned at 7:09 p.m.

APPROVED:   
Ron Spencer, Board Chair

ATTEST:   
Angela Ryan, Operations Manager