

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)**  
**BOARD OF DIRECTORS**  
**Minutes of Monthly Meeting, February 27, 2017**  
**Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, February 27, 2017, at 6:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for the Regular Monthly Meeting. Board members present were: Kristi Koch, Kevin Plunkett, Joe Beal and Mayor Ken Kesselus. Board members Cam Chavez and Drusilla Rogers were absent. Staff members present: Shawn Kirkpatrick, Angela Ryan, Jean Riemenschneider and Kathy Merrifield. Dan Santee, BEDC Attorney, and Marvin Townsend, Interim City Manager, were also present.

1. **CALL TO ORDER** – Board Vice-Chair Kristi Koch called the Board Meeting to order at 6:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
  - 3.1. Consideration, discussion and possible action on election of a new Board Chair, and possible election of a new Board Vice-Chair and/or Secretary/Treasurer, if necessary. Mr. Kirkpatrick reported that the Mayor and City Council do not plan to fill the unexpired term of Seat 5 prior to the expiration of the term in May. Mr. Kirkpatrick's recommendation was to let the Vice-Chair and Secretary/Treasurer fulfill the duties of the Officers of the Corporation until the next City Council appoints or reappoints Seats 1, 3, 5 and 7 of the Board. Mr. Beal made the motion that the EDC Vice-Chair and Secretary/Treasurer fulfill the obligations of the Officers of the Corporation as provided in the Bylaws of the EDC until such time as the City Council appoints/reappoints the expiring terms of Seats 1, 3, 5 and 7. Mayor Kesselus seconded and the motion passed.
  - 3.2. Approval of meeting minutes of the Regular Board Meeting of January 23, 2017. Mr. Plunkett made the motion to approve as submitted, Mr. Beal seconded and the motion passed.
  - 3.3. Acceptance of the Bastrop EDC's financial summary report for period ending January 31, 2017. Mr. Kirkpatrick briefly reviewed the financials. Mr. Beal made the motion to accept the financials as submitted, Mr. Plunkett seconded and the motion passed.
  - 3.4. Consideration, discussion and possible action on approving a Bastrop Economic Development Corporation Business Incentive Grant Agreement for the building located at 705 Pine Street, owned by Judith and Thomas Hoover, in the amount of \$10,000. Mr. Kirkpatrick reported that the Design Committee had reviewed and accepted the application as complete. The project will have a total cost of \$27,062. Mayor Kesselus motioned to approve a Business Incentive Grant Agreement (BIG #2017-002) for the building located at 705 Pine Street, owned by Judith and Thomas Hoover, for FY2017, and to authorize the Executive Director to execute the agreement on behalf of the EDC. Mr. Beal seconded and the motion passed.
  - 3.5. Consideration, discussion and possible action on a Resolution approving the Ninth Amended Bylaws of the Bastrop Economic Development Corporation. Mr. Kirkpatrick informed the Board that City Council approved the Bylaws their meeting on February 14, 2017. Mr. Plunkett made the motion to approve Resolution 2017-0005 adopting the Ninth Amended Bylaws of the BEDC. Mr. Beal seconded and the motion passed.
  - 3.6. **PUBLIC HEARING** – Conduct a public hearing to provide information and receive input from the public regarding a proposal by the Bastrop EDC to fund a Drainage Study to be performed in Pine Forest Unit 6, in an amount not to exceed \$75,100. The public hearing was opened at 6:11 p.m. There was no public input. The public hearing was closed at 6:12 p.m.

- 3.7. Consideration, discussion and possible action on a Resolution to fund a drainage study for Pine Forest Unit 6. Mayor Kesselus made the motion to approve Resolution 2017-0006 to fund the City of Bastrop in an amount not to exceed \$75,100 for the Pine Forest Unit 6 Drainage Study. Mr. Beal seconded and the motion passed.
- 3.8. Presentation and discussion of the 921 Main Street Engineering and Site Assessment report. Mr. Kirkpatrick's Executive Summary included in the Board Meeting packet. He reviewed the findings of the Texas Historical Commission (THC) and KSA Engineering, both of which had been released to the public for review on February 6, 2017. The EDC hosted a public input session on February 13th to present findings, answer questions and receive public input. On February 14th, the Main Street Design Committee was briefed during its regular meeting. Mr. Kirkpatrick reported that responses from all parties overwhelmingly supported an infill building, and he would update the Board on a development opportunity in Executive Session.
- 3.9. Report on Bastrop EDC projects: (1) Convention Center Hotel Feasibility Study, (2) March/April Board Planning Workshop, (3) 25% or 90-day reserve fund, (4) Business Park Fiber, (5) MD Anderson Cancer Center, and (6) Executive Director Annual Review. Mr. Kirkpatrick gave a brief update on items 1 through 6; there was no action taken.
- 3.10. Requests from Board of Directors for future agenda items. There were no requests.

#### **4. EXECUTIVE SESSION**

- 4.1. At 6:36 p.m., Ms. Koch convened the Bastrop EDC Board of Directors into a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
  - (1) **Section 551.072** – Deliberation about the purchase, exchange, lease, or value of real property: 921 Main Street, Projects 'Subway Tile', 'Minerals', 'Big Dog', 'iPilot', and/or 'Sinkhole'.
  - (2) **Section 551.087** – Deliberation regarding economic development negotiations: Projects 'Apothecary II', 'Quick Sale', 'Midnight Rider', 'Big Ben', 'Subway Tile', 'Valley Stays', 'Goat Farm', 'Hot Market', 'Be Well', 'Sinkhole', 'Minerals', 'Big Dog', 'iPilot' and/or 'Curious George'.
- 4.2. At 7:23 p.m., the Bastrop EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein. No further action was taken.

#### **5. REGULAR BUSINESS & PRESENTATIONS (Continuation)**

- 5.1. Consideration, discussion and possible action related to the available, recommended engineering solutions for re-establishing 921 Main Street for future re-use. Mr. Beal made the motion to instruct EDC staff to prepare an RFP/RFQ for potential developers to submit to develop an infill building project for the vacant lot at 921 Main Street. Mr. Plunkett seconded and the motion passed.

#### **6. ADJOURNMENT** – Board Vice-Chair Kristi Koch adjourned the meeting at 7:26 p.m.