

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, July 18, 2016
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, July 18, 2016, at 6:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for the Regular Monthly Meeting.

Board members present were: Steve Mills, Kristi Koch, Gary Schiff, Joe Beal, Cam Chavez, Drusilla Rogers and Steve Adcock (*ex officio*). Board member Mayor Ken Kesselus was absent. Staff members present: Shawn Kirkpatrick, Jean Riemenschneider, Kathy Merrifield and JC Brown, BEDC Attorney.

1. **CALL TO ORDER** – BEDC Board Chair Steve Mills called the Board Meeting to order at 6:00 p.m.

2. **PUBLIC COMMENT(S)** – None.

3. **REGULAR BUSINESS & PRESENTATIONS**

3.1. Approval of meeting minutes of the Regular Board Meeting of June 20, 2016. Ms. Koch made the motion to approve the minutes as submitted, Mr. Beal seconded, and the motion passed.

3.2. Consideration, discussion and possible action on a presentation and update by Mike Barnes, Mike Barnes Group, regarding the BEDC's Strategic Plan and Recruitment Strategy. Mr. Barnes presented his review and complimented the BEDC on its strong website, outstanding marketing collateral and attendance at EDC events. Mr. Barnes' recommendations included concentrating on shovel-ready sites, development of a detailed cost structure with timetables for virtual buildings and incentives for potential projects. Mr. Barnes introduced Eric Davis from KSA Engineering who was available for questions from the Board regarding the use of virtual buildings. The BEDC is developing a virtual building with KSA on a current project to be updated in Executive Session. Mr. Barnes' complete presentation can be found at this [link](#).

3.3. Consideration, discussion and possible action on the vacant lot at 921 Main Street, owned by the City of Bastrop, related to the Bastrop EDC's proposal to develop a masterplan, including but not limited to, mitigation, shell building, and finish-out, and potential proposal of commercial redevelopment of the site. Mr. Kirkpatrick provided a status update on the property. City Council has requested an appraisal and the lot is on City Council's agenda for July 19, 2016. The BEDC is awaiting direction from City Council as to next steps. There is no action to be taken at this time.

4. **UPDATE(S), REPORT(S), AND/OR ANNOUNCEMENT(S)** – The BEDC and City of Bastrop provided written reports (included items for update, discussion, and/or possible action by the Board of the BEDC).

4.1. BEDC Projects and/or Business Update – Mr. Kirkpatrick's report was included in the Board packet. He stated the June financial report wasn't ready and it would be included in the August Board meeting packet.

4.2. *Ad Hoc* Bylaws Committee Report – Amended Bylaws have been filed with the Secretary of State and we are awaiting approval.

4.3. Main Street Program Monthly Report – Ms. O'Brien's report was included in the packet. She reported a lease had been signed that afternoon for 922 Main Street, which will be a quilt shop.

4.4. Interim City Manager's Report – Excerpts from the City Manager's report to City Council were included in the packet.

4.5. City of Bastrop Comprehensive Plan Update – None.

4.6. City of Bastrop Construction Projects Report – The update was included in the packet.

5. **WORKSHOP SESSION** – At 7:30 p.m., the BEDC Board of Directors convened into a Workshop Session.

- 5.1. 2016/2017 Budget – A review and discussion regarding Fiscal Year 2016/2017 Budget for the Bastrop Economic Development Corporation, including the FY16/17 BEDC budget, the BEDC’s Strategic Plan and FY2016/2017 program/scope of work, and potential Capital Improvement Plan (CIP) projects. Mr. Kirkpatrick provided a brief review of the proposed FY16/17 budget from the 07/11/16 Budget Workshop, as well as the detailed information about the Professional Services line item previously requested. Mr. Kirkpatrick said that Staff will have the budget in the proper format, post the public hearing notice and have it ready for adoption at the August Board meeting, so there is no need for an additional budget workshop. There was no objection to this by the Board.
- 5.2. At 7:45 p.m., the Bastrop Economic Development Corporation adjourned the Workshop Session and reconvened into the regular session to take any necessary action(s) pertaining to the workshop items. No action was taken.

6. EXECUTIVE SESSION

- 6.1. At 7:46 p.m., Mr. Mills convened the BEDC Board of Directors into a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
- (1) **Section 551.071(1)(A) and Section 551.071(2)** – Consultations with Attorney: (1) threatened and/or contemplated claims, causes, or litigation, and/or (2) matters upon which the Attorney has a duty and/or responsibility to advise or report to the governmental body.
 - (2) **Section 551.072** – Deliberation about real property: including, *but not limited to*, potential sales, acquisitions, exchanges, leases, dispositions or values of the following real properties: ‘Project Tissue’ and/or property owned and/or considered for acquisition/use by the BEDC.
 - (3) **Section 551.087** – Deliberation regarding economic development negotiations: ‘Project Tissue’ and/or ‘Project White Foam’.
- 6.2. At 8:05 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein above, and/or regular agenda items, noted above, and/or matters related to same. There was no action taken.

7. BOARD INPUT ON FUTURE AGENDAS

- 7.1. Inviting input from the Board of Directors related (but not limited) to issues for possible inclusion on future agendas and/or concerning issues such as BEDC projects, property, economic development prospects, community events, and BEDC business or activities. There were no suggestions.

8. **ADJOURNMENT** – Gary Schiff made the motion to adjourn and Cam Chavez seconded. The BEDC Board of Directors adjourned the meeting at 8:06 p.m.