

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, May 15, 2017
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, May 15, 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, Drusilla Rogers, Joe Beal and Cam Chavez. Board member Mayor Ken Kesselus was absent. Staff members present: Shawn Kirkpatrick, Angela Ryan, Jean Riemenschneider, and Kathy Merrifield. BEDC Attorney Habib Erkan was 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)** – Main Street Director Sarah O'Brien introduced the Downtowntx.com website and gave a quick demonstration regarding how the site works.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Approval of meeting minutes of the Special Board Meeting of April 24, 2017. Mr. Beal made the motion to approve the minutes as submitted, Mr. Plunkett seconded and the motion passed.
 - 3.2. Acceptance of the Bastrop EDC's financial summary report for period ending April 30, 2017. Mr. Kirkpatrick reviewed the financials. Mr. Plunkett made the motion to accept the financials as submitted, Mr. Chavez seconded and the motion passed.
 - 3.3. Consideration, discussion and possible action on approving a Business Incentive Grant Agreement for the building located at 1008 Main Street, owned by Baham Interests, LP, in the amount of \$10,000. Mr. Beal made the motion to approve a BEDC Business Incentive Grant Agreement (BIG #2017-005) for the building located at 1008 Main Street, owned by Baham Interests, LP, for FY2017, and authorize the Executive Director to execute the agreement on behalf of the EDC. Mr. Chavez seconded and the motion passed.
 - 3.4. Presentation and discussion on the Loop 150 Downtown Trail Expansion. Mr. Kirkpatrick reported on the public input session held May 10, 2017. Many citizens attended and the feedback was positive. Tracy Bratton of Bowman Consulting updated the Board on the scope of the project and costs associated with each phase over a three-year period. Mr. Beal asked about the economic benefit of the project, and Mr. Kirkpatrick stated the 1.8 mile finished loop will solve many issues, connecting east and west of the Colorado River, north and south of Highway 71, and addressing public safety concerns. The consensus of the Board was for the project to move forward. A resolution will be drafted for a future meeting.
 - 3.5. Presentation and discussion regarding planning, engineering and site improvements for the Bastrop Business and Industrial Park. Mr. Kirkpatrick briefed the Board on the scope of the project. Mr. Bratton explained the project would create a second ingress/egress to the Business Park to comply with the City of Bastrop's development ordinance. He said lot A1 would be a more efficient location for the detention pond than lot B1. Mr. Kirkpatrick explained the infrastructure should have been completed upon acquisition of the Park and would make it more marketable. Once the infrastructure is completed and approved by the city, it will become an asset of the city to maintain long-term.
 - 3.6. **Workshop Session:** The Bastrop EDC Board of Directors conducted a workshop session to consider and discuss the EDC's sales tax rebates, incentives schedule, debt service schedule, and FY 2017/2018 budget preparation and timeline. Mr. Kirkpatrick presented the

Board with initial information to be considered prior to the first budget workshop and the timeline to having the FY 2017/2018 budget drafted, adopted and approved by City Council.

3.7. Report on Bastrop EDC projects/events. Mr. Kirkpatrick briefly reviewed the following items on his report:

- (1) Small Business Workshop
- (2) Coffee Chat
- (3) FiberLight Project
- (4) Texas Historical Commission - Main Street Resource Team
- (5) Dallas, Texas Marketing Trip, Site Location Partnership Networking Event and 2017 Xponential
- (6) Downtown Trail Expansion Input Session
- (7) Continuing Education

3.8. Requests from Board of Directors for future agenda items. Mr. Beal would like the EDC to look at the Lake Lure Flowering Bridge in North Carolina and to consider adding the old bridge on Chestnut Street to a future agenda. Mr. Chavez would like the EDC to assist with customer service training in Bastrop.

4. EXECUTIVE SESSION

4.1. At 7.03 p.m., the Bastrop EDC Board of Directors met in 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, 'iPilot', 'Sinkhole', and/or 'Minerals'.
- (2) **Section 551.087** – Deliberation regarding economic development negotiations: Projects 'Goat Farm', 'iPilot', 'Be Well', 'Big Ben', and/or 'Minerals'.

4.2. At 7:15 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. **ADJOURNMENT** – Board Vice-Chair Kristi Koch adjourned the meeting at 7:15 p.m.