

NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)

Monday, June 19, 2017 – 6:00 P.M.

Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

1. CALL TO ORDER

The Bastrop EDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item in compliance with the Texas Open Meetings Act, Chapter 551 Government Code.

2. PUBLIC COMMENT(S)

3. REGULAR BUSINESS & PRESENTATIONS

- 3.1. Approval of meeting minutes of the Regular Board Meeting of May 15, 2017. **(page 3)**
- 3.2. Acceptance of the Bastrop EDC’s financial summary report for period ending May 31, 2017. **(page 6)**
- 3.3. Presentation and discussion regarding the Bastrop EDC being awarded the 2017 Texas Economic Development Council (TEDC) Workforce Excellence Award. **(page 21)**
- 3.4. Consideration, discussion and possible action on approving a Business Incentive Grant for the building located at 916 Main Street (Law Office of Derek Van Gilder), owned by the Charek Corporation, in the amount of \$7,100. **(page 25)**
- 3.5. Consideration, discussion and possible action on a resolution approving the transfer of Lot 1, Lanford Place, property owned by the Bastrop EDC near the rodeo arena at Mayfest Hill (R36831 and R48757), to the City of Bastrop. **(page 38)**
- 3.6. Consideration, discussion and possible action on approving a letter of support for Bastrop County’s application for a Conditional Use Permit to erect a communications tower in the Bastrop Business and Industrial Park. **(page 46)**
- 3.7. **Workshop Session:** The Bastrop EDC Board of Directors will conduct a workshop session to review the successes and priorities of the EDC, and to preview and discuss the EDC’s FY 2017/2018 budget. **(page 48)**
- 3.8. Report on Bastrop EDC projects/events: **(page 49)**
 - (1) Coffee Chat
 - (2) FiberLight Project
 - (3) Downtown Trail Expansion
 - (4) Retail and Restaurant Customer Service Training
 - (5) TEDC Economic Excellence Award
 - (6) 921 Main Street
 - (7) Opportunity Austin
- 3.9. Requests from Board of Directors for future agenda items. **(page 52)**

4. EXECUTIVE SESSION

- 4.1. The Bastrop EDC Board of Directors will meet 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, Good Soul Brewing Company, Projects ‘Sinkhole’, ‘Hot Tamale’, ‘Good Neighbor’, and/or ‘Minerals’.
 - (2) **Section 551.087** – Deliberation regarding economic development negotiations: Projects ‘Be Well’ and/or ‘Minerals’.
- 4.2. The Bastrop EDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.

5. ADJOURNMENT

CERTIFICATE

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation (Bastrop EDC), certify that this Notice of Meeting was posted on the front window of the Bastrop EDC offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the Bastrop EDC’s website on this the 16th day of June 2017 at 5:00 p.m. Copies of this agenda have been provided to those members of the media requesting such information.

Angela Ryan

Angela Ryan, BEDC Assistant Director

THE BASTROP ECONOMIC DEVELOPMENT CORPORATION IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL ACCESS WILL BE PROVIDED UPON REQUEST. PLEASE CALL 512-303-9700.



Agenda Item: 3.1

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Approval of meeting minutes of the Regular Board Meeting of May 15, 2017.

Prepared by: Angela Ryan, Assistant Director

The draft minutes from the 05/15/17 Board Meeting are attached for the Board's review.

Attachment:

Draft minutes from the Board Meeting of May 15, 2017.

Recommendation

Approve the minutes as submitted.

[RECOMMENDED MOTION] I move to approve the minutes from the May 15, 2017, Board Meeting as submitted.

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.



Agenda Item: 3.2

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Acceptance of the Bastrop EDC's financial summary report for period ending May 31, 2017.

Prepared by: Shawn Kirkpatrick, Executive Director

Attached for the Board's review and consideration is the BEDC financial summary report for the period ending May 31, 2017.

Attachments:
Financial Summary for period ending May 31, 2017

Recommendation

Accept the financial report as submitted.

[RECOMMENDED MOTION] I move to accept the May BEDC financial summary report as submitted.

BASTROP ECONOMIC DEVELOPMENT CORPORATION

FINANCIAL SUMMARY FOR PERIOD ENDING MAY 31, 2017



06/16/2017
BASTROP ECONOMIC DEVELOPMENT CORPORATION
SUMMARY OF REVENUES AND EXPENDITURES
AS OF MAY 31, 2017



FISCAL YEAR 2017 IS 66% COMPLETE AS OF MAY 31, 2017. THESE REPORTS PROVIDE AN UNAUDITED AND PRELIMINARY SNAPSHOT OF THE BEDC FINANCIAL INFORMATION.

THE ONE TIME PAYMENT TO THE CITY FOR THE DEFEASANCE OF 2008A BOND WAS PAID OUT IN NOVEMBER IN THE AMOUNT OF \$386,827.50

Revenues

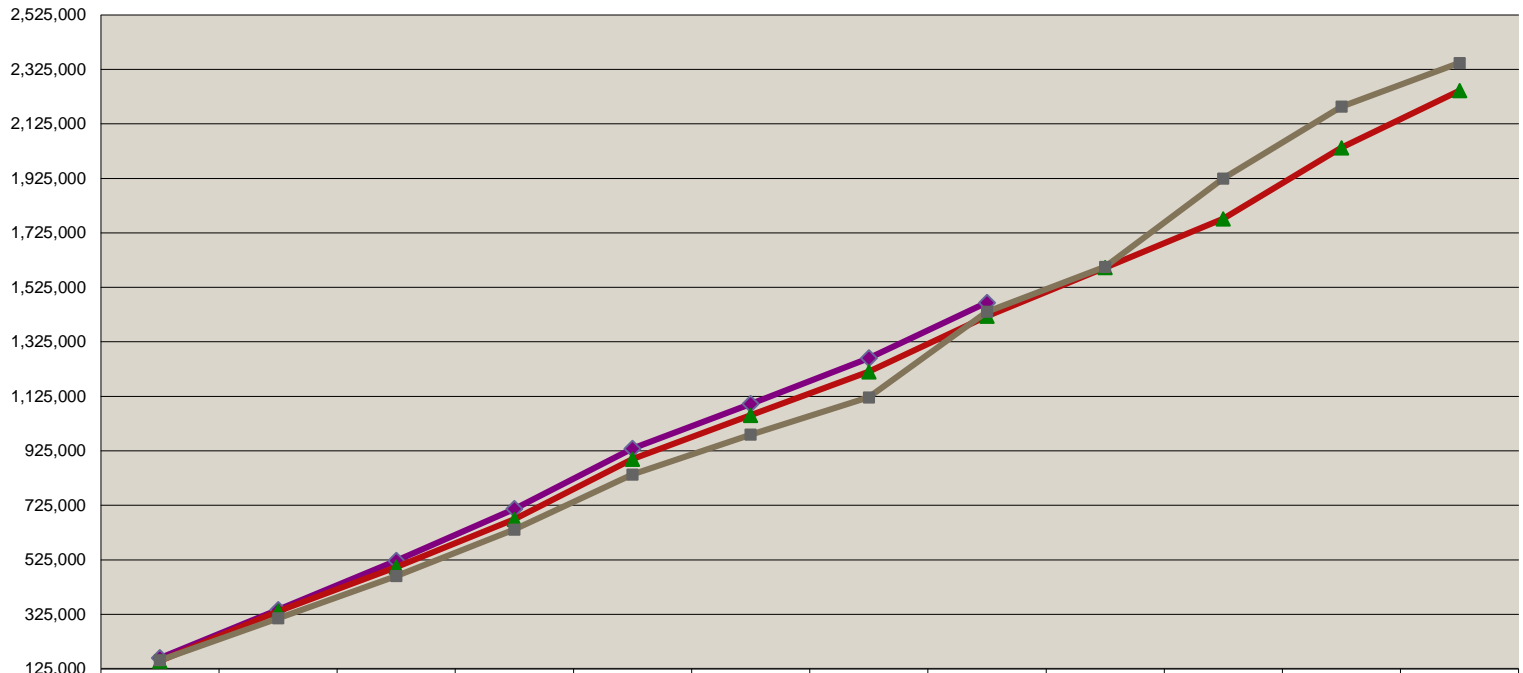
Expenditures

FY 2017 Budget	FY 2017 Actual	% of Budget	FY 2017 Budget	FY 2017 Actual	% of Budget
\$ 2,234,800	\$ 1,469,458	66%	\$ 2,418,838	\$ 1,342,799	55%

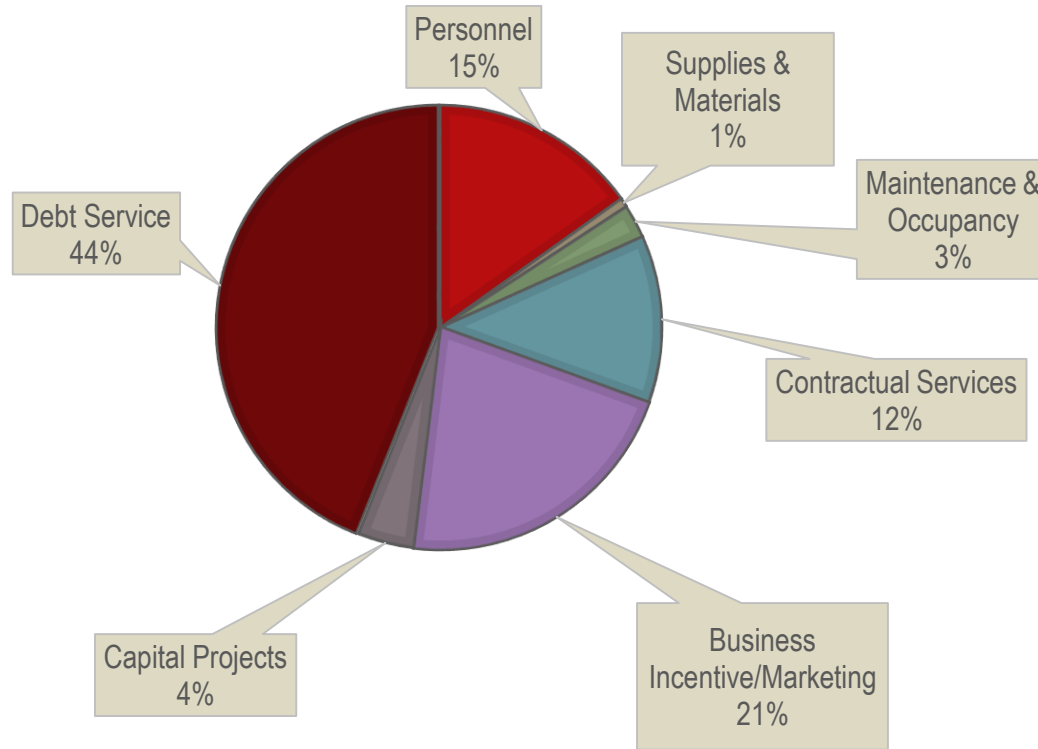
06/16/2017
 Summary of Revenues
 AS OF MAY 31, 2017



REVENUE: SALES TAX RECEIPTS REPRESENT 99% OF THE TOTAL BUDGETED REVENUE FOR THE BEDC. AS SUCH, THE LINE GRAPH WILL BE A GOOD PERFORMANCE INDICATOR AS A COMPARISON OF SALES TAX RECEIPTS OF THE TWO PREVIOUS FISCAL YEARS TO THE CURRENT FISCAL YEAR. OTHER REVENUE IS INCLUDED WITHIN THE LINE GRAPH TO INCLUDE LEASE AGREEMENT INCOME, INTEREST INCOME, AND MISCELLANEOUS INCOME.



	October	November	December	January	February	March	April	May	June	July	August	September
FY2017 YTD	\$164,377	\$341,454	\$521,903	\$711,950	\$933,462	\$1,097,193	\$1,265,474	\$1,469,458				
FY2016 YTD	\$153,428	\$335,938	\$498,329	\$673,939	\$894,954	\$1,055,979	\$1,215,229	\$1,419,355	\$1,598,028	\$1,776,721	\$2,037,799	\$2,247,154
FY2015 YTD	\$156,672	\$310,216	\$465,323	\$636,132	\$838,386	\$984,496	\$1,121,504	\$1,435,926	\$1,600,528	\$1,925,003	\$2,188,519	\$2,349,082

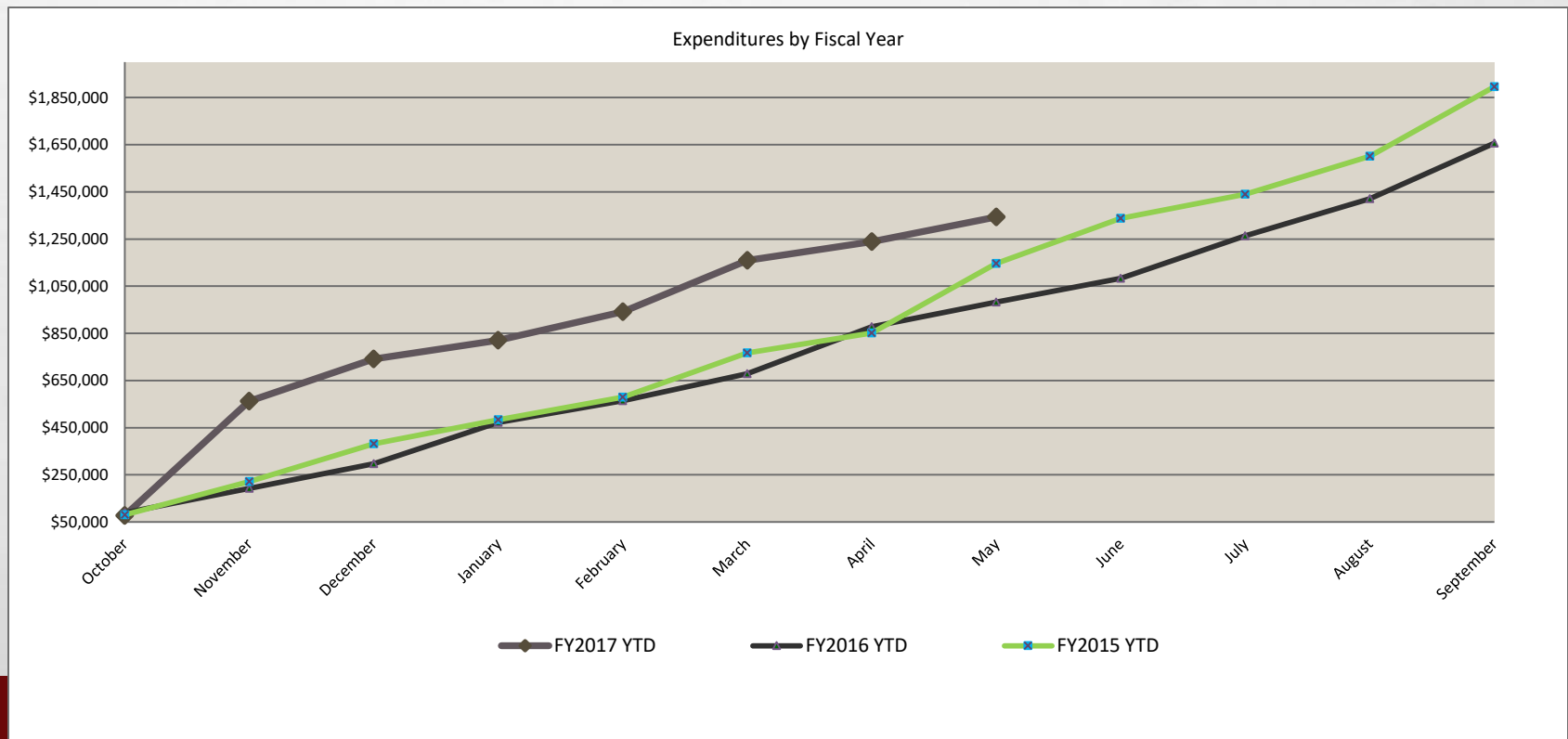


* Chart reflects FY2017 Fiscal Year-to Date expenses. Data provided by City of Bastrop Finance Department records.

06/16/2017
EXPENDITURE COMPARISON GRAPH
AS OF MAY 31, 2017



EXPENSES: THE LINE GRAPH MAKES A COMPARISON OF THE CURRENT FISCAL YEAR EXPENSES TO THE LAST TWO FISCAL YEAR ON A YEAR TO DATE BASIS. THE FUNDS' BASIC OPERATIONS OR FIXED EXPENSES SHOULD STAY RELATIVELY FLAT OR FIXED ON THE LINE GRAPH.



BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND
FY 2016-2017 BUDGET



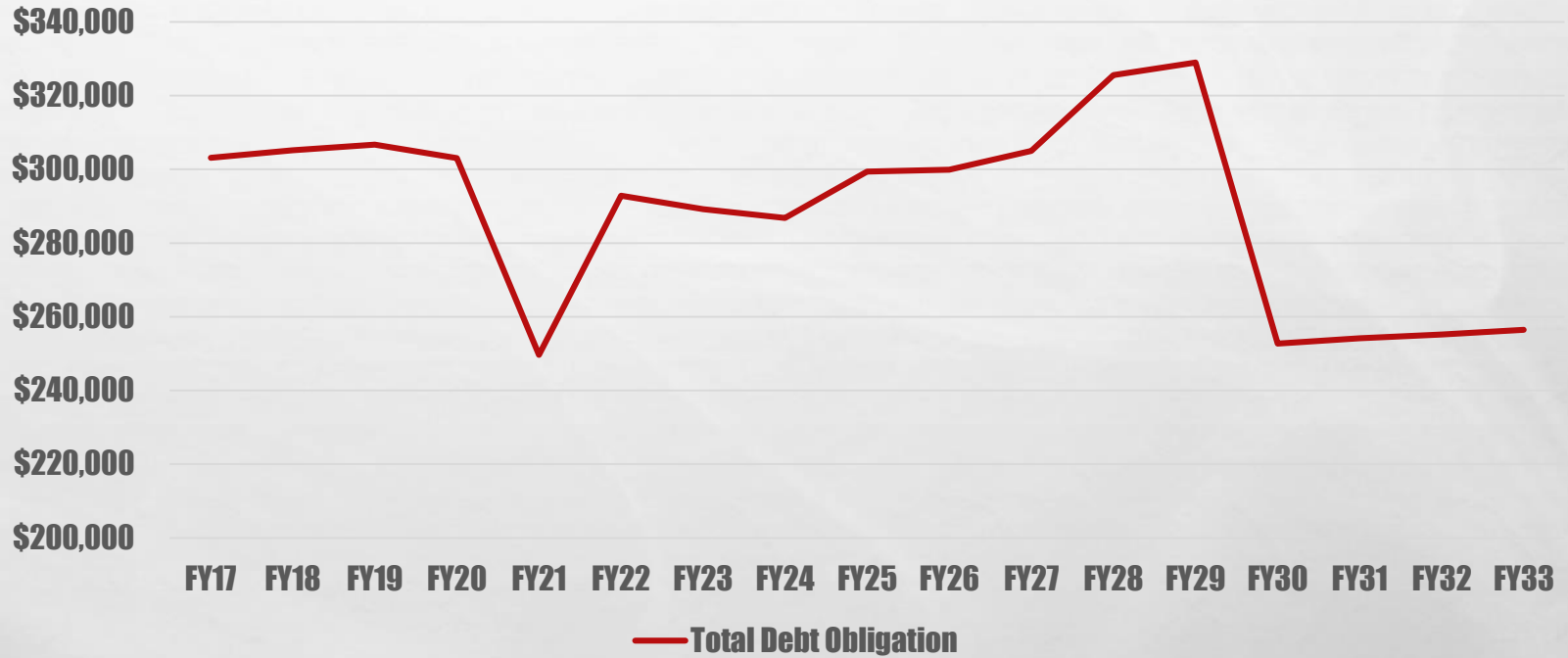
Audited Fund Balance 9-30-2016	\$ 3,879,949
 FY 2016-2017	
Budgeted Revenues	\$ <u>2,234,800</u>
Total FY 2017 Resources	\$ 6,114,749
 Budgeted Expenditures:	
Operating Expenses	\$ (1,445,775)
Capital Expenses	\$ (280,000)
Debt Service	\$ <u>(693,063)</u>
	\$ (2,418,838)
Projected Ending Gross Fund Balance 09-30-2017	\$ 3,695,911
Reserve 25% of Operating Expense	\$ 361,444

* THE PROJECTED OPERATING BALANCE INCLUDES A \$150,000 REDUCTION FOR DESIGNATED OPERATING EQUITY.

** IN ORDER TO MAINTAIN A 25% OR 90 DAY BALANCE, THE TOTAL BUDGETED EXPENDITURES MAY NOT EXCEED \$5,723,178. THESE FIGURES ARE SUBJECT TO CHANGE DEPENDING UPON ACTUAL REVENUES AND EXPENDITURES.



Total Debt Obligation



BEDC FINANCIAL STATEMENTS ATTACHED



06/16/2017

CITY OF BASTROP

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

REVENUES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
TAXES & PENALTIES						
00-00-4005 SALES TAX	1,403,048.78	2,209,500.00	199,806.80	1,439,816.75	769,683.25	65.16
TOTAL TAXES & PENALTIES	1,403,048.78	2,209,500.00	199,806.80	1,439,816.75	769,683.25	65.16
CHARGES FOR SERVICES						
00-00-4047 LEASE AGREEMENT	9,200.00	13,800.00	1,150.00	9,200.00	4,600.00	66.67
TOTAL CHARGES FOR SERVICES	9,200.00	13,800.00	1,150.00	9,200.00	4,600.00	66.67
OTHER REVENUE						
INTEREST INCOME						
00-00-4400 INTEREST INCOME	6,734.16	10,000.00	2,944.55	19,693.36	(9,693.36)	196.93
00-00-4401 INTEREST RECEIVED ON NOTES	1,033.15	1,500.00	82.75	748.03	751.97	49.87
TOTAL INTEREST INCOME	7,767.31	11,500.00	3,027.30	20,441.39	(8,941.39)	177.75
MISCELLANEOUS						
TRANSFERS-IN						
OTHER SOURCES						
** TOTAL REVENUE **	1,420,016.09	2,234,800.00	203,984.10	1,469,458.14	765,341.86	65.75

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
NON-DEPARTMENT =====						
00-NON-PROGRAM =====						
BEDC ADMINISTRATION =====						
00-NON-PROGRAM =====						
PERSONNEL COSTS						
70-00-5101 BEDC OPERATIONAL SALARIES	128,327.76	233,478.00	19,337.19	152,932.79	80,545.21	65.50
70-00-5116 LONGEVITY	258.00	450.00	0.00	408.00	42.00	90.67
70-00-5117 OVERTIME	37.50	0.00	0.00	0.00	0.00	0.00
70-00-5150 SOCIAL SECURITY	10,183.51	17,930.00	1,434.63	11,373.88	6,556.12	63.43
70-00-5151 RETIREMENT	13,866.17	27,050.00	2,273.30	17,679.26	9,370.74	65.36
70-00-5155 GROUP INSURANCE	13,875.02	28,988.00	2,107.12	20,429.95	8,558.05	70.48
70-00-5156 WORKER'S COMPENSATION	344.14	500.00	0.00	458.25	41.75	91.65
TOTAL PERSONNEL COSTS	166,892.10	308,396.00	25,152.24	203,282.13	105,113.87	65.92
SUPPLIES & MATERIALS						
70-00-5201 OPERATIONAL SUPPLIES (OFFIC	3,249.50	7,000.00	949.01	3,835.32	3,164.68	54.79
70-00-5203 POSTAGE	54.04	360.00	41.60	41.60	318.40	11.56
70-00-5206 OFFICE EQUIPMENT	2,572.83	10,200.00	63.03	5,133.70	5,066.30	50.33
TOTAL SUPPLIES & MATERIALS	5,876.37	17,560.00	1,053.64	9,010.62	8,549.38	51.31
MAINTENANCE & REPAIRS						
70-00-5301 MAINT OF EQUIPMENT	309.98	1,000.00	0.00	0.00	1,000.00	0.00
70-00-5345 BUILDING REPAIRS & MAINT.	13,086.24	3,600.00	400.00	1,924.02	1,675.98	53.45
TOTAL MAINTENANCE & REPAIRS	13,396.22	4,600.00	400.00	1,924.02	2,675.98	41.83
OCCUPANCY						
70-00-5401 COMMUNICATIONS	6,057.08	11,550.00	1,390.78	5,894.10	5,655.90	51.03
70-00-5402 OFFICE RENTAL	27,000.00	36,000.00	0.00	24,000.00	12,000.00	66.67
70-00-5403 UTILITIES	2,780.41	4,680.00	174.95	1,371.10	3,308.90	29.30
TOTAL OCCUPANCY	35,837.49	52,230.00	1,565.73	31,265.20	20,964.80	59.86

06/16/2017

CITY OF BASTROP

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CONTRACTUAL SERVICES						
70-00-5505 PROFESSIONAL SERVICES	41,673.40	66,300.00	248.15	42,576.79	23,723.21	64.22
70-00-5525 LEGALS	13,958.22	30,000.00	2,795.67	12,384.57	17,615.43	41.28
70-00-5530 ENGINEERING	6,982.50	15,000.00	0.00	8,333.75	6,666.25	55.56
70-00-5540 PROPERTY INSURANCE	577.12	1,200.00	0.00	523.14	676.86	43.60
70-00-5561 CONTRACTUAL SERVICES	4,500.00	6,000.00	500.00	4,000.00	2,000.00	66.67
70-00-5574 CITY CONTRACT FOR SERVICE	45,024.84	139,000.00	8,946.10	45,343.53	93,656.47	32.62
70-00-5596 MAIN STREET PROG SUPPORT	26,666.64	40,000.00	3,333.33	26,666.64	13,333.36	66.67
70-00-5598 CITY ADMINISTRATIVE SUPPORT	23,744.40	50,000.00	9,583.76	24,119.37	25,880.63	48.24
TOTAL CONTRACTUAL SERVICES	163,127.12	347,500.00	25,407.01	163,947.79	183,552.21	47.18
OTHER CHARGES						
70-00-5603 MARKETING TRAVEL	4,046.25	12,000.00	3,761.24	15,470.40	(3,470.40)	128.92
70-00-5604 BUSINESS DEVELOPMENT	5,769.91	10,000.00	644.05	3,831.04	6,168.96	38.31
70-00-5605 TRAINING TRAVEL	6,849.07	10,000.00	0.00	8,175.46	1,824.54	81.75
70-00-5606 AUTO ALLOWANCE - STAFF	0.00	6,000.00	0.00	0.00	6,000.00	0.00
70-00-5610 ISSUANCE COST	0.00	0.00	0.00	18,554.56	(18,554.56)	0.00
70-00-5611 BILLBOARDS	8,000.00	0.00	0.00	0.00	0.00	0.00
70-00-5615 DUES, SUBSCRIPTIONS & PUBLI	8,594.54	11,284.00	1,050.00	10,967.59	316.41	97.20
70-00-5631 BONDS FOR BEDC OFFICERS	559.10	1,000.00	0.00	805.00	195.00	80.50
70-00-5633 LOCAL/MISC ADV & SPONSORSHI	9,039.18	15,000.00	973.55	13,345.89	1,654.11	88.97
70-00-5634 NATIONAL ADV & MARKETING	12,113.55	50,000.00	2,420.00	12,908.14	37,091.86	25.82
70-00-5635 REGIONAL ADV & MARKETING	0.00	15,000.00	745.00	3,830.46	11,169.54	25.54
70-00-5636 DIGITAL ADV & MARKETING	0.00	10,000.00	0.00	4,750.00	5,250.00	47.50
70-00-5637 SPECIAL ADV & MARKETING	0.00	12,000.00	0.00	0.00	12,000.00	0.00
70-00-5640 SPL PROJ-REDEVELOPMENT GRAN	0.00	50,000.00	0.00	0.00	50,000.00	0.00
70-00-5641 SPL EDUC & WORKFORCE DEVELO	3,449.79	10,000.00	4,124.73	9,650.67	349.33	96.51
70-00-5642 SPL ENTREPRENEURIAL/SM BUS	425.00	10,000.00	4,210.78	5,912.78	4,087.22	59.13
70-00-5644 380 AGREEMENT REIMBURSEMENT	162,411.87	329,000.00	0.00	176,829.67	152,170.33	53.75
70-00-5645 WATER RIGHTS PROP FUNDING	0.00	60,000.00	0.00	0.00	60,000.00	0.00
70-00-5646 SPECIAL PROJ/INCENTIVES	0.00	49,205.00	0.00	0.00	49,205.00	0.00
70-00-5649 SPL PRJT DISASTER RELIEF GR	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5650 SPL PRJT BUS RETEN & EXPAN	0.00	10,000.00	0.00	1,962.59	8,037.41	19.63
70-00-5689 OPPORTUNITY AUSTIN	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5700 TARGETED MARKETING	8,510.08	0.00	0.00	1,079.01	(1,079.01)	0.00
TOTAL OTHER CHARGES	229,768.34	690,489.00	17,929.35	288,073.26	402,415.74	41.72
CONTINGENCY						
70-00-5900 CONTINGENCY	0.00	25,000.00	0.00	0.00	25,000.00	0.00
TOTAL CONTINGENCY	0.00	25,000.00	0.00	0.00	25,000.00	0.00

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

EXPENDITURES	PRIOR Y-T-D	CURRENT BUDGET	M-T-D ACTUAL	Y-T-D ACTUAL	BUDGET BALANCE	% OF BUDGET
CAPITAL OUTLAY						
70-00-6713 TRAIL SYS FROM ESKEW TO HWY	0.00	180,000.00	5,452.50	11,939.42	168,060.58	6.63
70-00-6714 921 MAINSTREET PROJECT	0.00	100,000.00	1,543.42	42,707.42	57,292.58	42.71
TOTAL CAPITAL OUTLAY	0.00	280,000.00	6,995.92	54,646.84	225,353.16	19.52
DEBT SERVICE						
70-00-7133 C OF O SERIES 2013 PRINCIPL	50,820.00	70,000.00	5,833.33	46,666.64	23,333.36	66.67
70-00-7134 C OF O SERIES 2013 INTEREST	67,284.00	98,700.00	8,224.90	65,799.20	32,900.80	66.67
70-00-7137 C OF O SERIES 2010 PRINCIPA	28,222.64	45,110.00	3,759.17	30,073.36	15,036.64	66.67
70-00-7138 C OF O SERIES 2010 INTEREST	22,329.36	32,013.00	2,667.72	21,341.76	10,671.24	66.67
70-00-7152 GO REFUNDING SER 2014 INT	4,216.88	0.00	0.00	0.00	0.00	0.00
70-00-7501 C OF O SERIES 2008A PRINCIP	14,175.36	370,000.00	0.00	370,000.00	0.00	100.00
70-00-7502 C OF O SERIES 2008A, INTERE	7,178.00	16,828.00	0.00	16,827.50	0.50	100.00
TOTAL DEBT SERVICE	194,226.24	632,651.00	20,485.12	550,708.46	81,942.54	87.05
TOTAL 00-NON-PROGRAM	809,123.88	2,358,426.00	98,989.01	1,302,858.32	1,055,567.68	55.24
ADMINISTRATION						
=====						
CAPITAL OUTLAY						
DEBT SERVICE						
70-10-7097 INTEREST EXPENSE ON FNB NOT	3,145.13	500.00	0.00	0.00	500.00	0.00
70-10-7603 BOND PRINCIPAL 2006	156,666.64	50,000.00	4,166.67	33,333.36	16,666.64	66.67
70-10-7604 BOND INTEREST 2006	13,830.64	9,912.00	825.95	6,607.60	3,304.40	66.66
TOTAL DEBT SERVICE	173,642.41	60,412.00	4,992.62	39,940.96	20,471.04	66.11
TOTAL ADMINISTRATION	173,642.41	60,412.00	4,992.62	39,940.96	20,471.04	66.11
TOTAL BEDC ADMINISTRATION	982,766.29	2,418,838.00	103,981.63	1,342,799.28	1,076,038.72	55.51
*** TOTAL EXPENSES ***	982,766.29	2,418,838.00	103,981.63	1,342,799.28	1,076,038.72	55.51

*** END OF REPORT ***

06/16/2017

BALANCE SHEET

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

ASSETS

=====

00-00-1010	BEDC OPERATING ACCT	238,938.82
00-00-1012	TEXAS CLASS	1,660,707.76
00-00-1100	TEXPOOL	1,712,208.92
00-00-1135	DREYFUS MM ACCT	3,972.17
00-00-1141	CERTIFICATE OF DEPOSIT FN	526,000.00
00-00-1224	ACCT RECEIVABLE-SALES TAX	333,100.38
00-00-1272	NOTES RECEIVABLE-GARMENT	45,834.05
00-00-1274	NOTES RECEIVABLE-GTG-LOAN	15,332.61
00-00-1275	NOTES RECEIVABLE-GTG-LOAN	15,419.55
00-00-1276	NOTES RECEIVABLE-GTG-LOAN	370.15
00-00-1420	EQUIPMENT	8,300.77
00-00-1440	BUILDING IMPROVEMENTS	49,785.27
00-00-1460	FIXED ASSETS - BUILDING	845,593.73
00-00-1470	FIXED ASSETS - LAND	832,992.05
00-00-1480	FIXED ASSETS - INFRASTRUC	2,253,147.18
00-00-1490	CONST IN PROGRESS-INFRAST	6,943.68
00-00-1499	ACCUMULATED DEPRECIATION(1,677,456.51)
00-00-1575	DEFERRED OUTFLOWS-PENSION	17,741.00
00-00-1576	DEFERRED OUTFLOWS-ACTUARI	2,814.00
00-00-1577	DEFERRED OUTFLOWS-DEFICIT	25,266.00
00-00-1578	DEFERRED OUTFLOWS-ASSUMPT	3,529.00

6,920,540.58

TOTAL ASSETS

6,920,540.58

=====

06/16/2017

BALANCE SHEET

AS OF: MAY 31ST, 2017

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE

=====

00-00-2000	ACCOUNTS PAYABLE	20,704.00	
00-00-2080	NOTES PAYABLE-CITY-WTR PR	360,000.00	
00-00-2081	NOTES PAYABLE-CITY-TDC	20,834.02	
00-00-2101	BONDS PAYABLE CURRENT POR	270,110.00	
00-00-2102	TAX/REV 2006 BOND PAYABLE	165,000.00	
00-00-2105	BONDS PAYABLE-CURRENT YR	125,187.00	
00-00-2125	ACCRUED INTEREST PAYABLE	25,686.06	
00-00-2127	ACCRUED EXPENSES-OTHER	40,117.38	
00-00-2235	UNEARNED REVENUE-TOWER	46,000.00	
00-00-2346	DUE TO CLEARING FUND	26,957.88	
00-00-2356	DUE TO OTHER GOVERNMENTS	3,568,190.44	
00-00-2405	ENCUMBRANCE ACCOUNT (12,071.96)	
00-00-2406	RESERVE FOR ENCUMBRANCE	12,071.96	
00-00-2520	UNAMORTIZED PREMIUM	64,748.56	
00-00-2850	NET PENSION LIABLITY	111,000.00	
00-00-2870	COMPENSATED ABSENCES PAYA	11,248.66	
			4,855,784.00
	TOTAL LIABILITIES		4,855,784.00
	SURPLUS (DEFICIT)	126,658.86	
00-00-3000	NET ASSETS	1,084,686.37	
00-00-3119	DESIGNATED OPERATING	150,000.00	
00-00-3400	CONTRIBUTED CAPITAL	521,695.50	
00-00-3502	RESTRICTED - JAMCO	73,644.00	
00-00-3503	RESTRICTED-GOOD SOUL BREW	9,700.00	
00-00-3505	RESTRICTED-COGLAN GRP	5,000.00	
00-00-3506	RESTRICTED-ELLIOTT PARTNE	37,372.85	
00-00-3507	RESTRICTED - AEI TECHNOLO	55,999.00	
	TOTAL EQUITY		2,064,756.58
	TOTAL LIABILITIES & FUND EQUITY		6,920,540.58

=====



Agenda Item: 3.3

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Presentation and discussion regarding the Bastrop EDC being awarded the 2017 Texas Economic Development Council (TEDC) Workforce Excellence Award.

Prepared by: Shawn Kirkpatrick, Executive Director

The Bastrop EDC has been awarded the 2017 Workforce Excellence Award by the Texas Economic Development Council (TEDC) for the 2016 Youth Career Day, in the category for communities under 15,000 in population.

Shawn Kirkpatrick and Jean Riemenschneider attended the TEDC Mid-Year Conference in Plano and received the award for the Bastrop EDC. Ben Williams from Workforce Solutions and Jennifer Edenfield with Bastrop ISD, representing our partners in the event, were also on hand to help accept the award.

The annual Youth Career Day is truly a community effort, and the EDC wishes to thank our partners who helped to make the event such a success.

Attachments:
Press Release
Photo

Recommendation

None – no action required.



FOR IMMEDIATE RELEASE

Contact: Shawn Kirkpatrick
Executive Director
(512) 303-9700
shawn@bastropedc.org

Bastrop EDC Receives 2017 Workforce Excellence Award from Texas Economic Development Council, Nation's Largest State Economic Development Association
Recognition for Bastrop Youth Career Day honors innovative, community-supported model initiative

Bastrop, Texas, June 8, 2017 – The Texas Economic Development Council today presented its 2017 Workforce Excellence Award (Population up to 15,000) to the Bastrop Economic Development Corporation. The presentation recognizing the 2016 Bastrop Youth Career Day program was made at a special awards breakfast held during the TEDC's mid-year conference in Plano, Texas. The Workforce Excellence Award Program recognizes exceptional contributions by a Texas community or region in the area of workforce development. Nominated programs were judged on innovativeness, community commitment and leverage, measured objectives, transferability, and secondary benefits.

“Our team is truly honored to receive this statewide recognition for our work in linking education and workforce development, because bringing meaningful employment to our citizens requires a diverse, educated workforce,” said Executive Director Shawn Kirkpatrick. “These students are our future citizens, employers and leaders, so it’s vital to support their successful transition to the workplace.”

The now-annual event was hosted and sponsored by the Bastrop EDC, Workforce Solutions Rural Capital Area, the City of Bastrop, the Bastrop Chamber of Commerce and Bastrop ISD. The EDC served as the central coordinating body and as the conduit to employers and area leaders who want to help students achieve their goals after they graduate. Workforce Solutions provided grant funding as well as onsite job coaching to students. Bastrop Youth Career Day is already viewed as the gold standard in the region, and other communities in the county have sought out the Bastrop EDC’s guidance on hosting their own career day events.

Clear pathways to rewarding employment

The Bastrop EDC has taken a lead role in bridging the gaps between school and sustainable employment via workforce development. Toward this end, Bastrop Youth Career Day has become one of its key community initiatives to advance high school graduates’ workforce readiness while enhancing economic development. It has four primary objectives:

1. Allow students to see real-world applications of what they are learning in school and the career opportunities available in Bastrop – regardless of their plans post-graduation.
2. Help satisfy Texas’ legislated (HB-5) educational mandates and community needs for workforce-ready graduates by connecting students and industry.
3. Support students’ progress along state-prescribed career pathways based on their aptitudes and interests.
4. Enable employers to identify and recruit work- and trade-ready employees from within the community.

Bastrop Youth Career Day overview

The award-winning Bastrop Youth Career Day event was held on Wednesday, May 18, 2016 from 9 a.m. till noon at the Bastrop ISD's Performing Arts Center. The multifaceted event for the school district's juniors and seniors kicked off with an inspiring keynote, followed by an engaging "do's and don'ts" video and an informative business panel. The latter half of the program was a career fair featuring exhibitors and displays. These included nearly 50 businesses, public service and governmental agencies, nonprofits and armed forces recruiters. In addition, post-secondary educational institutions presented opportunities for graduating students to pursue further studies or vocational/skills training in order to enter specific fields. Some participating employers took applications for current or summer job openings, while others scouted future employees or introduced students to their organizations and offerings. This gave students a unique glimpse into their potential futures post-graduation and enabled one-to-one exchanges with businesses and organizations otherwise unavailable to them.

Through these interactions aligned with HB-5 career pathways, students were exposed to myriad possibilities and explored the difference between a job and a career. Outside in the parking lot, first responders, military recruiters and companies with heavy equipment showcased their "tools of the trade." These included a PHI Air Medical helicopter, a Navy dune buggy, and an Austin Police Bomb Squad K-9 team and bomb-disposal robot. Recruiters from the armed forces discussed their pathways to training in specific jobs, as well as opportunities to earn money for college, both of which support workforce development.

Student-focused program with communitywide benefits

By hosting Bastrop Youth Career Day with its community partners, the EDC helps ensure that students graduate prepared for college or with high-demand skills that equip them to land rewarding, well-paid jobs, ideally within Bastrop. It also helps the business community learn more about area students preparing to enter the workforce. Data compiled from student registrations gives employers an early glimpse of students' career intentions and a baseline for future reference.

Kirkpatrick and Jean Riemenschneider, who leads the EDC's Education and Workforce program, accepted the award on behalf of the Bastrop Economic Development Corporation. Also in attendance were Workforce Solutions Rural Capital Area Manager Ben Williams and Bastrop ISD Director of Student Advancement Jennifer Edenfield, representing the community partners.

"The opportunity to work with our community and to tap the unlimited potential of our students has been an absolute pleasure," said Riemenschneider. "It has been extremely rewarding to see the students get excited and express interest in companies they didn't know were right here in their own backyard."

"Partnerships are vital to the success of a community and Bastrop Youth Career Day demonstrates their impact in giving students invaluable exposure to opportunities after high school," said Bastrop Chamber of Commerce President Becki Womble. "Together, we are developing our students – our future workforce – which builds a stronger business climate and ultimately creates a successful community. We are all part of this dynamic ecosystem."

About the Bastrop Economic Development Corporation

Established in 1995, the Bastrop Economic Development Corporation (BEDC) enhances the quality of life in Bastrop, Texas by advancing the investment, development, growth and relocation of companies within the area. In addition to providing appropriate infrastructure, it promotes and supports economic development in the community that offers the people of Bastrop sustainable, meaningful and rewarding employment opportunities, and greater access to desirable goods and services. Visit <http://bastropedc.org>.





Agenda Item: 3.4

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Consideration, discussion and possible action on approving a Business Incentive Grant Agreement for the building located at 916 Main Street (Law Office of Derek Van Gilder), owned by the Charek Corporation, in the amount of \$7,100.

Prepared by: Shawn A. Kirkpatrick, Executive Director

Charek Corporation has submitted a BIG application (BIG #2017-006) for renovations to the building at 916 Main Street, the Law Office of Derek Van Gilder. The project will include modifying interior walls, replacing the front door, installing windows, and installing an awning over the windows.

The application was reviewed by the Main Street Design committee and accepted as complete and program-eligible. The total cost of the project is \$14,200, with the EDC reimbursing up \$7,100. Under the BIG program guidelines, the applicant is required to enter into a performance agreement with the EDC.

Attachments:
BIG Application
Performance Agreement [Draft]

Recommendation

Approve the attached performance agreement.

[RECOMMENDED MOTION] I move to approve a Bastrop Economic Development Corporation Business Incentive Grant Agreement (BIG #2017-006) for the building located at 916 Main Street, owned by the Charek Corporation, for FY 2017, and authorize the Executive Director to execute the agreement on behalf of the EDC.

BIG FY 16-17 APPLICATION

Applicant Information

Applicant's Name: The Charek Corporation

Applicant's Mailing Address: 916 Main Street, Bastrop, TX 78602

Federal Tax ID Number: 74-2729007

Daytime Phone Number: (512)303-4747

Cell Phone: (512)789-4747

Email Address: derek@vangilderlaw.com

Status of applicant (please check one)

Property owner with vacant facility

Property owner with tenant business

Property owner/operator of existing business on property

Owner of property is a/an (please check one)

Individual

Partnership (attach copy of Partnership Agreement)

Corporation/profit (attach copy of Articles of Incorporation)

Corporation/non-profit (attach list of officers and directors)

Trust (attach copy of Trust Agreement)

Other, please explain:

Length of ownership: 22 years Date Purchased: 1995

Property Information

Address of property to be improved: 916 Main Street, Bastrop, T

Legal Description of subject property: Building Block 9 WW ST, ac

Tax Assessor Parcel Number (s): R33848

Year built: 1975 ? Square footage: 2200

Name and phone number of current tenant(s), if applicable:

Law Office of Derek R. Van Gilder (512)303-4747

Planned use of building after improvements are made:

Law Office of Derek R. Van Gilder

Project Description - please provide a detailed description of the proposed business improvement grant for your building:

Install a bronze framed window to match existing window on south wall, install new door,

** See rendering and proposal.*

+

Please obtain the following documentation to accompany your application:

1. Current photograph of building exterior.
2. Historic photographs of building exterior if available.
3. Drawings and/or rendering accurately depicting the extent of the proposed work.
4. Brief history of the building and any previous improvement work done to the building that you are aware of.
5. Current assessed property value. *\$210,000*

*④ Purchased building from Coy Craig 1995.
Added front window, awning, repainted building,
Rewire electric, remodel restrooms, modernized
kitchen and restrooms, added carpet and parking
in rear of building.*

Bastrop BIG Program Checklist FY 16-17

Completed Application including:

1. If the property is owned by someone other than an individual attach one of the following:
- ✓2. Copy of Articles of Incorporation
- ✓3. List of officers and directors
4. Copy of Trust Document
- ✓5. Current photograph of building exterior
6. Historic photographs of building exterior if available
- ✓7. Drawings and/or rendering accurately depicting the extent of the proposed work
- ✓8. Brief history of the building and any previous improvement work done to the building that you are aware of.
- ✓9. Current Assessed Value
- ✓10. Detailed project budget, outline selected bids and total project amount.
- ✓11. Completed Scoring Criteria
- ✓12. Completed Checklist

I certify to the best of my knowledge that I have submitted all of the required information to apply for approval of the BIG Program and that the information is correct.

I have read and agree to abide by the BIG Program Application Guidelines.

Applicant Name:

DEREK R. VAN EHLDER
Derek R. Van Ehlder, Pres. - CHAREK
CORP.

Applicant Signature:

Date:

6/1/17

Bastrop BIG Program FY 16-17 Scoring Application

SCORING CATEGORIES

Possible Points

Select one entry per category if applicable

35

Location

Located in the Historic Main Street Area

5

Located in the Main Street Program Area

4

Located along a commercial corridor leading downtown

3

Located along a commercial corridor

2

Other location

0

Points Earned 5

Local Landmark Designation

Designated by Historic Landmark Commission as a Historic Landmark

5

Designated by Historic Landmark Commission as a Significant Landmark

4

Points Earned 0

Economic Impact of future use

Retail/Restaurant/Tourism

5

Public or Non-Profit

4

Professional Service

3

Points Earned 3

Use of Structure

Application is part of a project that will allow reoccupation of a structure that is currently vacant and has been for:

Three or more years

5

Two to three years

4

One to two years

3

Less than a year

2

Structure is currently occupied

0

Points Earned 0

Age of Structure as of October 1 of current fiscal year

Over 50 years

5

40-49 years

4

30-39 years

3

20-29 years	2
10-19 years	1
Less than 9	0

Points Earned 4

Danger of Structure

Structure is currently threatened: Structure is currently threatened or likely to be within 1 year. Severe deterioration evident, threatened loss of entire structure. Roof damage, severe structural damage. 5

Structure is in moderate danger: Structure is moderately threatened or likely to be within 1 to 5 years. Deterioration has begun, but does not pose immediate threat of collapse. 4

Structure is in potential danger: Localized minor damage to structure, limited damage to major features. 3

Structure is not in danger: Project is cosmetic. 0

Points Earned 2

Previous Funding

Applicant has not applied for or received funding from the Mega Grant or Façade Grant Program in the past five (5) years. 0

Applicant has applied before and satisfactorily completed the project. 4

Points Earned 5

Total Points 19

Caspro Builders

194 N. Eskew Ln
Cedar Creek Tx. 78612

Date 5-23-17

Estimate

Derek Van Gilder

916 Main st.
Bastrop Tx.

Scope of work:

Remove brick (6' x 8') from front wall to the right of the door and install bronze framed window to match existing window at the left of the door. Modify interior walls and shelving to accommodate window.

Remove brick (6' x 4') from back wall to left of door and install bronze framed window to match existing window in front. Modify interior wall and add interior wall.

Remove brick and debris from site.

Replace front door.

Repaint brick wall.

Construct and install awning over windows per drawings from Tx Historical.

Estimated cost: \$14,200.00

Thank You

The Front Door Company of Austin, Inc.

9222 Burnet Road, Ste. 104
 Austin, TX 78758
 512-459-9034 Phone
 512-459-9035 Fax
 info@thefrontdoorco.com
 www.thefrontdoorco.com

Quote

Date	Quote #
5/9/2017	1396

Name / Address
Derick R Van Gilder Law Offices Derek Van Gilder 916 Main St Bastrop, TX 78602

Ship To

Customer Phone	Customer Alt. Phone	Customer E-mail	Terms	Due Date	Rep
512-303-4747		derek@vangilderlaw.com	50% Down 50% Pa...	5/9/2017	FXU

Qty	Description	Cost- Ea	Cost-Ext
1	Door Size:3/0 x 6/8 x 1-3/4" Wood Species: Mahogany Description/ Design: 3/4 lite Glass: San Jacinto TX Star Grill: NONE Handing: LHOS Bore: 5-1/2" STD Bore	895.00	895.00T
3	4X4 NRP HINGES	10.00	30.00T
1	Superkerf Weatherstrip Set-Single Door	95.00	95.00T
1	STAIN AND FINISH SINGLE DOOR EXT CAVIAR & INT CINNAMON	395.00	395.00T
1	INSTALL SINGLE DOOR INTO EXISTING JAMB **DOOR DISPOSAL FEE MAY APPLY **PENDING SITE VISIT**	325.00	325.00
2	(2) Trip charges, 1 for premeasure, 1 for install *****NO LOCKSET QUOTED *****	76.00	152.00

QUOTE INCLUDED
 IN CASPRO EST.

Attn: Warranty for any wood door will be void for the following: (1) If door is not sealed on all six sides, including the top and behind hinges and hardware, within 48 hours of receipt (2) If the door gets direct sun or does not have adequate overhang. Please see www.thefrontdoorco.com/warranty.aspx for complete warranty information.

Subtotal	\$1,892.00
Sales Tax (8.25%)	\$116.74
Total	\$2,008.74

Accepted by (Print Name) _____

Signature _____ Date _____

**ALL PRICES QUOTED ARE
 GOOD FOR 30 DAYS**

**BASTROP ECONOMIC DEVELOPMENT CORPORATION
BUSINESS INCENTIVE GRANT PROGRAM STANDARD
AGREEMENT**

THE STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF BASTROP §

THIS IS AN AGREEMENT, made and entered into by and between the Bastrop Economic Development Corporation, an Economic Development Corporation created by and through the laws of the State of Texas, hereinafter called “BEDC”, acting by and through its duly authorized representative, and The Charek Corporation, hereinafter called “GRANTEE,” acting by and through its duly authorized representative.

W I T N E S S E T H:

WHEREAS, commercial property owners desire to generate adequate rents and revenues from their commercial buildings while creating a sense of pride in their investment; and

WHEREAS, the BEDC through the Bastrop Incentive Grant (“BIG”) Program wishes to maintain and improve the quality of life for its citizens, attract outside spending, generate additional jobs, and increase sales tax by fostering economically viable commercial districts; and

WHEREAS, the objective of the BIG Program is to provide assistance to those who are attempting to improve the appearance of commercial properties along commercial corridors and those who wish to preserve, save, and improve historic properties in Bastrop; and

WHEREAS, the BEDC has created and approved a process whereby buildings located within the City of Bastrop may apply for a BIG Program grant from the BEDC.

II.

NOWTHEREFORE, upon an affirmative vote of the majority of the BEDC Board, on _____, the BEDC determined that GRANTEE qualified for a reimbursement grant (the “Reimbursement”) in the amount of \$7,100.00 for the improvements as provided for in its application, and that said Reimbursement shall be distributed to GRANTEE under the following terms and conditions:

- (a) For and in consideration of the Reimbursement to GRANTEE by the BEDC, the funds distributed are intended to reimburse GRANTEE for the eligible expenses associated with improvements to the building at 916 Main Street (the “Project”). All reimbursements shall be for the Project and its associated eligible costs as submitted by the GRANTEE and approved by the Main Street Design Committee and the BEDC.
- (b) The Reimbursement shall be contingent on compliance with the Project, this Agreement, the ordinances of the City of Bastrop, the laws of the State of Texas, and the Bastrop Business Incentive Grant (BIG) Program Guidelines, Application, Criteria & Checklist (the “Guidelines”) as attached hereto as Exhibit A and incorporated herein as if fully set forth herein.
- (c) Upon completion of the Project, GRANTEE shall submit a final financial accounting to the BEDC (the “Report”) showing a line item accounting of all eligible costs expended during the Project, which shall be accompanied by the check register of all related expenditures. Invoices, receipts or other proofs of expenditures shall be presented with the Report. The BEDC shall be the sole and final decision maker as to the sufficiency of the Report and associated invoices, receipts or other proofs of expenditures and may deny all or partial reimbursement for lack of sufficiency.

(d) The Project shall be completed and the Report submitted by September 30, 2017.

(e) Upon submission of the Report and associated invoices, receipts and other proofs of expenditures, the BEDC shall verify compliance with this Agreement and distribute the reimbursement.

III.

GRANTEE agrees not to change or alter the final Project without prior written approval from the Main Street Program office for five (5) years from the date of the GRANTEE signing this Agreement (the "Grant Period"). The property must remain in commercial use during the Grant Period. If a change in use occurs and the property is not used for commercial purposes for longer than any 180 day period, then GRANTEE shall be required to reimburse 100% of the Funds back to the BEDC.

GRANTEE shall maintain ownership of the property for five (5) years immediately following the submission of the Report. If this requirement is not met the GRANTEE shall reimburse BEDC the Funds as provided:

Property sold within 2 years = reimburse 100%

Property sold within 3 years = reimburse 75%

Property sold within 4 years = reimburse 50%

Property sold within 5 years = reimburse 25%

IV.

It is understood and agreed that in the event any provision of this Agreement is inconsistent with requirements of law, the requirements of law will control and the parties shall revert to their respective positions which would otherwise be enjoyed or occupied by the respective parties for

the terms of this contract.

V.

The foregoing instrument in writing between the parties herein constitutes the entire Agreement between the parties, relative to the funds made the basis hereof, and any other written or oral agreement with the BEDC being expressly waived by GRANTEE.

IN WITNESS WHEREOF, the parties hereto execute this Agreement in duplicate originals as of the date set forth above on this ____ day of _____ 2017.

BASTROP ECONOMIC DEVELOPMENT CORPORATION, TEXAS

BY: _____

[GRANTEE]

BY: _____



Agenda Item: 3.5

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Consideration, discussion and possible action on a resolution approving the transfer of Lot 1, Lanford Place, property owned by the Bastrop EDC near the rodeo arena at Mayfest Hill (R36831 and R48757), to the City of Bastrop.

Prepared by: Shawn Kirkpatrick, Executive Director

In 2002, the Bastrop EDC purchased property near the Mayfest Hill Rodeo Arena from Barbara Humble. In January 2015, the EDC Board voted to transfer the property to the City of Bastrop. However, there was no resolution or other documentation done at that time.

The EDC's legal counsel has recommended a resolution to rectify the situation and allow the transfer of the property to proceed. Once the EDC resolution has been approved, a separate resolution will be sent to City Council for their approval.

Attachments:

01/12/15 Board Meeting Minutes with Motion to Transfer Property
Draft Special Warranty Deed with Survey Plat
Draft Resolution

Recommendation

Approve the resolution transferring Lot 1, Lanford Place, (properties R36831 and R48757) from the Bastrop EDC to the City of Bastrop.

[RECOMMENDED MOTION] I move to approve Resolution #2017-0008 transferring Lot 1, Lanford Place, from the Bastrop EDC to the City of Bastrop.

Business Park that the Parks Department requested be used for disc golf. Mr. DeLaRosa seconded, and the motion passed.

Mr. Gutierrez made the motion to deed the BEDC-owned property near the rodeo grounds at Mayfest Hill (R36831 and R48757) to the City of Bastrop, Mr. Schiff seconded, and the motion passed.

F. BOARD INPUT ON FUTURE AGENDAS

Inviting input from the Board of Directors related to issues for possible inclusion on future agendas, related to (but not limited to) issues such as BEDC projects, property, economic development prospects, community events, and BEDC business. A summary of the current year's budget for façade and mega grants was requested for the next Board meeting.

G. ADJOURNMENT – Gary Schiff moved to adjourn and Gary Gutierrez seconded. The BEDC Board of Directors adjourned the meeting at 9:30 p.m.

SPECIAL WARRANTY DEED

NOTICE OF CONFIDENTIALITY RIGHTS

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

STATE OF TEXAS §
 §
 COUNTY OF BASTROP §

KNOW ALL MEN BY THESE PRESENTS that BASTROP ECONOMIC DEVELOPMENT CORPORATION ("Grantor"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration paid in cash to the Grantor by the Grantee named in this Deed, has granted, bargained, sold and conveyed and by these presents does grant, bargain, sell and convey unto the CITY OF BASTROP ("Grantee"), a Home-Rule City of the State of Texas, all of the property described as follows:

Lot One (1), LANFORD PLACE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Cabinet # 3, Page 97-B, Plat Records of Bastrop County, Texas, and as more precisely described in the survey plat attached hereto as **Exhibit "A"** and incorporated herein for all purposes.

THIS CONVEYANCE IS MADE BY GRANTOR AND ACCEPTED BY GRANTEE subject to the terms, conditions and provisions of this Deed and further subject to all applicable easements, conditions, restrictions, covenants, mineral or royalty interests, mineral reservations, surface waivers, liens, encumbrances, regulations or orders of municipal and/or other governmental authorities, if any, or other matters of record, to the extent, but only to the extent, they are validly existing and affect the Property.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto and in anywise belonging unto the said Grantee, its successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to Warrant and Forever Defend all and singular the Property unto the said Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same of any part thereof, by, through or under Grantor, but not otherwise.

The remainder of this page intentionally is blank and signature pages follow.

IN WITNESS WHEREOF, the Grantor herein has executed this Special Warranty Deed, to be effective as of the ____ day of _____, 2017.

GRANTOR:

BASTROP ECONOMIC DEVELOPMENT CORPORATION,
a Texas Type B Economic Development Corporation

By _____
Kristi Koch, Vice-Chair to the Board of Directors,
serving as Interim Chair

ATTEST:

By _____
Cam Chavez, Secretary to the Board of Directors

State of Texas
County of Bastrop

This instrument was acknowledged before me on the ____ day of _____, 2017, by Kristi Koch, (Vice-Chair to the Board of Directors, serving as Interim Chair) of (Bastrop Economic Development Corporation), a Texas type B economic development corporation, on behalf of said corporation.

(Personalized Seal)

Notary Public's Signature

The remainder of this page intentionally is blank and grantee signature page follows.

GRANTEE:

AGREED AND ACCEPTED:

CITY OF BASTROP, TEXAS
a Texas home-rule municipality

By _____
Lynda Humble, City Manager

ATTEST:

By _____
Ann Franklin, City Secretary

State of Texas
County of Bastrop

This instrument was acknowledged before me on the _____ day of _____, 2017, by Lynda Humble, City Manager of Bastrop, Texas, a home-rule municipality, on behalf of said municipality.

(Personalized Seal)

Notary Public's Signature

After filing this document, please return to:
Ann Franklin
City Secretary
Bastrop City Hall
P.O. Box 427
Bastrop, Texas 78602

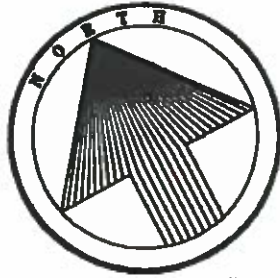
SURVEY MAP OF REAL PROPERTY

SURVEY PLAT

LOOP 150

(160.0' R.O.W.)

E.O.P.



SCALE: 1" = 100'

LEGEND

- ⊙ IRON PIPE FOUND
- IRON ROD FOUND
- IRON ROD SET
- ▲ NAIL FOUND
- ⊕ FIRE HYDRANT
- △ NAIL SET
- CONC MONUMENT FND.
- //— WOOD FENCE
- — — CHAIN LINK FENCE
- X — WIRE FENCE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE ESMT.
- B.L. BUILDING LINE
- ⊙ POWER POLE
- E — OVERHEAD ELEC. LINE
- ⤵ DOWN GUY
- (BRG.-DIST.) RECORD CALL
- (R.C.) RESTRICTIVE COVENANTS
- (B.E.C.) BLUEBONNET ELECT. COOP.
- (A.W.S.C.) AQUA WATER SUPPLY CORP.

I / We have reviewed this survey and are aware of any and all discrepancies, conflicts, or shortages in area or boundary lines or any encroachments, or protrusions or any overlapping of improvements.

Sign: _____ Date: _____

Sign: _____ Date: _____

CITY OF BASTROP
(19.68 AC.)
43/587 B.C.D.R.
REF: 72/560 B.C.D.R.

CALVARY BAPTIST CHURCH
OF BASTROP
252/401 B.C.D.R.

LOT 1

N20°42'44"E
169.55'

S61°38'31"E 359.60'

N61°37'23"W
351.72'

CITY OF BASTROP
(7.50 AC.)
826/318 B.C.D.R.

N31°02'49"E
155.60'

APPROX. LOCATION GAS PIPELINE

100' P.U.E. (PLAT)

S28°19'49"W
165.82'

S61°28'00"E
150.36'

WATER METER

GRAVEL

LOCATION GAS PIPELINE SIGN

10.0' P.U.E. (PLAT)
(808/785)

S28°18'41"W
436.76'

BARBARA HUMBLE
(1.0 AC.)
703/223 B.C.D.R.

N61°43'46"W
156.56'

LOCATION GAS PIPELINE SIGN



NOTE:

THIS PROPERTY IS SUBJECT TO:

1. PIPELINE ROW ESMT GRANTED TO LO-VACA GATHERING COMPANY IN (162/609) D.R.B.C.
2. ELECTRIC ESMT GRANTED TO B.E.C. IN (223/648), PARTIAL RELEASE OF ESMT IN (831/834) O.R.B.C.
3. WATER PIPELINE ESMT GRANTED TO A.W.S.C. IN (198/151) D.R.B.C.

RESOLUTION NO. R-2017-0008**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING THE TRANSFER OF REAL PROPERTY DESCRIBED AS LOT ONE, LANFORD PLACE SUBDIVISION, BASTROP COUNTY, TEXAS, TO THE CITY OF BASTROP; AUTHORIZING THE EXECUTION OF A SPECIAL WARRANTY DEED; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Bastrop Economic Development Corporation is a Type B economic development corporation and authorized, pursuant to Texas Local Government Code Section 505.152, to participate in public park projects; and

WHEREAS, the Bastrop Economic Development Corporation holds title and possession to Lot One in the Lanford Place Subdivision, Bastrop County, Texas (“the Real Property”); and

WHEREAS, the Board of Directors of the Bastrop Economic Development Corporation desires to transfer title and possession to the Real Property to the City of Bastrop to promote public park purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1. The transfer of title and possession of the Real Property legally described as Lot One (1), LANFORD PLACE, a subdivision in Bastrop County, Texas, according to the map or plat thereof recorded in Cabinet # 3, Page 97-B, Plat Records of Bastrop County, Texas, is hereby approved.

SECTION 2. The vice-chair, serving in the capacity of interim chair of the Board of Directors, is hereby authorized to execute a Special Warranty Deed, in substantial form to Exhibit “A” hereto and such other documents reasonably necessary to complete the transfer of title and possession of the Real Property to the City of Bastrop.

SECTION 3. The recitals set out above are fully incorporated as if fully set forth herein.

SECTION 4. Any prior resolutions of the Board of Directors in conflict with the provisions contained in this resolution are hereby repealed and revoked.

SECTION 5. Should any part of this resolution be held to be invalid for any reason, the remainder shall not be affected thereby, and such remaining portions are hereby declared to be severable.

SECTION 6. This resolution shall take effect immediately from and after its passage, and it is duly resolved.

DULY RESOLVED AND ADOPTED by the Board of Directors of the Bastrop Economic Development Corporation, this ____ day of _____, 2017.

APPROVED:

Kristi Koch, Board Vice-Chair

ATTEST:

Cam Chavez, Board Secretary

APPROVED AS TO FORM:

Denton, Navarro, Rocha, Bernal, Hyde & Zech, P.C.



Agenda Item: 3.6

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Consideration, discussion and possible action on approving a letter of support for Bastrop County's application for a Conditional Use Permit to erect a communications tower in the Bastrop Business and Industrial Park.

Prepared by: Shawn Kirkpatrick, Executive Director

Bastrop County is in the process of purchasing the building located at 1501 Business Park Drive in the Bastrop Business and Industrial Park (the former Bargas building) to house three County services: Office of Emergency Management, Information Technology, and 9-1-1 Communications and Dispatch. This will require the erection of a 175-foot communications tower. The City of Bastrop's code stipulates a structure height limit of 35 feet.

Bastrop County has filed a request for a Conditional Use Permit (CUP) with the City of Bastrop's Planning Department, which will be discussed at a Planning & Zoning meeting within the next few weeks.

Staff is requesting the EDC Board approve a letter of support for the CUP.

Attachments:

Map of Bastrop Business and Industrial Park showing proposed location of communications tower

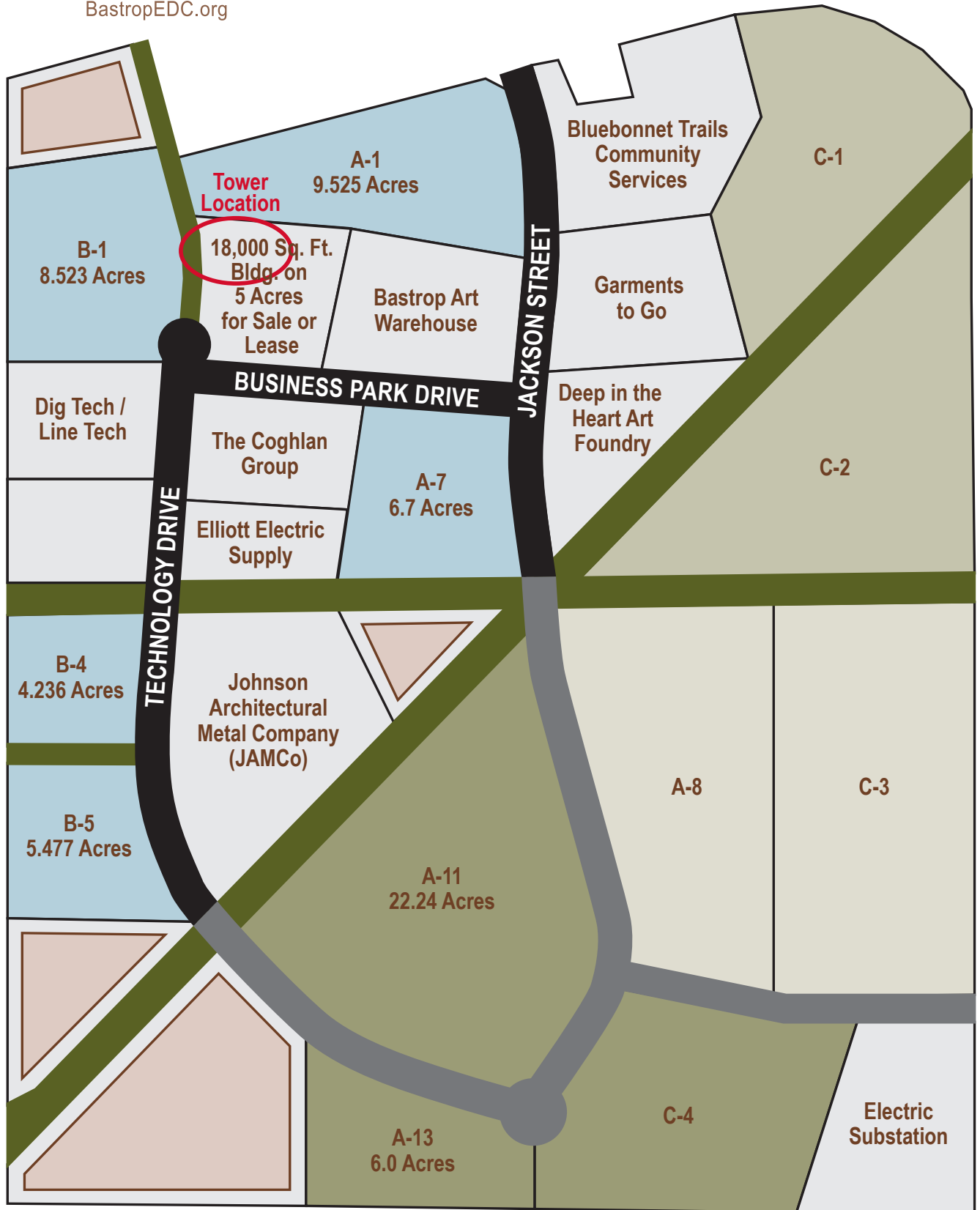
Recommendation

Approve a letter of support for the County's request for a Conditional Use Permit.

[RECOMMENDED MOTION] I move to approve a letter supporting Bastrop County's request for a Conditional Use Permit allowing them to erect a 175-foot communications tower in the Bastrop Business and Industrial Park, and authorize the Executive Director to sign on behalf of the Bastrop EDC.



Bastrop Business and Industrial Park



- | | | |
|---|--------------------------------|------------------|
| Available | Future Development | Utility Easement |
| Regional Detention | Future Residential Development | Existing Roads |
| Future Mixed-Use Residential/Commercial Development | Future Roads | |



Agenda Item: 3.7

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: **Workshop Session:** The Bastrop EDC Board of Directors will conduct a workshop session to consider and discuss the EDC's FY 2017/2018 budget.

Prepared by: Shawn A. Kirkpatrick, Executive Director

The EDC Board will hold a workshop to discuss the FY 2017/2018 budget.

FY2017/2018 Budget Schedule:

June/July	Budget workshops
August	Adopt final budget
September	City Council approval

Recommendation

None - no action required.



Agenda Item: 3.8

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Report on Bastrop EDC projects/events:

- (1) Coffee Chat
- (2) FiberLight Project
- (3) Downtown Trail Expansion
- (4) Retail and Restaurant Customer Service Training
- (5) TEDC Economic Excellence Award
- (6) 921 Main Street
- (7) Opportunity Austin

Prepared by: Shawn A. Kirkpatrick, Executive Director

(1) Coffee Chat

The City of Bastrop Main Street Program and the Bastrop Economic Development Corporation held a Coffee Chat on Friday, June 16th, at the Bastrop EDC Offices. The quarterly Coffee Chat is an opportunity for the public to sit and chat with the EDC and Main Street staff and share their thoughts and ideas. This was the second one of 2017.



(2) FiberLight Project

The EDC held a groundbreaking with FiberLight to commence construction of the dark fiber backbone being installed in the Business Park. Work began on May 18th and will be complete as soon as they receive a permit from TxDOT, which should be within the next couple of weeks. AEI Technologies will be the first tenant in the Business Park to have access to 1G fiber.



(3) Downtown Trail Expansion

Bowman Consulting is working on developing a scope of work to engineer the sidewalk project. A public hearing is scheduled for the July 17th Board meeting, along with a resolution approving the project.

(4) Retail and Restaurant Customer Service Training

The EDC has partnered with the Main Street Program to offer Customer Service Excellence training to community businesses. The training is scheduled for Monday, July 10th, at the Bastrop Convention Center and will be offered in two sessions. The morning session is specifically tailored toward restaurant employees, and the afternoon session will cover retail. Registration is at www.bastropdowntown.com/customer-service-training.

MONDAY, JULY 10TH
8 A.M. TO 11 A.M.
BASTROP CONVENTION & EXHIBIT CENTER

RESTAURANT *Customer Service* EXCELLENCE

RESTAURANT OWNERS, MANAGERS, CUSTOMER SERVICE, AND HOSPITALITY
EMPLOYEES ELIGIBLE TO ATTEND THIS FREE SEMINAR

- EFFECTIVE COMMUNICATIONS
- RESTAURANT APPEARANCE
- RESTAURANT STAFF EXPECTATIONS
- CREATING EFFECTIVE FIRST IMPRESSIONS
- ASKING YOUR CUSTOMERS THE "RIGHT" QUESTIONS
- ACTIVE LISTENING
- MENU TIPS
- THE SMALL THINGS ARE THE BIG THINGS
- DEALING WITH DIFFICULT SITUATIONS
- FOOD PREP AND PRESENTATION
- CREATING LASTING IMPRESSIONS
- RESTROOM EXPERIENCES
- GIVING A LITTLE "EXTRA"
- BUILDING CUSTOMER LOYALTY

Register Online:
www.bastropdowntown.com





MONDAY, JULY 10TH
1 P.M. TO 4 P.M.
BASTROP CONVENTION & EXHIBIT CENTER

RETAIL *Customer Service* EXCELLENCE

BUSINESS OWNERS, MANAGERS, CUSTOMER SERVICE, AND HOSPITALITY
EMPLOYEES ELIGIBLE TO ATTEND THIS FREE SEMINAR

- EFFECTIVE COMMUNICATIONS
- IMAGE IS EVERYTHING
- CREATING EFFECTIVE FIRST IMPRESSIONS
- CREATIVE GREETINGS
- ASKING YOUR CUSTOMERS THE "RIGHT" QUESTIONS
- ACTIVE LISTENING
- PROPER ASSISTANCE
- DEALING WITH DIFFICULT SITUATIONS
- CREATING LASTING IMPRESSIONS
- GIVING A LITTLE "EXTRA"
- BUILDING CUSTOMER LOYALTY

Register Online:
www.bastropdowntown.com





(5) TEDC Economic Excellence Award

For the third year in a row, the Bastrop EDC has received an Economic Excellence Recognition Award from the Texas Economic Development Council (TEDC). The Economic Excellence Recognition program provides recognition to economic development organizations that meet a desired threshold of professionalism. Recipients qualify for recognition based on training taken by their governing board/council as well as the economic development director and professional staff. Certifications, professional memberships and activities, and organizational effectiveness of the economic development staff also contribute to the standards for qualification.

(6) 921 Main Street

EDC staff has been meeting with multiple potential respondents to the RFQ for redevelopment of the site. Responses are due June 23rd with interest in the development community being high. Here is the link to the RFQ and related documents <http://bit.ly/2pYB2Gl>.

(7) Opportunity Austin

Mayor Schroeder spoke on a panel of regional mayors at the Opportunity Austin (OA) Quarterly Investor Breakfast. She spoke about Bastrop, our uniqueness in the region, transportation, and economic growth. The feedback from the panel discussion was excellent and the EDC appreciates her time in representing Bastrop.

Shawn Kirkpatrick attended the OA Regional Partners meeting with presentations from the Governor's Office and OA on best practices in responding to Requests for Information (RFIs) about Bastrop. As a board member of the Foreign Trade Zone 183 of Central Texas, Mr. Kirkpatrick attended their quarterly board meeting.



Agenda Item: 3.9

AGENDA MEMORANDUM

Meeting Date: June 19, 2017

Agenda Item: Requests from Board of Directors for future agenda items.

Prepared by: Shawn A. Kirkpatrick, Executive Director

This agenda item allows the Directors of the Board to give their input on possible agenda items for future Board meetings.

Recommendation

No staff recommendation provided.