

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

Monday, June 20, 2016 – 6:00 P.M.

Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

In compliance with the requirements of Chapter 551 of the Texas Government Code, the public is hereby provided notice that it is possible that a quorum or more of the membership of the Bastrop City Council may be in attendance, to observe and/or participate in the above-referenced meeting of the Bastrop Economic Development Corporation.

1. CALL TO ORDER

The BEDC Board reserves the right to convene into Executive Session at any time during the meeting regarding any agenda item. In compliance with the Open Meetings Act, Chapter 551 Government Code, Vernon's Texas Code, Annotated, such item, if taken into executive session, would be discussed in closed session under Section 551.071 – Consultations with Attorney – duty to advise on legal matters.

2. PUBLIC COMMENT(S)

3. REGULAR BUSINESS & PRESENTATIONS

- 3.1. Recognition of outgoing BEDC Board member Willie DeLaRosa. **(page 4)**
- 3.2. Welcome of Board members Camilo Chavez and Drusilla Rogers. **(page 5)**
- 3.3. Consideration, discussion and possible action on election of 2016/2017 BEDC Officers: Chair, Vice-Chair, Secretary and Treasurer, and Assistant Secretary and Assistant Treasurer. **(page 6)**
- 3.4. Consideration, discussion and possible action on Board meeting schedule for 2016/2017. **(page 8)**
- 3.5. Presentations by BEDC Staff: **(page 10)**
 - a) 2015 Texas Economic Development Corporation (TEDC) Economic Excellence Award
 - b) 2016 TEDC Workforce Excellence Award
 - c) 2016 Bastrop Youth Career Day Video
- 3.6. Approval of meeting minutes of the Regular Board Meeting of May 16, 2016. **(page 11)**
- 3.7. Consideration, discussion and possible action on acceptance of the BEDC's financial summary report for period ending May 31, 2016. **(page 15)**

4. ACTION ITEMS

- 4.1. Consideration, discussion and possible action on appointing a BEDC representative to the Main Street Advisory Board. **(page 30)**
- 4.2. 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. **(page 32)**

- 4.3. Consideration, discussion and possible action on the possible expansion of the Loop 150 south trail from Eskew Street to Hwy 71. **(page 47)**
- 4.4. Consideration, discussion and possible action on making application to the City Council approving and authorizing BEDC's Restated and Amended Articles of Incorporation, including a recommendation from the *ad hoc* Bylaws Committee. **(page 50)**
5. **UPDATE(S), REPORT(S), AND/OR ANNOUNCEMENT(S)** – The BEDC and City of Bastrop will provide written reports and be available to answer questions from the Board. (Includes items for update, discussion, and/or possible action by the Board of the BEDC)
 - 5.1. BEDC Projects and/or Business Update **(page 63)**
 - 5.2. *Ad Hoc* Bylaws Committee Report
 - 5.3. Main Street Program Monthly Report **(page 67)**
 - 5.4. City Manager's Report **(page 69)**
 - 5.5. City of Bastrop Comprehensive Plan Update
 - 5.6. City of Bastrop Construction Projects Report **(page 70)**
6. **WORKSHOP SESSION** – The Bastrop Economic Development Corporation will convene into a Workshop Session to discuss:
 - 6.1. 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.
 - 6.2. The Bastrop Economic Development Corporation will adjourn the Workshop Session and reconvene into the regular session to take any necessary action(s) pertaining to the workshop items.
7. **EXECUTIVE SESSION**
 - 7.1. The BEDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
 - (1) **Section 551.071(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 Bronze Star', 'Project MT Star Wars', 903 Main Street, and/or property owned and/or considered for acquisition/use by the BEDC.
 - (3) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Bronze Star', 'Project MT Star Wars', 'Project Jet Blue', and/or 'Project White Foam'.
 - 7.2. The BEDC Board of Directors will reconvene 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.

8. BOARD INPUT ON FUTURE AGENDAS

8.1. 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.

9. ADJOURNMENT

CERTIFICATE

I, Angela Ryan, Assistant Director of the Bastrop Economic Development Corporation (BEDC), certify that this Notice of Meeting was posted on the front window of the BEDC offices, 301 Hwy 71 W., Suite 214, at the Bastrop City Hall, 1311 Chestnut Street, and on the BEDC's website on this the 17th day of June 2016 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.



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Recognition of outgoing BEDC Board member Willie DeLaRosa.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:
Over/(Under) Budget:

Budgeted Amount:
Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Welcome of Board members Camilo Chavez and Drusilla Rogers.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:
Over/(Under) Budget:

Budgeted Amount:
Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL
Against: SM GS CC KK WD KLK CL
Abstained: SM GS CC KK WD KLK CL



AGENDA ITEM 3.3

BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on election of 2016/2017 BEDC Officers: Chair, Vice-Chair, Secretary and Treasurer, and Assistant Secretary and Assistant Treasurer.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see attached memo for additional information.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



June 17, 2016

Memorandum

To: BEDC Board of Directors

From: Shawn A. Kirkpatrick, Executive Director

Subject: BEDC Board Officer Election

With the appointment of new Board members, the annual election of Board officers needs to occur for the upcoming year. With the exception of the Mayor, all other Board members are eligible to serve as Chair or Vice Chair. All Board members, including the Mayor, are eligible to serve as Secretary or Treasurer. Any two of the offices, with the exception of Chair, may be combined to form the offices of Vice Chair/Secretary, Vice Chair/Treasurer or Secretary/Treasurer.

It is not defined within the Bylaws how to conduct Officer Elections, so it is within the discretion of the Board to decide amongst its members the format and outcome of the annual Officer Elections.

Staff Recommendation

Staff provides no recommendation on the election of Board Officers, with the exclusion of the following:

Staff recommends that Angela Ryan be reappointed as Assistant Secretary and Shawn Kirkpatrick be reappointed as Assistant Treasurer. These appointments are to assign designated Staff support to the Secretary and Treasurer or the combined office as the Board elects.



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 15, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on Board meeting schedule for FY 2016/2017.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see the attached schedule for proposed meeting and training dates.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL

2016/2017 REGULAR BOARD MEETING DATES

June 20 2016

July 18, 2016

August 15, 2016

September 19, 2016

October 17, 2016

November 21, 2016

December 19, 2016

January 23, 2017 (Regular meeting date of January 16 is MLK Day, a City holiday)

February 27, 2017 (Regular meeting date of February 20 is Presidents' Day, a Federal holiday)

March 20, 2017

April 17, 2017

May 15, 2017

June 19, 2017

FY 2016/2017 BEDC BUDGET TIMELINE

June 20	Regular Board Meeting - Budget Preview
July 11	Special Meeting - Budget Workshop
July 18	Regular Board Meeting & Budget Workshop
August 8	Special Meeting - Budget Workshop (if needed)
August 15	Regular Board Meeting - Budget approval and Public Hearing
August 23	City Council Meeting - Presentation to City Council
September 13 & 27	Two readings by City Council and budget approval

2016 BEDC BOARD TRAINING SCHEDULE

June 20	Budget Preview
July 18	Mike Barnes Group (Strategic Plan Review)
August 15	Budget Adoption
September 19	FY 2017 Primary Job Recruiting



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 15, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Presentations by BEDC Staff.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

The BEDC has recently won two awards that we would like to show the Board, as well as a video from the Second Annual Bastrop Youth Career Day.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Approval of meeting minutes of the Regular Board Meeting of May 16, 2016.

2. Party Making Request: Angela Ryan, Assistant Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

The draft minutes from the 05/16/16 BEDC Regular Board meeting are attached for the Board's review.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:
Over/(Under) Budget:

Budgeted Amount:
Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL
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Abstained: SM GS CC KK WD KLK CL

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, May 16, 2016
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, May 16, 2016, at 6:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for the Regular Monthly Meeting.

Board members present were: Kristi Koch, Gary Schiff, Mayor Ken Kesselus, and Cam Chavez. Board members Steve Mills, Joe Beal, Willie DeLaRosa and Mike Talbot (*ex officio*) were absent. Staff members present: Shawn Kirkpatrick, Angela Ryan, Jean Riemenschneider, and JC Brown, BEDC Attorney.

1. **CALL TO ORDER** – BEDC Board Vice-Chair Kristi Koch called the Board Meeting to order at 6:01 p.m.
2. **PUBLIC COMMENT(S)** – Carolyn Banks said when she was at Upstart, she applied for a grant from LCRA to renovate one of their buildings and turn it into a “Makerspace”. Under then Executive Director Dave Quinn, the BEDC had provided the match for the grant in the amount of \$6,000. Ms. Banks stated after she left Upstart, the funds were not used for a Makerspace, and she wanted the BEDC to pursue action to have the money returned to them, as the LCRA had done. There were no other public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Approval of meeting minutes of the Regular Board Meeting of April 18, 2016. Mr. Schiff made the motion to approve the minutes as submitted, Mr. Chavez seconded, and the motion passed.
 - 3.2. Consideration, discussion and possible action on acceptance of the BEDC’s financial summary report for period ending April 30, 2016. Mr. Kirkpatrick reviewed the financial report included in the Board packets. Mr. Schiff made the motion to accept the financial report as submitted, Mr. Chavez seconded, and the motion passed.
 - 3.3. Consideration, discussion and possible action on presentation and update by Aaron Farmer, The Retail Coach, regarding Bastrop’s retail recruiting strategy. Mr. Farmer showed that Bastrop’s Retail Trade Area, or the population of consumers who shop in Bastrop on a regular basis, is about 187,000, which is extremely large for a community the size of Bastrop. He said that is why some of the larger retailers have decided to locate here. Mr. Farmer said they are currently working on identifying specific sites in Bastrop for retailers and restaurants. The Retail Coach will be marketing Bastrop at the International Council of Shopping Centers (ICSC) in Las Vegas May 22-25. They have meetings scheduled with potential retailers, restaurants and developers. The new gap analysis will be available in June, with expanded retail categories that will provide greater detail. (Mr. Farmer’s complete presentation is available at this [link](#).)
 - 3.4. Consideration, discussion and possible action on presentation and update by Eric Davis, KSA Engineering, regarding retail and commercial land development. Mr. Davis said economic development depends on real estate, finance, and workforce. He explained the difference between neighborhood strip centers, power centers, lifestyle centers, and mixed-use lifestyle centers. He said in the last five years, he has seen developers take a much greater interest in mixed-use lifestyle centers, which consists of office, retail, and “vertical living” residential. Mr. Davis said that a pasture is not a commercial site – you first need to do the public investment. Private investment may follow, but it will not come first, and will “follow the path of least resistance.” Mr. Davis suggested starting with a vision, which is a basic map with topographical survey. Then do the initial concept plans based on the topography, market analysis, traffic flows, etc., and also on whether or not the land is available, with agreements with the landowners that

they will sell it at a set price or market price. The next step would be the conceptual plan, including square footage, usage, flow, walkability versus vehicular traffic, etc. The last stage would be final concept plans, after consulting with local stakeholders, retailers, and developers. Mr. Davis said that Public Private Partnerships have become popular recently and having that mechanism in place shows that a city is progressive. He said having clear and concise ordinances and zoning that are fairly and consistently applied are key to successful development. (Mr. Davis' complete presentation is available at this [link](#).)

4. ACTION ITEMS

- 4.1. Update from Bastrop Fine Arts Guild representatives, as well as consideration, discussion and possible action related to an overview of the status of the existing BEDC grant and Performance Agreement between the Bastrop Fine Arts Guild and the BEDC, as per the direction of the BEDC Board from the April meeting. Karol Rice gave an update on the Arts Guild project which included contributions, expenses, and an updated maintenance and operation budget. Mr. Chavez requested the Guild add a line item to the operating expenses to include the cost of debt service for the outstanding fundraising required to complete the project. Mr. Kirkpatrick explained the Guild would have 24 months from the initiation of construction to complete the project, obtain the certificate of occupancy and begin operations. (Ms. Rice's complete presentation is available at this [link](#).) Mr. Chavez made the motion that the Bastrop Fine Arts Guild, with the initiation of construction on October 12, 2015, is in compliance with Section 5.9 of its Performance Agreement with the Bastrop EDC. EDC staff is instructed to continue working with the Guild on remedying any other conflicts in the agreement and keep the Board informed. Mr. Schiff seconded, and the motion passed.

Mr. Kirkpatrick suggested the Board move into Executive Session to consult with the BEDC attorney about the agreement with 'Project Gold Steel'. At 7:38 p.m., Ms. Koch convened the BEDC Board of Directors into a closed/executive session pursuant to the Texas Government Code, Chapter 551, for consultation with the BEDC attorney. The Board of Directors reconvened into open session at 7:52 p.m.

- 4.2. Consideration, discussion and possible action on approval of an Economic Development Agreement between the BEDC and 'Project Gold Steel'. Mr. Schiff made the motion to approve the economic development agreement between the BEDC and AEI Technologies, Inc. (aka Project Gold Steel). Mr. Chavez seconded, and the motion passed.
- 4.3. Consideration, discussion and possible action on a Resolution by the Bastrop Economic Development Corporation authorizing BEDC Board Chair Steve Mills and/or Executive Director Shawn Kirkpatrick to execute all necessary contracts and related documentation necessary to finalize the conveyance of 1.4 acres of land in the Bastrop Business and Industrial Park to 'Project Gold Steel' in conjunction with the approval of the Economic Development Agreement. Mr. Chavez made the motion to approve the resolution as presented, Mr. Schiff seconded, and the motion passed.
- 4.4. Consideration, discussion and possible action on adoption of statutory findings related to the 'Project Gold Steel', which upon adoption waives the mandated public hearing(s) for Type B Corporations, as per State Law, i.e., Sec. 505.159 (b) of the Texas Local Government Code. Mr. Chavez made the following motion: In consideration of the information presented to the Board by the staff and the applicant, AEI Technologies, Inc., and because the Board finds that the expenditure of funds by the BEDC for the AEI Technologies Project, related to the development of a medical equipment manufacturing facility in the Bastrop Business and Industrial Park, would: (1) create or retain primary jobs, and (2) has been found by the board of directors of the BEDC to be an industrial manufacturing project, and (3) is therefore, an 'authorized project' pursuant to Section 501.101 of the Local Government Code, I move that

the Board approve the expenditure for the AEI Technologies Project, under the authority granted by Section 505.159(b) of the Local Government Code, and direct the staff to move forward immediately to seek Council approval of the Project. Mr. Schiff seconded, and the motion passed.

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

- 5.1. BEDC Projects and/or Business Update – Mr. Kirkpatrick’s report was included in the Board packet.
- 5.2. *Ad Hoc* Bylaws Committee Report – Mr. Kirkpatrick reported that the next meeting of the committee would be the first week of June, and that he should have their recommendations for the June Board meeting.
- 5.3. Main Street Program Monthly Report – Sarah O’Brien announced that there would be a Tax Credit Workshop on May 31.
- 5.4. City Manager’s Report – Excerpts from the City Manager’s report to City Council were included.
- 5.5. City of Bastrop Comprehensive Plan Update – Ms. Koch referred to the City Manager’s report.
- 5.6. City of Bastrop Construction Projects Report – The update was included in the packet.

6. EXECUTIVE SESSION

- 6.1. At 8:11 p.m., Ms. Koch 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 Bronze Star’, ‘Project Gold Steel’, ‘Project MT Star Wars’, and/or property owned and/or considered for acquisition/use by the BEDC.
- (3) **Section 551.087** – Deliberation regarding economic development negotiations: ‘Project Bronze Star’, ‘Project Gold Steel’, ‘Project MT Star Wars’, ‘Project Jetblue’, ‘Project Valley Stays’, and/or ‘Project White Foam’.

- 6.2. At 8:36 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, or regular agenda items, noted above, and/or related items. 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 8:37 p.m.



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 15, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on acceptance of the Bastrop Economic Development Corporation's financial summary report for period ending May 31, 2016.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Attached for the Board's review and consideration is the BEDC financial summary report for the period ending May 31, 2016.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL

Bastrop Economic Development Corporation

Financial Summary For Period Ending May 31, 2016

Bastrop Economic Development Corporation
 Summary of Revenues and Expenditures
 As of May 31, 2016



Fiscal year 2016 is 67% complete as of May 31, 2016. These reports provide an unaudited and preliminary snapshot of the BEDC financial information.

- Revenues reflect 73.5% collected over budgeted or \$1,420,016. Revenues during this same time period last year reflected \$1,298,918. Additional analysis concerning revenues are on the next two pages.
- Expenses for the BEDC reflect 50.8% spent or \$982,766. Expenses during this same time period last year reflected \$1,067,445. Additional analysis concerning the expenses, year to year comparisons, and capital outlay is located within this report.

Revenues

Expenditures

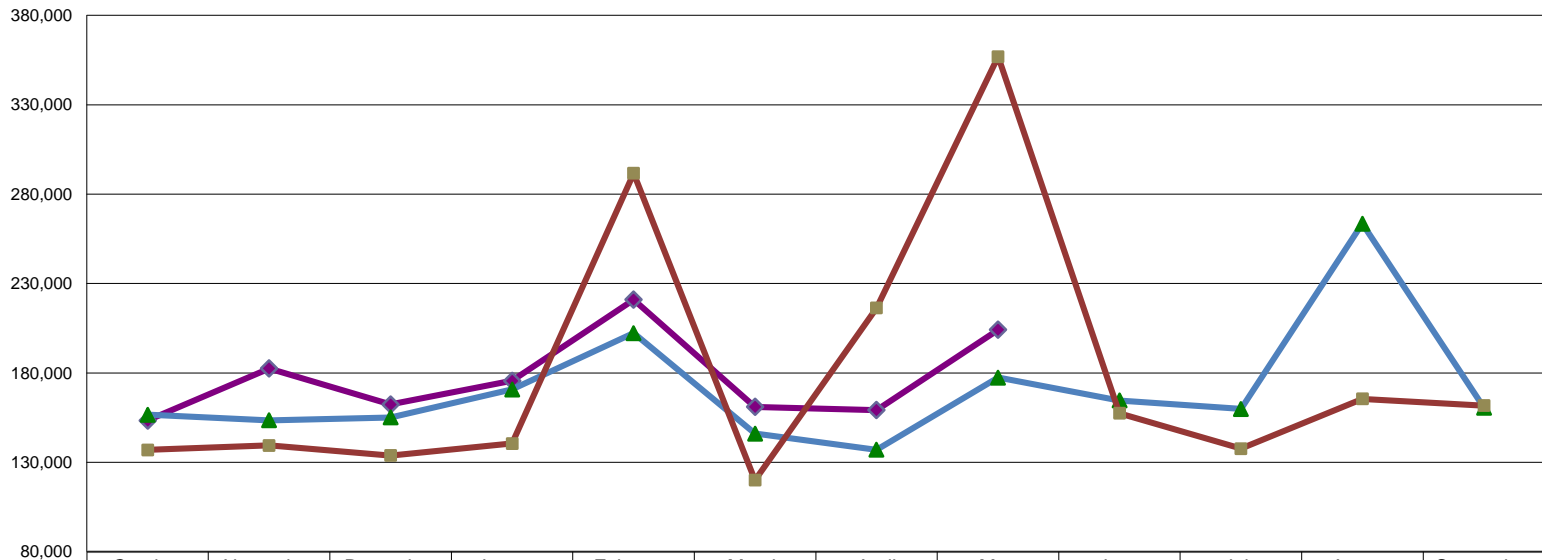
FY 2016 Budget	FY 2016 Actual	% of FY2016 Budget	FY 2016 Budget	FY 2016 Actual	% of FY2016 Budget
\$ 1,933,000	\$ 1,420,016	73.5%	\$ 1,933,000	\$ 982,766	50.8%

Summary of Revenues

As of May 31, 2016



- 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.
- The spikes reflected on the graph in FY2014 are tied to specific transactions. These include the reimbursement of expenses from the Combination Tax and Revenue Certificates of Obligation, Series 2013 in February 2014 of \$102,638; and the transfer from Bond Fund proceeds to cover debt service costs in May 2014 of \$200,261. The spike in the graph in September 2013 reflects the sale of land for \$93,475.

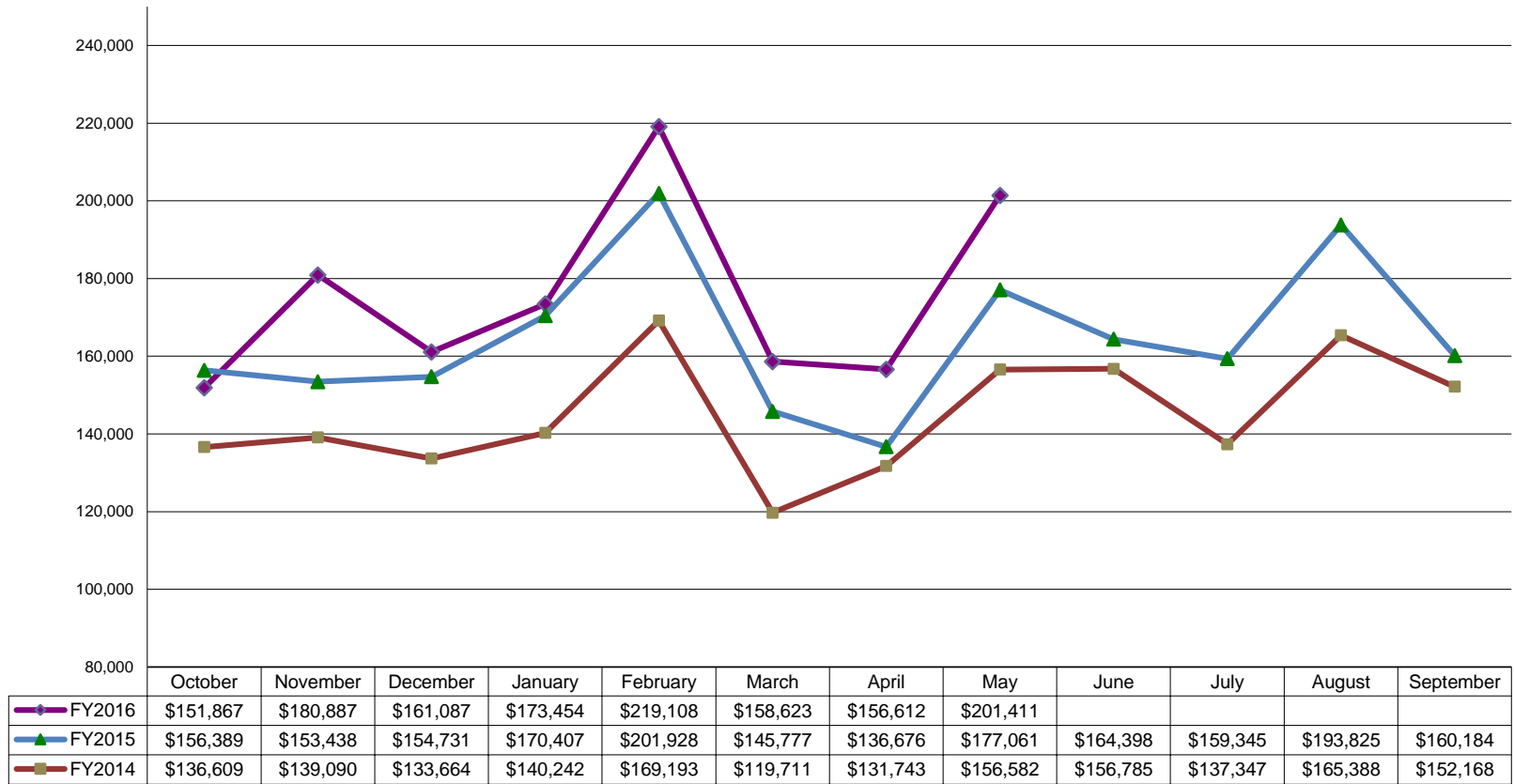


	October	November	December	January	February	March	April	May	June	July	August	September
FY2016	\$153,428	\$182,510	\$162,391	\$175,610	\$221,015	\$161,025	\$159,250	\$204,126				
FY2015	\$156,672	\$153,544	\$155,107	\$170,809	\$202,254	\$146,110	\$137,008	\$177,414	\$164,602	\$159,873	\$263,516	\$160,563
FY2014	\$136,928	\$139,462	\$133,803	\$140,580	\$291,654	\$120,053	\$216,330	\$356,889	\$157,457	\$137,664	\$165,514	\$161,751



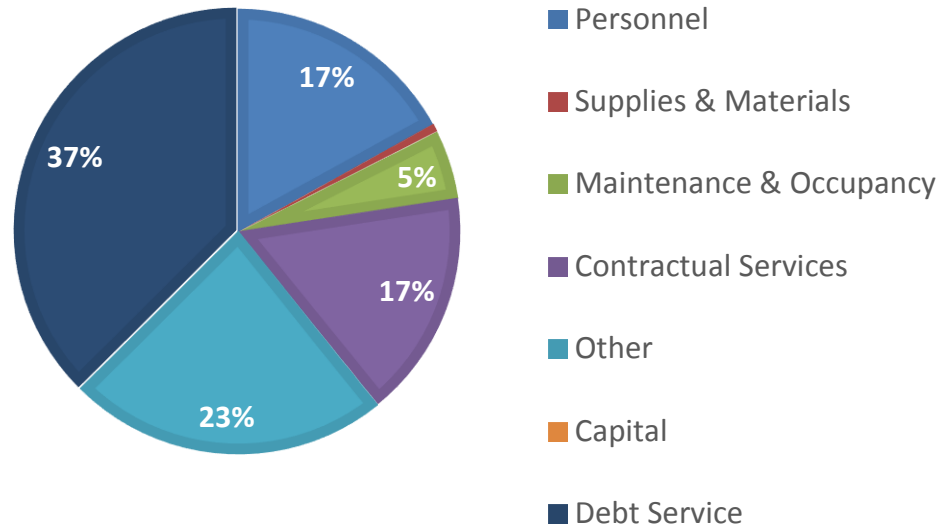
Sales Tax Revenue Chart As of May 31, 2016

Sales Tax Receipts YTD reflect \$1,403,049 and are more than the prior year to date Sales Tax Receipts of \$1,296,406.



Expenditure Charts

As of May 31, 2016

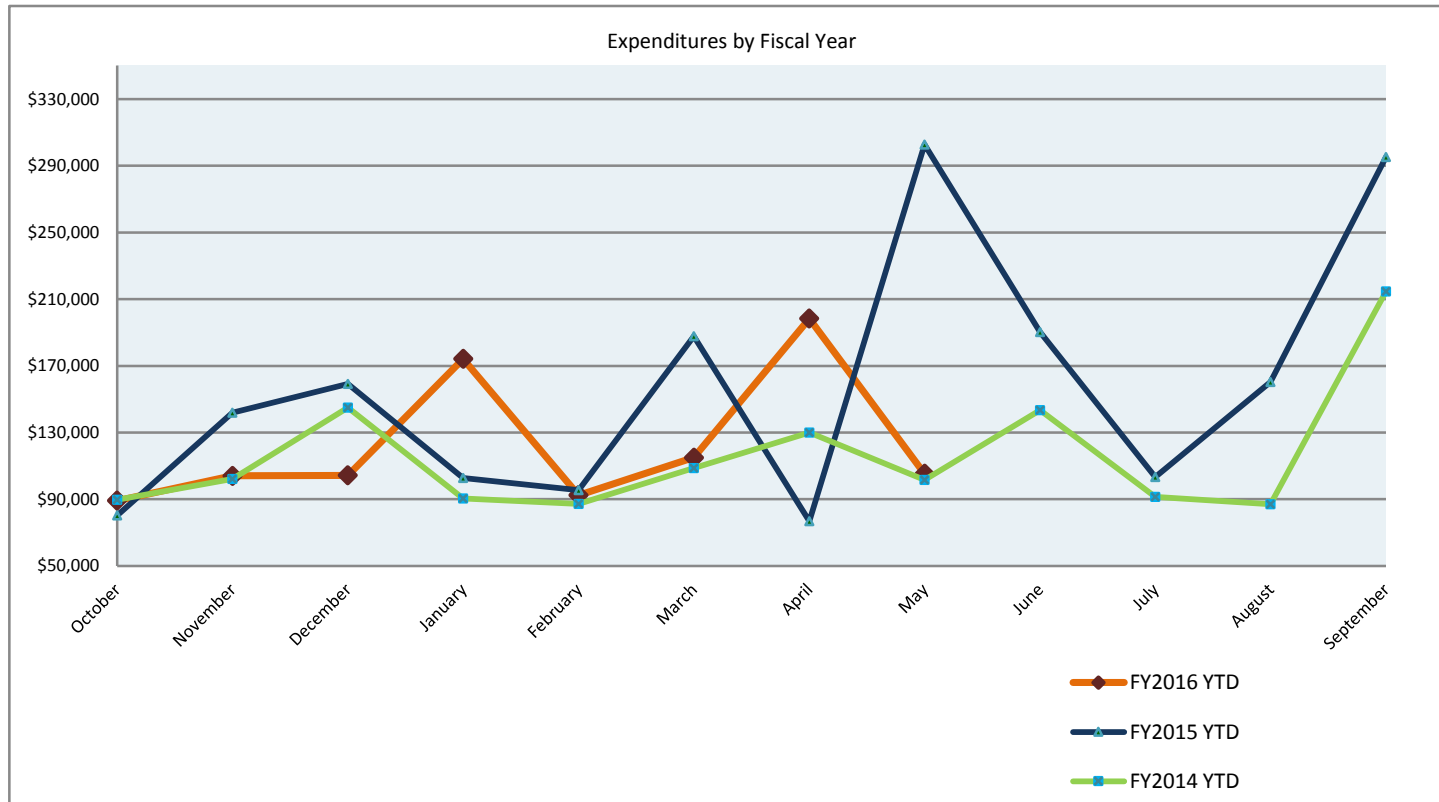


* Chart reflects FY2016 Fiscal Year-to Date expenses as of May 31, 2016. Data provided by City of Bastrop Finance Department records.



Expenditure Comparison Graph As of May 31, 2016

EXPENSES: The line graph makes a comparison of the current fiscal year expenses to the last two fiscal year on a monthly basis. The funds' basic operations or fixed expenses should stay relatively flat or fixed on the line graph. The spike in May 2015 is due to the entry required for the donation of the Arena land to the City.





BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND
FY 2015-2016 BUDGET

Audited Fund Balance 9-30-2015	\$ 3,232,997
 FY 2015-2016	
Budgeted Revenues	<u>\$ 1,933,000</u>
Total FY 2016 Resources	\$ 5,165,997
 Budgeted Expenditures:	 <u>\$ (1,933,000)</u>
 Projected Ending Gross Fund Balance 09-30-2016	 \$ 3,232,997

* The projected operating balance includes a \$150,000 reduction for designated operating equity.

** In order to maintain a 25% or 90 day balance, the ending operating balance cannot be less than \$483,250. The budgeted expenditures for the Bastrop Economic Development Corporation can only increase \$2,749,747 and the total budgeted expenditures may not exceed \$4,682,747. These figures are subject to change depending upon actual Revenues and Expenditures.

BEDC Financial Statements attached

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2016

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
<hr/>						
TAXES & PENALTIES						
00-00-4005 SALES TAX	1,296,405.94	1,930,000.00	201,411.18	1,403,048.78	526,951.22	72.70
TOTAL TAXES & PENALTIES	1,296,405.94	1,930,000.00	201,411.18	1,403,048.78	526,951.22	72.70
<hr/>						
CHARGES FOR SERVICES						
00-00-4047 LEASE AGREEMENT	0.00	0.00	1,150.00	9,200.00	(9,200.00)	0.00
TOTAL CHARGES FOR SERVICES	0.00	0.00	1,150.00	9,200.00	(9,200.00)	0.00
<hr/>						
OTHER REVENUE						
<hr/>						
INTEREST INCOME						
00-00-4400 INTEREST INCOME	1,210.54	1,500.00	1,445.59	6,734.16	(5,234.16)	448.94
00-00-4401 INTEREST RECEIVED ON NOTES	1,301.99	1,500.00	119.00	1,033.15	466.85	68.88
TOTAL INTEREST INCOME	2,512.53	3,000.00	1,564.59	7,767.31	(4,767.31)	258.91
<hr/>						
MISCELLANEOUS						
<hr/>						
OTHER SOURCES						
<hr/>						
** TOTAL REVENUE **	1,298,918.47	1,933,000.00	204,125.77	1,420,016.09	512,983.91	73.46

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2016

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	86,442.75	218,696.00	15,743.40	128,327.76	90,368.24	58.68
70-00-5114 BEDC PRE-EMPLOYMENT EXPEN	4,800.00	0.00	0.00	0.00	0.00	0.00
70-00-5116 LONGEVITY	222.00	500.00	0.00	258.00	242.00	51.60
70-00-5117 OVERTIME	0.00	0.00	0.00	37.50	(37.50)	0.00
70-00-5150 SOCIAL SECURITY	6,550.16	16,000.00	1,184.22	10,183.51	5,816.49	63.65
70-00-5151 RETIREMENT	12,358.19	21,400.00	1,738.78	13,866.17	7,533.83	64.80
70-00-5155 GROUP INSURANCE	5,535.37	24,912.00	2,080.10	13,875.02	11,036.98	55.70
70-00-5156 WORKER'S COMPENSATION	243.66	1,100.00	0.00	344.14	755.86	31.29
TOTAL PERSONNEL COSTS	116,152.13	282,608.00	20,746.50	166,892.10	115,715.90	59.05
SUPPLIES & MATERIALS						
70-00-5201 SUPPLIES	2,679.37	4,500.00	678.12	3,249.50	1,250.50	72.21
70-00-5203 POSTAGE	18.62	480.00	0.00	54.04	425.96	11.26
70-00-5206 OFFICE EQUIPMENT	2,303.60	7,500.00	0.00	2,572.83	4,927.17	34.30
TOTAL SUPPLIES & MATERIALS	5,001.59	12,480.00	678.12	5,876.37	6,603.63	47.09
MAINTENANCE & REPAIRS						
70-00-5301 MAINT OF EQUIPMENT	0.00	1,000.00	184.98	309.98	690.02	31.00
70-00-5331 INDUSTRIAL PARK MAINT EXP	0.00	5,000.00	0.00	0.00	5,000.00	0.00
70-00-5345 BUILDING REPAIRS & MAINT.	1,732.97	15,600.00	454.00	13,086.24	2,513.76	83.89
TOTAL MAINTENANCE & REPAIRS	1,732.97	21,600.00	638.98	13,396.22	8,203.78	62.02
OCCUPANCY						
70-00-5401 COMMUNICATIONS	3,143.32	10,000.00	728.76	6,057.08	3,942.92	60.57
70-00-5402 OFFICE RENTAL	0.00	36,000.00	6,000.00	27,000.00	9,000.00	75.00
70-00-5403 UTILITIES	1,826.92	6,000.00	592.44	2,780.41	3,219.59	46.34
TOTAL OCCUPANCY	4,970.24	52,000.00	7,321.20	35,837.49	16,162.51	68.92

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2016

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	54,941.68	50,000.00	1,030.00	41,673.40	8,326.60	83.35
70-00-5525 LEGALS	27,071.49	30,000.00	1,401.16	13,958.22	16,041.78	46.53
70-00-5530 ENGINEERING	0.00	15,000.00	0.00	6,982.50	8,017.50	46.55
70-00-5540 PROPERTY INSURANCE	720.66	1,000.00	0.00	577.12	422.88	57.71
70-00-5561 CONTRACTUAL SERVICES	3,000.00	6,000.00	1,000.00	4,500.00	1,500.00	75.00
70-00-5574 CITY CONTRACT FOR SERVICE	0.00	139,000.00	5,554.72	45,024.84	93,975.16	32.39
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	33,333.28	50,000.00	8,359.40	23,744.40	26,255.60	47.49
TOTAL CONTRACTUAL SERVICES	145,733.75	331,000.00	20,678.61	163,127.12	167,872.88	49.28
OTHER CHARGES						
70-00-5603 MARKETING TRIPS	1,958.49	9,000.00	92.99	4,046.25	4,953.75	44.96
70-00-5604 BUSINESS DEVELOPMENT	4,131.39	9,000.00	28.45	5,769.91	3,230.09	64.11
70-00-5605 TRAVEL & TRAINING	3,752.86	9,000.00	1,352.80	6,849.07	2,150.93	76.10
70-00-5606 AUTO ALLOWANCE - STAFF	923.08	0.00	0.00	0.00	0.00	0.00
70-00-5610 ISSUANCE COST	6,372.50	0.00	0.00	0.00	0.00	0.00
70-00-5611 BILLBOARDS	7,600.00	13,000.00	0.00	8,000.00	5,000.00	61.54
70-00-5615 DUES, SUBSCRIPTIONS & PUBLI	5,556.00	9,550.00	917.93	8,594.54	955.46	90.00
70-00-5631 BONDS FOR BEDC OFFICERS	242.00	1,000.00	0.00	559.10	440.90	55.91
70-00-5633 LOCAL/MISC ADVERTISING	17,470.00	15,000.00	110.00	9,039.18	5,960.82	60.26
70-00-5634 NATIONAL ADVERTISING	29,505.00	40,000.00	5,310.00	12,113.55	27,886.45	30.28
70-00-5638 SPL PROJECTS-DOWNTOWN GRANT	4,080.79	0.00	0.00	0.00	0.00	0.00
70-00-5640 SPL PROJ-REDEVELOPMENT GRAN	0.00	63,000.00	0.00	0.00	63,000.00	0.00
70-00-5641 SPL EDUC & WORKFORCE DEVELO	0.00	10,000.00	1,349.64	3,449.79	6,550.21	34.50
70-00-5642 SPL ENTREPRENEURIAL/SM BUS	0.00	5,000.00	425.00	425.00	4,575.00	8.50
70-00-5644 380 AGREEMENT REIMBURSEMENT	141,124.96	320,000.00	0.00	162,411.87	157,588.13	50.75
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	36,823.00	48,500.00	0.00	0.00	48,500.00	0.00
70-00-5648 SPL PROJECTS - BUS OUTREACH	7,204.35	0.00	0.00	0.00	0.00	0.00
70-00-5655 EQUIPMENT RENTAL	1.15	50.00	0.00	0.00	50.00	0.00
70-00-5689 OPPORTUNITY AUSTIN	0.00	10,000.00	0.00	0.00	10,000.00	0.00
70-00-5700 TARGETED MARKETING	1,085.00	20,000.00	10.00	8,510.08	11,489.92	42.55
TOTAL OTHER CHARGES	267,830.57	642,100.00	9,596.81	229,768.34	412,331.66	35.78
CONTINGENCY						
70-00-5900 CONTINGENCY	0.00	43,626.16	0.00	0.00	43,626.16	0.00
70-00-5999 DONATED ASSETS	183,000.00	0.00	0.00	0.00	0.00	0.00
TOTAL CONTINGENCY	183,000.00	43,626.16	0.00	0.00	43,626.16	0.00

FINANCIAL STATEMENT

AS OF: MAY 31ST, 2016

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						
70-00-6060 REAL PROPERTY	1,173.21	0.00	0.00	0.00	0.00	0.00
TOTAL CAPITAL OUTLAY	1,173.21	0.00	0.00	0.00	0.00	0.00
DEBT SERVICE						
70-00-7133 C OF O SERIES 2013 PRINCIPAL	27,426.64	76,230.00	6,352.50	50,820.00	25,410.00	66.67
70-00-7134 C OF O SERIES 2013 INTEREST	68,107.36	100,926.00	8,410.50	67,284.00	33,642.00	66.67
70-00-7137 C OF O SERIES 2010 PRINCIPAL	27,760.00	42,334.00	3,527.83	28,222.64	14,111.36	66.67
70-00-7138 C OF O SERIES 2010 INTEREST	23,301.36	33,494.00	2,791.17	22,329.36	11,164.64	66.67
70-00-7152 GO REFUNDING SER 2014 INT	1,282.63	6,326.00	527.11	4,216.88	2,109.12	66.66
70-00-7501 C OF O SERIES 2008A PRINCIPAL	13,770.00	21,263.00	1,771.92	14,175.36	7,087.64	66.67
70-00-7502 C OF O SERIES 2008A, INTEREST	12,811.36	10,766.84	897.25	7,178.00	3,588.84	66.67
TOTAL DEBT SERVICE	174,459.35	291,339.84	24,278.28	194,226.24	97,113.60	66.67
TOTAL 00-NON-PROGRAM	900,053.81	1,676,754.00	83,938.50	809,123.88	867,630.12	48.26
ADMINISTRATION						
=====						
CAPITAL OUTLAY						
DEBT SERVICE						
70-10-7097 INTEREST EXPENSE ON FNB NOT	132.51	500.00	0.00	3,145.13	(2,645.13)	629.03
70-10-7603 BOND PRINCIPAL 2006	146,666.64	235,000.00	19,583.33	156,666.64	78,333.36	66.67
70-10-7604 BOND INTEREST 2006	20,592.00	20,746.00	1,728.83	13,830.64	6,915.36	66.67
TOTAL DEBT SERVICE	167,391.15	256,246.00	21,312.16	173,642.41	82,603.59	67.76
TOTAL ADMINISTRATION	167,391.15	256,246.00	21,312.16	173,642.41	82,603.59	67.76
TOTAL BEDC ADMINISTRATION	1,067,444.96	1,933,000.00	105,250.66	982,766.29	950,233.71	50.84
*** TOTAL EXPENSES ***	1,067,444.96	1,933,000.00	105,250.66	982,766.29	950,233.71	50.84

*** END OF REPORT ***

BALANCE SHEET

AS OF: MAY 31ST, 2016

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

ASSETS

=====

00-00-1010	BEDC OPERATING ACCT	196,680.38
00-00-1012	TEXAS CLASS	1,502,227.23
00-00-1100	TEXPOOL	1,688,494.26
00-00-1135	DREYFUS MM ACCT	397.92
00-00-1141	CERTIFICATE OF DEPOSIT FN	500,000.00
00-00-1224	ACCT RECEIVABLE-SALES TAX	324,797.59
00-00-1272	NOTES RECEIVABLE-GARMENT	70,834.01
00-00-1274	NOTES RECEIVABLE-GTG-LOAN	23,332.65
00-00-1275	NOTES RECEIVABLE-GTG-LOAN	22,655.25
00-00-1276	NOTES RECEIVABLE-GTG-LOAN	544.78
00-00-1420	EQUIPMENT	8,300.77
00-00-1440	BUILDING IMPROVEMENTS	49,785.27
00-00-1460	FIXED ASSETS - BUILDING	921,879.73
00-00-1470	FIXED ASSETS - LAND	848,201.04
00-00-1480	FIXED ASSETS - INFRASTRUC	2,253,147.18
00-00-1490	CONST IN PROGRESS-INFRAST	5,240.18
00-00-1499	ACCUMULATED DEPRECIATION(1,579,901.19)
00-00-1575	DEFERRED OUTFLOWS-PENSION	15,195.00
00-00-1576	DEFERRED OUTFLOWS-ACTUARI	501.00
00-00-1577	DEFERRED OUTFLOWS-DEFICIT	3,617.00

6,855,930.05

TOTAL ASSETS

6,855,930.05

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BALANCE SHEET

AS OF: MAY 31ST, 2016

601-BASTROP E.D.C. FUND

ACCOUNT# TITLE

LIABILITIES & FUND BALANCE

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00-00-2000	ACCOUNTS PAYABLE	2,229.70	
00-00-2029	INSURANCE PAYABLE	0.30	
00-00-2080	NOTES PAYABLE-CITY-WTR PR	420,000.00	
00-00-2081	NOTES PAYABLE-CITY-TDC	45,834.02	
00-00-2101	BONDS PAYABLE CURRENT POR	463,246.00	
00-00-2102	TAX/REV 2006 BOND PAYABLE	215,000.00	
00-00-2105	BONDS PAYABLE-CURRENT YR	278,594.85	
00-00-2125	ACCRUED INTEREST PAYABLE	26,642.94	
00-00-2127	ACCRUED EXPENSES-OTHER	38,439.22	
00-00-2235	DEFFERRED REVENUE-TOWER	59,800.00	
00-00-2356	DUE TO OTHER GOVERNMENTS	3,760,538.44	
00-00-2405	ENCUMBRANCE ACCOUNT (15,500.00)	
00-00-2406	RESERVE FOR ENCUMBRANCE	15,500.00	
00-00-2850	NET PENSION LIABLITY	70,293.00	
00-00-2870	COMPENSATED ABSENCES PAYA	8,064.85	
			5,388,683.32
	TOTAL LIABILITIES		5,388,683.32
	SURPLUS (DEFICIT)	437,249.80	
00-00-3000	NET ASSETS	189,312.43	
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	10,000.00	
00-00-3506	ELLIOTT PARTNERS	75,645.00	
	TOTAL EQUITY		1,467,246.73
	TOTAL LIABILITIES & FUND EQUITY		6,855,930.05

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BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on appointing a BEDC representative to the Main Street Advisory Board.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see the attached memo for additional information.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



MEMORANDUM

Date: June 17, 2016

To: Bastrop EDC Board of Directors

Cc: Mike Talbot, Bastrop City Manager
JC Brown, Legal Counsel

From: Shawn A. Kirkpatrick, Executive Director

Subject: Representative to the Main Street Advisory Board

Angela Ryan has been serving as the EDC Representative to the Main Street Advisory Board. After Angela and I have discussed this for FY 2016-2017, it was decided unless an EDC board member wishes to serve in this capacity, appointing me would be in the best interest of the EDC moving forward.

Recommendation

Appoint EDC Executive Director Shawn Kirkpatrick as the representative to the Main Street Advisory Board.



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 16, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

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.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see the attached memo for additional information.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



MEMORANDUM

Date: June 16, 2016

To: Bastrop EDC Board of Directors

Cc: Mike Talbot, Bastrop City Manager
JC Brown, Legal Counsel

From: Shawn A. Kirkpatrick, Executive Director

Subject: Potential Bastrop EDC Project at 921 Main Street

Several weeks ago Board member Kristi Koch inquired about ideas related to the redevelopment of 921 Main Street as it relates to the Bastrop EDC as a potential redevelopment project. With the EDC history associated with this site as a potential commercial redevelopment project, the following actionable plan has been developed. Attached to this memo is a synopsis of the “BEDC History with 921 Main.”

This site is owned and controlled by the City of Bastrop, acquired in 2009. Any EDC redevelopment of the site would require the City transferring control to the EDC.

EDC staff prior to the Council meeting on Tuesday, June 14th, had only previously discussed this potential project with Mayor Kesselus and no other Council members.

In the course of creating this redevelopment plan, EDC staff has attended the following meetings:

- ⊕ May 2016 Main Street Design Committee
- ⊕ May 2016 Main Street Chair, Downtown Business Alliance, Main Street Director, and Bastrop EDC Executive Director
- ⊕ June 2016 Main Street Advisory Board
- ⊕ June 2016 Main Street Design Committee

In addition, the Executive Director has consulted with Dan Hays Clark on several occasions in his related experience in downtown redevelopment and service to the community on the Historic Landmark Commission and various other boards.

The driving factor to move forward with a redevelopment project at this site in many of these meetings is the urgent need to provide water mitigation related to a variety of issues, including site drainage, exposed adjoining exterior walls, structural integrity of the west wall and other factors. It has been explained to me that the City has conducted some level of engineering related to these

issues; no report has been reviewed by the EDC. EDC staff understands that the estimated cost to mitigate the immediate issues is estimated at \$250,000.

The Main Street Advisory Board removed 921 Main Street as a priority project based on a recommendation from the Main Street Design Committee. When ranking high priority projects for the Design Committee's focus, 921 Main Street fell outside the top three. Ranked in no order of priority the top three projects are: Main Street Improvement project, Alley D parking and drainage, and historic bridge restoration. A major factor in this consideration is the available funding mechanism for the priority listed projects.

Bastrop EDC Potential Project Process

- ⊕ Obtain development control of the project site – 921 Main Street
- ⊕ Request for Qualification and selection to retain a qualified Architecture and Engineering firm to assist in developing a “Master Plan.” Total A&E cost to completion of project is estimated at \$250,000
- ⊕ Application to Texas Historical Commission for a “Town Square Initiative Feasibility Study”
- ⊕ Project Phasing
 - Water mitigation
 - Shell building
 - Tenant Finish-out

Following this process the EDC would have up to three opportunities to offer the building for a private or public/private partnership redevelopment. As a final public use for the building, the EDC (and possibly other related community and economic development offices) could utilize the second floor space as Bastrop EDC offices.

Bastrop EDC Potential Project Concept

The site footprint is approximately 4,000 square feet and with the adoption of form based code construction of a 2 ½ story building with 35' maximum height. Based on initial sketch-ups the total building square footage would be approximately 11,000 +/- square feet. Utilizing a mixed-use redevelopment model: 1st floor – retail/office, 2nd floor – office/meeting space, and 3rd floor office or residential. There has been some interest from the DBA Chair to include a roof top terrace for special events overlooking downtown, historic bridge and Colorado River basin. The addition of a roof top terrace would require an extensive cost-benefit analysis.

THC “Town Square Initiative” will provide architectural consulting to assist in ensuring the building preserves the historic nature of Main Street Bastrop. Looking at historical photos of downtown Bastrop, the Chamber of Commerce office was once two stories. That building front would be a general preliminary representation of an infill commercial building.

Attached to this flyer are conceptual sketch-ups prepared for the EDC.

Recommendation

Recommendation to the Bastrop City Council to transfer control of 921 Main Street to the Bastrop EDC to develop a Master Plan for mixed use commercial redevelopment, with the understanding the EDC will at predetermined times offer and consider selling the redevelopment to a private developer or entering into a public/private partnership. The EDC will strive through this redevelopment to benefit the City by 921 Main Street generating sales tax and ad valorem taxes.

History of 921 Main Street (R33215)

Violet John purchased the building in 1996 and had a business there called the Texas Mercantile. She and her husband Mike lived in the back.

During the early morning hours of May 13, 2003, a fire broke out, destroying the Mercantile and also causing damage to the building at 925 Main. Within several months, the damage to 925 was repaired and the vacant lot was cleaned up.

Violet continued to own the lot until the City purchased the slab and the parking lot from her, sometime in 2009. (The City needed the parking lot to be re-opened – Violet kept it closed off when she owned it.)

Notes from BCAD

2003 – Appraised value of \$285,355 with a homestead exemption.

2004-2008 – Appraised value of \$110,724 with no exemptions.

2009 – Appraised value of \$110,724 with PRO exemption.

2010-2013 – Appraised value of \$128,544 with EX exemption.

2014 – Appraised value of \$134,341 with EX exemption. (\$5,797 in improvements done)

2015-2016 – Appraised value of \$176,901 with EX exemption.

.301 acres; concrete slab = 4,400 sq ft. Storage building (2014) 420 sq ft.

BEDC History with 921 Main

06/21/10 – As part of the FY10/11 Budget Workshop, the Board identified their top five potential projects, one of which was pursuing the purchase of the vacant slab at 921 Main Street to market as a retail site.

07/26/10 – Mr. Newman reported that proposed uses for the vacant lot at 921 Main Street would be discussed at the 07/27/10 City Council meeting. The board members briefly discussed BEDC's proposal to purchase the slab to market as a retail site. Mr. Mills recommended that Mr. Newman attend the public hearing to represent the attitude of the board to help promote the site or present them with marketing opportunities. Mr. Schiff suggested that the board write a resolution for Mr. Newman to read at the meeting, which states that the board feels the property has substantial value to downtown Bastrop as a retail building, and BEDC is willing to help a purchaser with the right project buy that piece of property, perhaps at a discount to make it viable. The board decided to continue the discussion in Executive Session and take any action necessary. After Executive Session, Gary Schiff made the motion to draft a resolution expressing the BEDC board's desire to encourage the development of the property at 921 Main Street as commercial, for Mr. Newman to read at the public hearing on July 27. Willie DeLaRosa seconded, and the motion passed.

08/31/10 - The project was included in the BEDC's FY10/11 budget at the special BEDC meeting to hold the public hearing on the budget, listed as "purchase from city the concrete slab at 921 Main St. to be developed for commercial purposes \$172,500(+/-)".

At the 11/15/10 BEDC Board meeting Mr. Schiff made the motion for the BEDC to offer to purchase the vacant slab at 921 Main Street from the city, at a market value price up to \$200,000, in order to actively pursue development of the property for a taxable enterprise and create jobs in the community. BEDC will present recommendations at the City Council public hearing on December 14. Mr. Gutierrez seconded, and the motion passed.

At the 12/20/10 Board meeting, Nancy Wood gave a presentation on the "921 Main Street Plaza Concept". She said their mission is to create a plaza along downtown Main Street for daily use and to provide public restrooms. Ms. Wood stated the cost estimate is about \$250,000 to build the plaza and about \$10,000 a year to maintain it. After executive session, Mr. Schiff made the motion for BEDC to make a formal written offer to the City of Bastrop to purchase the slab at 921 Main Street, in the amount of \$172,500, which has already been approved as a BEDC budget item. In the letter, Mr. Schiff wants to include the reasons why the board thinks making the proposal is important to the city. Mr. DeLaRosa seconded, and the motion passed. Ms. Brown was to write the proposal.

JC drafted a proposal letter dated 01/04/11 addressed to Mayor Orr, which Steve Mills signed.

The item was posted for discussion in executive session at the 03/21/11 BEDC Board meeting, but was pulled. At that same meeting, with Mr. Newman's departure, the Board voted that Mr. Talbot would be the interim BEDC director until a new director was hired.

According to BEDC Board meeting minutes, purchasing the vacant lot was not discussed again until the 08/08/12 BEDC budget workshop when it was identified as a possible 2013 project for the BEDC.

08/19/13 - Ms. Wood reported that the DBA had signed a lease agreement with the City for the vacant lot at 921 Main Street.

BASTROP, TEXAS SDAT REPORT

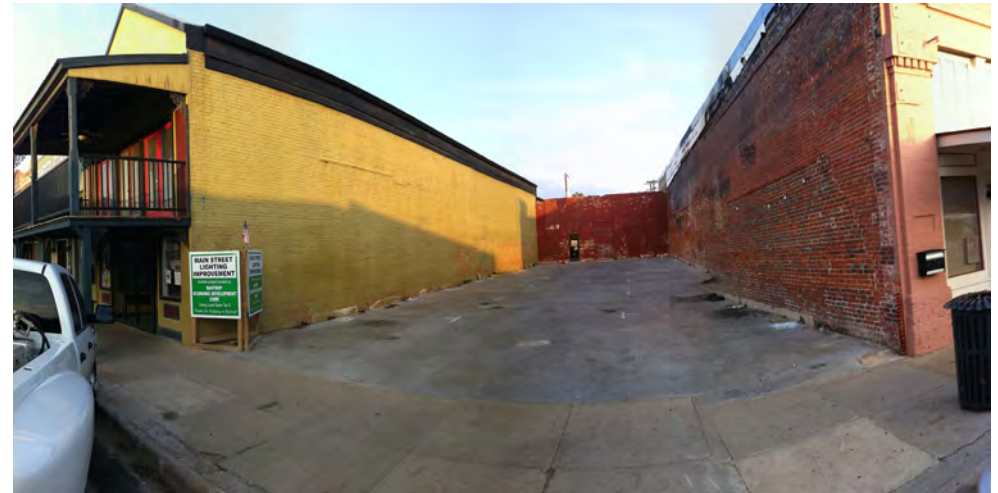


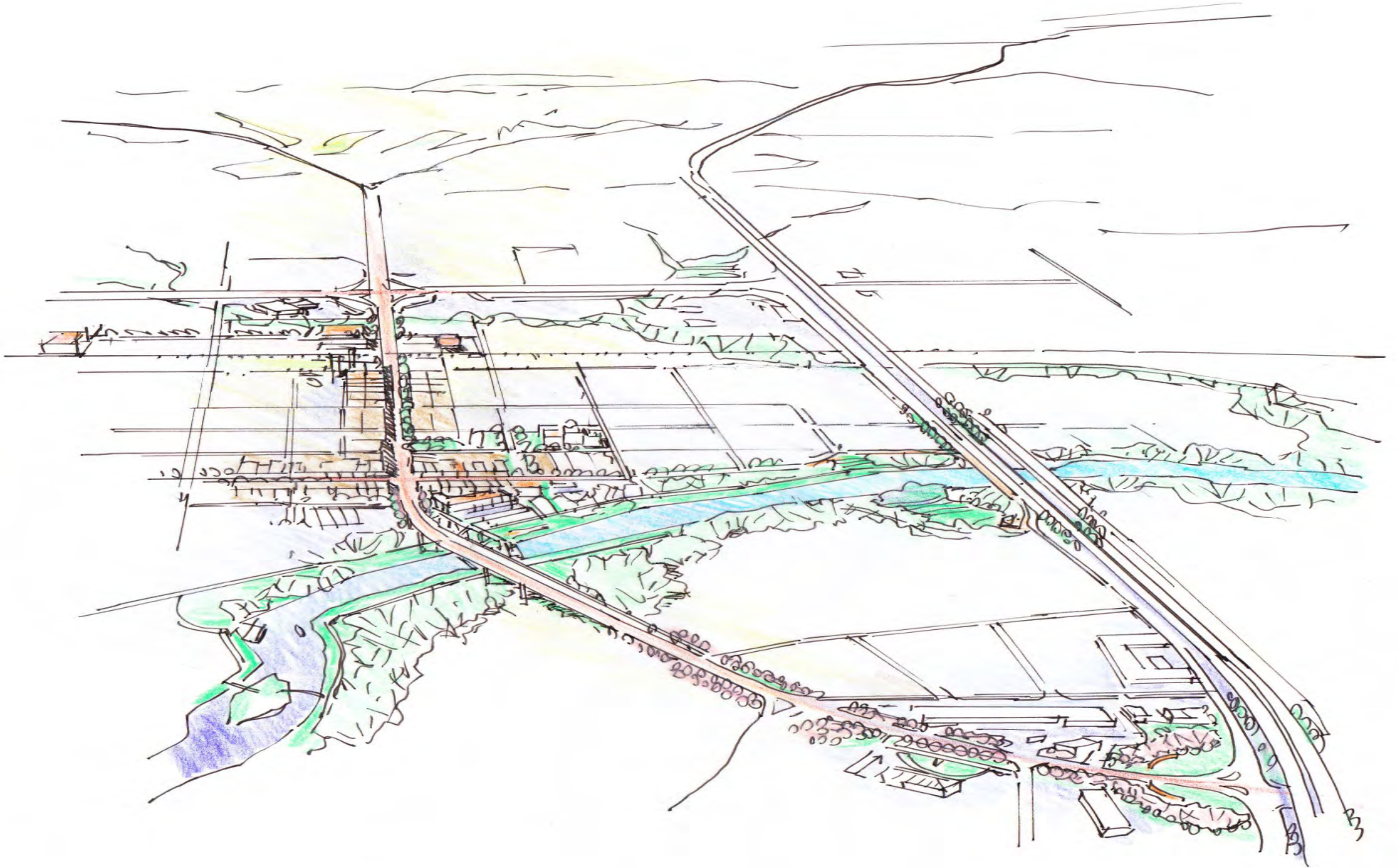
BASTROP, TEXAS • Nov 14-16, 2011

The third property is the end of the trail and the small park above it. The park and the land along the bluff as you walk back toward downtown offer exciting options for selective clearing that offer beautiful river views. The current Museum site offers a new location for a small retail or boutique food establishment...teahouse, etc. Sidewalk linkages will be needed to support these options, but visual linkages from downtown could help to support the business opportunities.

As an issue of placemaking, the community currently owns a vacant lot in the center of a retail block on Main Street in the historic downtown. Discussions are ongoing about the use for this lot. Options include rebuilding a permanent structure, temporary uses and creating a small pocket park with public restroom facilities. The team unanimously determined that the best use was to continue a retail use ultimately with a permanent structure. Temporary “pop-up” uses during holidays and festivals were perfectly acceptable until a permanent structure was in place. The team felt strongly that a pocket park and public restrooms were the wrong use. The city has an interesting opportunity to manage this lot much like cities do with most economic plans or industrial parks. However they approach it, they need to be an active participant to assure they will get the best solution and fit for Bastrop’s historic downtown. Downtown is about retail and commerce and the space should be returned to that role.

Whether it is downtown, in residential neighborhoods or along Chestnut Street, Bastrop is defined by its historic architecture. The community is proud that it has 137 sites listed on the National Register of Historic Places. It must be careful not to lose the visual context. This doesn’t mean creating fake history or not allowing new architectural styles, but infill buildings need to continue to create density and links across and through the community.





921 MAIN ST
BASTROP, TX

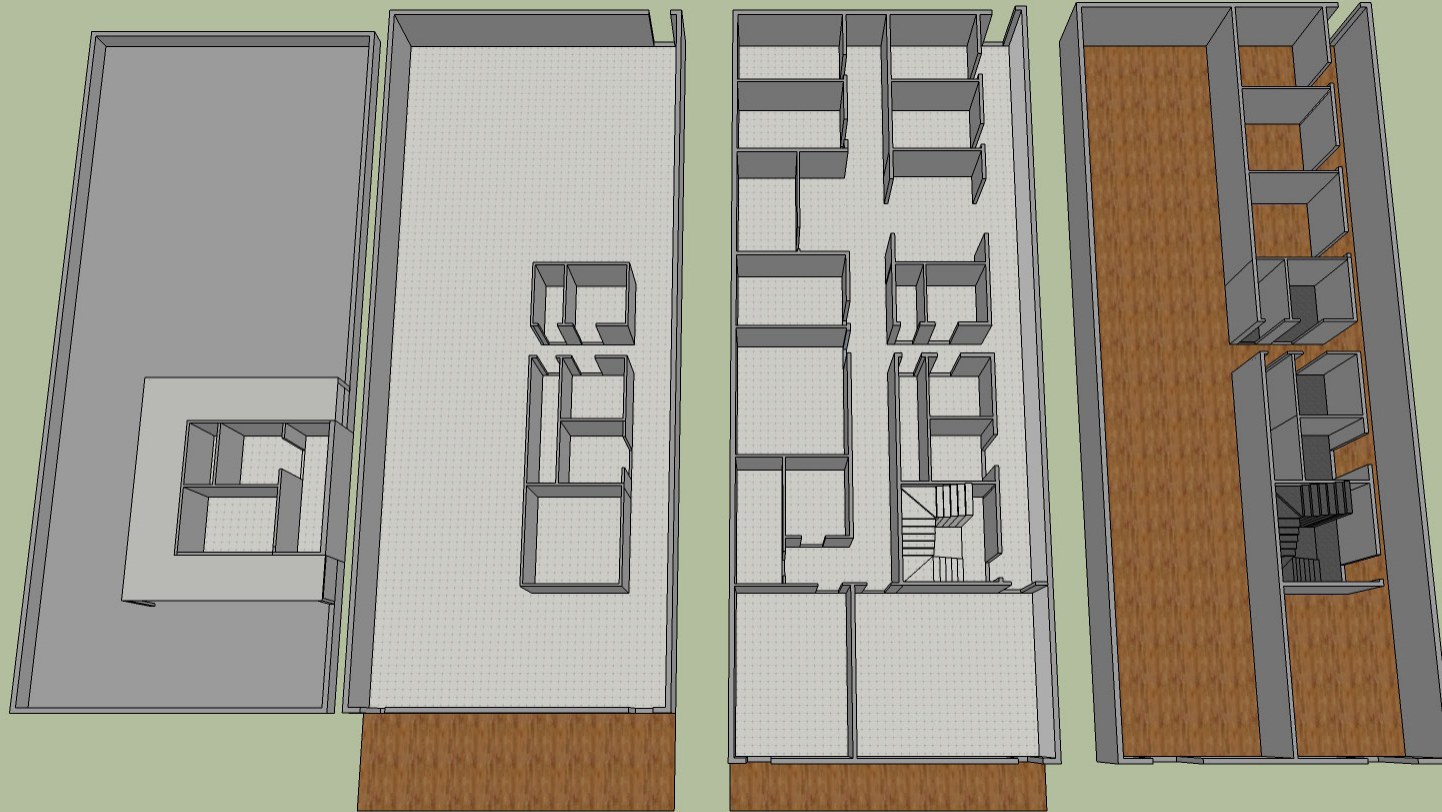


Downtown Mixed Use Development

All designs are for visualization purposes only. No representations are made as to whether designs meet current code or can be built as shown.



Floor Plans

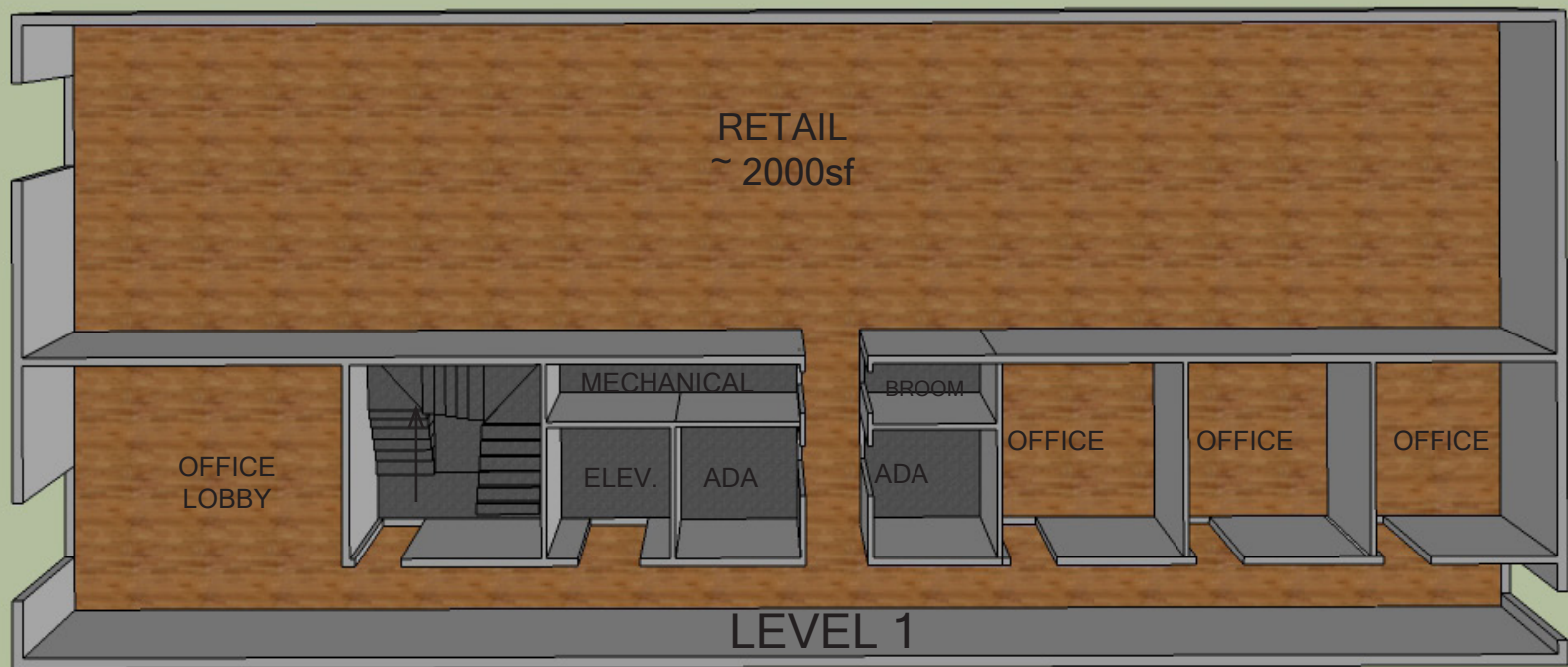
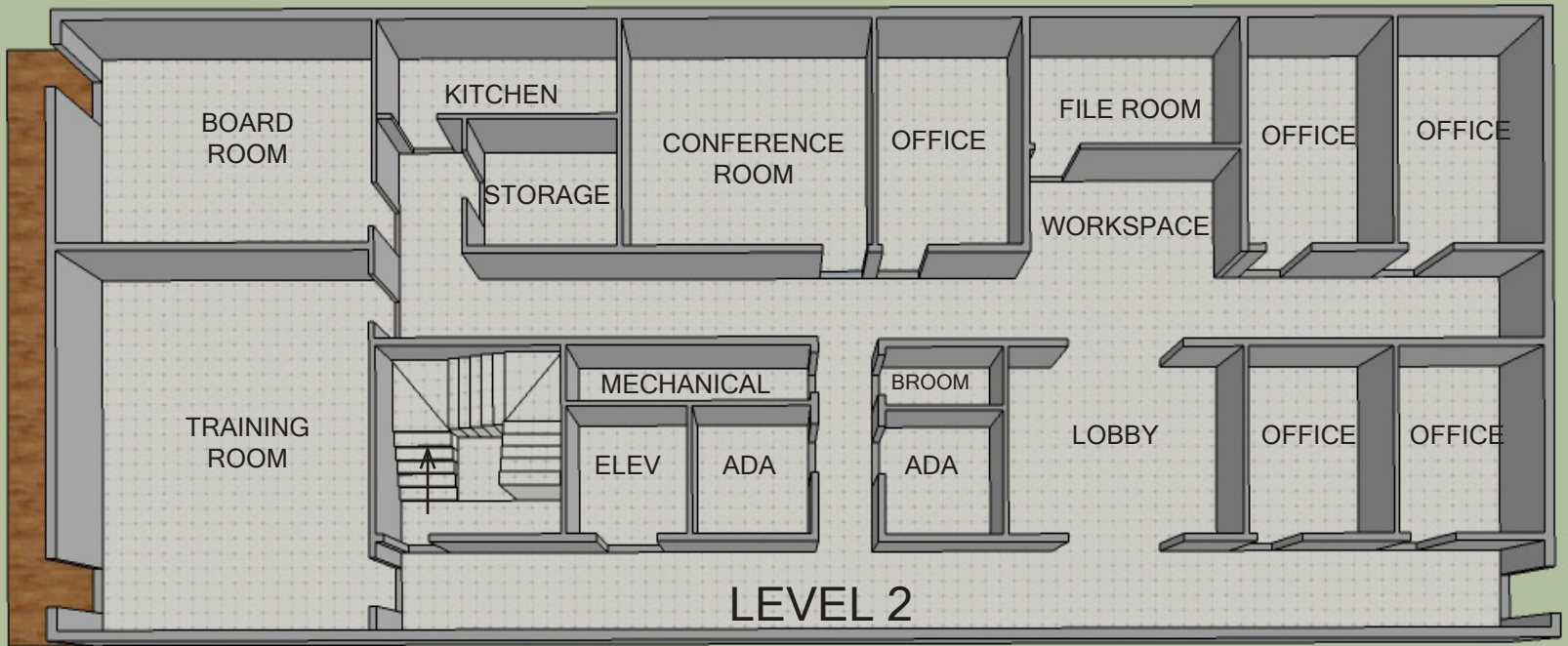


Level 4
Rooftop Terrace

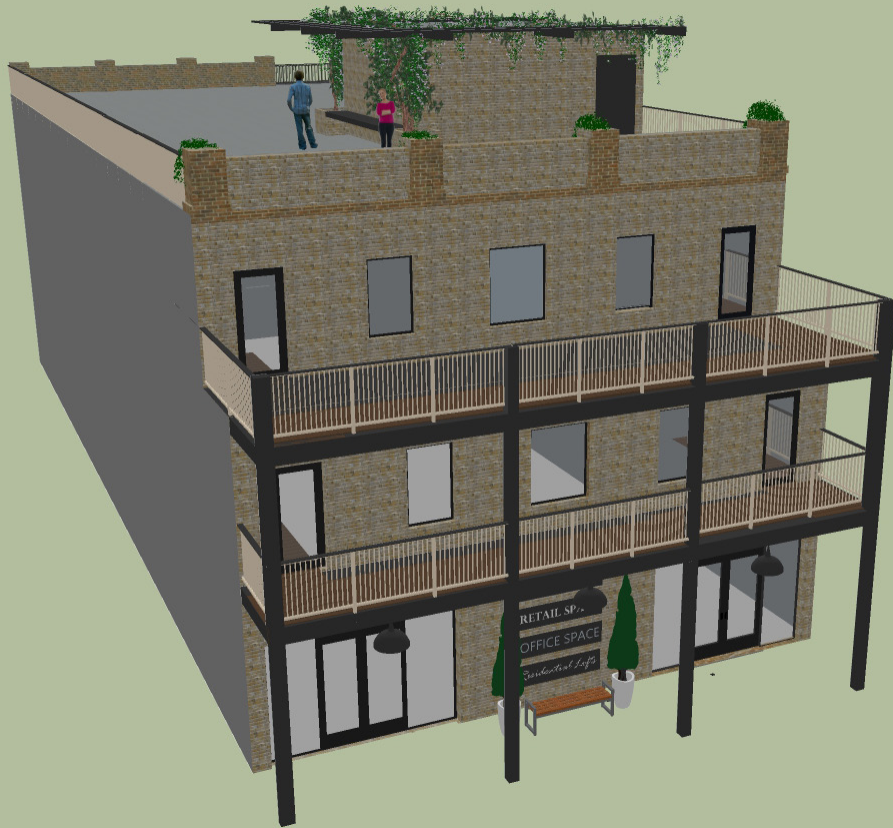
Level 3
Residential Lofts

Level 2
Office Space

Level 1
Retail and Office



Front Elevations



Rear Elevations and Rooftop Terrace





BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 15, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on the possible expansion of the Loop 150 south trail from Eskew Street to Hwy 71.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see the attached memo for additional information.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



MEMORANDUM

Date: June 16, 2016

To: Bastrop EDC Board of Directors

Cc: Mike Talbot, Bastrop City Manager
JC Brown, Legal Counsel

From: Shawn A. Kirkpatrick, Executive Director

Subject: Loop 150 Trail Extension from Eskew to Hwy 71

As part of the FY 2016-2017 budget, staff would like the Board to consider constructing approximately 900 linear feet of trail along Loop 150 from Eskew to Hwy 71. Preliminary estimates to engineer and construct are \$180,000. See the attached map for routing details.

Recommendation

Instruct staff to include \$180,000 in the FY 2016-2017 capital improvement budget to be funded through the annual operating budget.



RIVERS BEND @
PECAN PARK

SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS
1 512.246.7000
www.secplanning.com • info@secplanning.com

CONCEPTUAL DOWNTOWN TRAIL LINK
PECAN PARK
BASTROP, TEXAS

All information regarding this property is from sources deemed reliable; however, DM Pecan Park Associates, LTD ("DM Pecan Park") has not made an independent investigation of these sources. No warranty or representation is made by DM Pecan Park as to the accuracy of the information and same is submitted subject to errors, omissions and uncertainties, including without limitation, change of price, unknown property conditions, governmental regulations, rental or other conditions, prior sale, lease or withdrawal from the market without notice. Certain information set forth herein may contain forward looking statements and, as such, you should not rely on such statements. This information contained herein remains subject to further updating, revision and amendment without notice. Nothing herein shall constitute an offer and, as such, DM Pecan Park shall not be bound or obligated by any terms and conditions until such time as a final agreement is executed and delivered by all parties thereto, and then only to the extent set forth therein.

Scale: 1" = 160'
North
Date: May 5, 2016

SHEET FILE: M:\090025-FIVE\Cad\trail\PLANNING\trail exhibit.dwg



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 17, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

Consideration, discussion and possible action on making application to the City Council approving and authorizing BEDC's Restated and Amended Articles of Incorporation, including a recommendation from the ad hoc Bylaws Committee.

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

Please see the attached memo for additional information.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



MEMORANDUM

Date: June 17, 2016

To: Bastrop EDC Board of Directors

Cc: Mike Talbot, Bastrop City Manager
JC Brown, Legal Counsel

From: Shawn A. Kirkpatrick, Executive Director

Subject: Restated and Amended Articles of Incorporation

After completing the initial review of the bylaws, the *ad hoc* bylaws committee agreed that having independent legal counsel review the work and provide input would be essential to the process. At the committee's request, I engaged Charlie Zech at Denton, Navarro, Rocha, Bernal, Hyde & Zech, P.C., to assist in the matter.

Charlie reviewed the Articles of Incorporation, 8th Amended Bylaws, and draft 9th Amended Bylaws. He advised the committee that several sections of the Articles were not in compliance with state law, and several sections of the 8th and draft 9th amended Bylaws would not be in compliance with the current Articles.

The committee stepped back and ask for guidance from Charlie on how to resolve the conflicts. It was recommended that the EDC restate the Articles of Incorporation to be in compliance with state law prior to proceeding with the 9th amended bylaws. The EDC Board will need to adopt the restated Articles, and then they will require two readings of a Resolution by the City Council and to be filed and reviewed by the Secretary of State's office. With optimal timing, this process will be completed by the end of July or first part of August.

Charlie will be available during Executive Session under Open Meetings Section 551.071 – Consultation with Attorney – duty to advise on legal matters. Staff is working with Charlie to either attend in person or by teleconference.

Recommendation

Adopt the Restated and Amended Articles of Incorporation as presented.

**RESOLUTION OF APPLICATION FOR AMENDMENTS TO ARTICLES OF
INCORPORATION OF THE BASTROP ECONOMIC DEVELOPMENT
CORPORATION**

WHEREAS the Bastrop Economic Development Corporation (the "Corporation") met on June 20, 2016, to review the attached Restatement with Additional Amendment of Amended Articles of Incorporation; and

WHEREAS the Texas Local Government Code Chapter 501 Subchapter G (the "Code") provides for the process in which the Corporation may restate and amend their Articles of Incorporation; and

WHEREAS, it is hereby officially found and determined the attached Restated and Amended Articles of Incorporation should be presented to in a proper application for amendment to the Bastrop City Council; and

WHEREAS, the Corporation desires to submit its application for amendments to their Articles of Incorporation as attached hereto as Exhibit "A" and fully incorporated herein as if fully set forth herein; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

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

SECTION 1. Finding and Determination

The Corporation hereby finds and determines that it is advisable to adopt the amendments to the Corporation's Articles of Incorporation as described in Exhibit "A".

SECTION 2. Application for Amendments

The Corporation hereby submits this Application to the City Council of the City of Bastrop for amendments to the Corporation's Articles of Incorporation as those amendments are set out in the attached Exhibit "A".

PASSED AND APPROVED, on this _____ day of _____, 2016.

[SIGNATURE PAGE FOLLOWS]

Board Chair

ATTEST:

Secretary

RESOLUTION NO. R-2016-_____**MAKING CERTAIN FINDINGS REGARDING AN APPLICATION BY THE BASTROP ECONOMIC DEVELOPMENT CORPORATION; AUTHORIZING AND APPROVING AMENDMENTS TO THE BASTROP ECONOMIC DEVELOPMENT CORPORATION'S ARTICLES OF INCORPORATION**

WHEREAS the Bastrop Economic Development Corporation (the "Corporation") has applied (the "Application") with the City of Bastrop City Council (the "Council") to amend their Articles of Incorporation; and

WHEREAS the Texas Local Government Code Chapter 501 Subchapter G (the "Code") provides for the process in which the Corporation may amend their Articles of Incorporation; and

WHEREAS, it is hereby officially found and determined that proper Application pursuant to Code has been made by the Corporation to the Council; and

WHEREAS, the Corporation's Application for amendments to their Articles of Incorporation is attached hereto as Exhibit "A" and fully incorporated herein as if fully set forth herein; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code;

THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF BASTROP THAT:

SECTION 1. Finding and Determination

The Council hereby finds and determines that it is advisable to adopt the amendments to the Corporation's Articles of Incorporation as described in Exhibit "A".

SECTION 2. Authorization of Adoption

The Council hereby authorizes the Corporation to adopt the amendments to the Corporation's Articles of Incorporation as described in Exhibit "A".

SECTION 3. Approval

The Bastrop City Council hereby approves the form of the amendments to the Corporation's Articles of Incorporation as described in Exhibit "A".

READ and ADOPTED on the 28th of June 2016.

Ken Kesselus, Mayor

ATTEST:

Ann Franklin, City Clerk

APPROVED AS TO FORM:

Jo-Christy Brown, City Attorney

RESTATEMENT OF AMENDED ARTICLES OF INCORPORATION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION

WE, THE UNDERSIGNED natural persons, each of whom is at least 18 years of age, and each of whom is qualified to sign these Restated and Amended Articles of Incorporation of the Bastrop Economic Development Corporation (the "Corporation") under the TEX. LOC. GOV. CODE chapters 501, 502 and 505, as amended, with the approval of the City Council (the "Council") of the City of Bastrop, Texas (the "City") as evidenced by the Resolution attached as Attachment "A" and made a part of these Articles for all purposes, do hereby adopt the following Restated and Amended Articles of Incorporation for the Corporation:

**ARTICLE I
NAME**

The name of the Corporation is "Bastrop Economic Development Corporation," also referred to and known as "Bastrop EDC" or "BEDC."

**ARTICLE II
AUTHORIZATION**

The Corporation is a nonprofit corporation and is an industrial development corporation organized under TEX. LOC. GOV. CODE chapters 501, 502 and 505 (the "Code"). In the event of any conflict between any provision of these Articles of Incorporation and the Code, then the provisions of the Code shall control. Each amendment to the original Articles of Incorporation conforms to the Code. This restatement is an accurate copy of the original Articles of Incorporation and all amendments to the original Articles of Incorporation and contains no other changes other than those stated herein.

**ARTICLE III
DURATION**

The period of duration of the Corporation is perpetual.

**ARTICLE IV
PURPOSE AND LIMITATIONS**

(a) The Corporation is organized exclusively for the purposes of benefiting and accomplishing public purposes of, and to act on behalf of, the City, and the specific purposes for which the Corporation is organized. The Corporation may issue bonds, notes, and other forms of debt instruments, and acquire, maintain, lease, and sell property, and interests therein, on behalf of the City, and expend the proceeds of any sales and use tax levied for the benefit of the Corporation for the promotion and

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Deleted: WE, the undersigned natural persons, not less than three (3) in number, each of whom is at least eighteen (18) years of age, and are residents of the City of Bastrop, Texas, which is a duly established City under the Texas Constitution, acting as Amending Incorporators of a public instrumentality and non-profit industrial development corporation (the "Corporation") under Article 5190.6, Texas Revised Civil Statutes, as amended, known as the Development Corporation Act of 1979 (the "Act"), with the approval of the governing body of the City of Bastrop, Texas (the "City"), do hereby adopt the following 2008 Amended and Restated Articles of Incorporation for the Corporation:¶

¶
The amendments are as follows:¶

¶

January 25, 2000¶

(1) Article II: Added "...in March of 1995..."¶

(2) Article VIII: Added length of term for a director if filling a vacancy at the end of paragraph 2. ¶

July 25, 2000¶

(3) Article I: . Added name, shall also be known as "BEDC".¶

(4) Article IV: Added "or the lending of credit" to the last sentence.

(5) Article VII: ¶

(a) Changed street address of registered office to 903 Main Street, Bastrop, Texas 78602.¶

(b) Changed Corporation's permanent registered agent to Joe D. Newman, President/CEO.¶

(6) Article VIII: ¶

(a) Changed number of City Council members from two to one in paragraph 1.¶

- (b) Removed names and addresses of initial directors in paragraph 1.¶

- (c) Added paragraph 2 regarding terms of office. ¶

- (d) Added paragraph 3 regarding City Manager.¶

- (e) Restated residential requirement paragraph 4.¶

- (f) Identified terms of service in paragraph 5.¶

August 14, 2001¶

(7) Article VIII: Added "...may include up to two (2) other City Council Members; ..." to first paragraph.¶

Deleted: The Corporation is a non-profit corporation, and is an industrial development corporation which was organized in March of 1995, under the Development Corporation Act of 1979, and is governed by Section 4B of the Act. In the event of any conflict between any provision of these 2008 Amended and Restated Articles of Incorporation and the Act, then the provisions of the Act shall control.

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development of commercial, industrial and manufacturing enterprises to promote and encourage employment and the public welfare, pursuant to the Code. The Corporation may finance and undertake any such project, subject to the regulations and limitations set forth in The Code. The Corporation is a constituted authority and a public instrumentality within the meaning of the regulations of the United States Treasury Department and the rulings of the Internal Revenue Service prescribed and promulgated pursuant to Section 103 of the Internal Revenue Service Code of 1954, as amended, and the Corporation is authorized to act on behalf of the City, as provided herein.

Deleted: Section 4B of the Development Corporation Act of 1979

(b) In the fulfillment of its corporate purpose, the Corporation shall have and may exercise the powers described in this Article, together with all of the other powers granted to the corporations that are incorporated under the Code, and to the extent not in conflict with the Code, the Corporation shall additionally have and may exercise all of the rights, powers, privileges, authorities, and functions given by the general laws of the State of Texas to nonprofit corporations under the Texas Non-Profit Corporation Act, as amended, Texas Rules of Civil Statutes Annotated Article 1396-101, et seq.

Deleted: in these 2008 Amended and Restated Articles of Incorporation

(c) The Corporation shall have the purposes and powers permitted by the Code pursuant to the authority granted in Article III, Section 52-a of the Texas Constitution, but the Corporation does not have, and shall not exercise the powers of sovereignty of the City, including the power to tax (except for the power to receive and use the sales and use taxes specified in the Code) and the police power, except that the Corporation shall have and may exercise the power of eminent domain when the exercise thereof is approved by the Council. However, for the purposes of the Texas Tort Claims Act (Subchapter A, Chapter 101, Texas Civil Practice and Remedies Code), the Corporation is a governmental unit and its actions are governmental functions.

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ARTICLE VI
AMENDMENT

¶ The Articles of Incorporation may, at any time and from time to time, be amended as provided in the Development Corporation Act of 1979, so as to make any changes therein and add any provisions thereto which might have been included in the Articles of Incorporation in the first instance. Any such amendment shall be affected in either of the following manners: (i) the members of the Board of Directors of the Corporation shall file with the governing body of the City a written application requesting approval of the amendments to the Articles of Incorporation, specifying in such application the amendments proposed to be made, such governing body shall consider such application and, if it shall by appropriate resolution duly find and determine that it is advisable that the proposed amendments be made and shall approve the form of the proposed amendments, then the Board of Directors of the Corporation may amend the Articles of Incorporation by adopting such amendments at a meeting of the Board of Directors and delivering articles of amendment to the Secretary of State, or (ii) the governing body of the City may, at its sole discretion, and at any time, amend these Articles of Incorporation, and alter or change the structure, organization, programs or activities of the Corporation, or terminate or dissolve the Corporation (subject to the provisions of the Development Corporation Act of 1979, and subject to any limitation provided by the constitutions and laws of the State of Texas and the United States of America on the impairment of contracts entered into by the Corporation) by written resolution adopting the amendment to the Articles of Incorporation of the Corporation or articles of dissolution at a meeting of the governing body of the City and delivering articles of amendment or dissolution to the Secretary of State, as provided in the Development Corporation Act of 1979. Restated Articles of Incorporation may be filed with the Secretary of State as provided in the Development Corporation Act of 1979.¶

(d) The Corporation is not a political subdivision or political corporation of the State of Texas within the meaning of its constitution and laws, including without limitation Article III, Section 52 of said constitution, and no agreements, bonds, debts or obligations of the Corporation are or shall ever be deemed to be the agreements, bonds, debts or obligations, or the lending of credit, or a grant of public money or thing of value, of or by the City, or any other political corporation, subdivision or agency of the State of Texas, or a pledge of the faith and credit of any of them.

ARTICLE V
MEMBERS

The Corporation has no members and is a non-stock corporation.

ARTICLE VI
ADDRESS

The street address of the present registered office of the Corporation is Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas 78602. The name of its initial registered

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agent at 904 Main Street was Michael H. Talbot, City Manager of the City of Bastrop, Texas. The Corporation's permanent registered agent, at its present address, is Shawn A. Kirkpatrick, Executive Director of the Corporation (or Mr. Kirkpatrick's successor to the position of Executive Director of the Corporation), who may be served with process at the present registered office of the Corporation.

ARTICLE VII
BOARD OF DIRECTORS

(a) The affairs of the Corporation shall be managed by a Board of Directors consisting of seven (7) Directors. ~~Three directors must be persons who are not employees, officers, or members of the governing body of the City of Bastrop. Eligibility for Board of Director Membership shall be as stated in the Corporation by-laws and otherwise consistent with applicable law.~~

(b) The names and street addresses of the persons who are to serve as the initial directors and the dates of expiration of their initial terms as directors, are as follows:

<u>NAMES</u>	<u>ADDRESSES</u>	<u>EXPIRATION OF TERM</u>
<u>Pat Crawford</u>	<u>1707 Pecan Street Bastrop, Texas 78602</u>	<u>March 1997</u>
<u>Robert Jenkins</u>	<u>1302 Pecan Street Bastrop, Texas 78602</u>	<u>March 1997</u>
<u>William Taylor</u>	<u>RTE 3, Box 3 - Hoffman Road Bastrop, Texas 78602</u>	<u>March 1997</u>
<u>Dr. Neil Gurwitz</u>	<u>1306 Jefferson Street Bastrop, Texas 78602</u>	<u>May 1996</u>
<u>Willie DeLaRosa</u>	<u>407 Oak Street Bastrop, Texas 78602</u>	<u>May 1995</u>
<u>David Lock</u>	<u>801 Main Street Bastrop, Texas 78602</u>	<u>May 1996</u>
<u>Tommy Goode</u>	<u>47(B) Laura Lane Bastrop, Texas 78602</u>	<u>May 1995</u>

Deleted: The street address of the present registered office of the Corporation is 903 Main Street, Bastrop, Texas 78602. The name of its initial registered agent at such address was Michael H. Talbot, City Manager of the City of Bastrop, Texas. The Corporation's permanent registered agent, at such address, is the Joe D. Newman, President/CEO of the Corporation (or Mr. Newman's successor to the position of President/CEO of the Corporation), who may be served with process at 903 Main Street, Bastrop, Texas 78602. ¶

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Deleted: , who are appointed by the governing body of the City for two (2) year terms of office, or as otherwise noted herein below

Deleted: The membership of the Board of Directors shall include the Mayor and may include up to two (2) other City Council members; however, in no event shall there be more than three (3) members of the Board of Directors who are also members of the City Council. At least four (4) Directors of the Board shall not be officers or employees of the City of Bastrop or members of its City Council, and these four Directors shall be referred to as "Public Members" and/or as "Public Directors" of the Board of Directors. ¶

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EXPIRATION OF TERM . ¶

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(c) The terms of office for the Board of Directors shall be two years. A director holds office until the next annual election of directors and until a successor is elected, appointed, or designated and qualified.

(d) Any vacancy occurring on the Board of Directors through death, resignation, removal, or otherwise shall be filled by appointment by the governing body of the City to hold office for a term to be determined as provided in the Corporations by-laws.

**ARTICLE VIII
CITY COUNCIL APPROVAL**

The City has specifically authorized the Corporation, by Resolution, to act on its behalf to further the public purposes stated in said Resolution and these Amended and Restated Articles of Incorporation, and the City has, by said Resolution, approved these Amended and Restated Articles of Incorporation. A copy of said Resolution is attached to these Amended and Restated Articles of Incorporation and made a part hereof for all purposes.

**ARTICLE IX
RESTRICTIONS**

No dividends shall ever be paid by the Corporation and no part of its net earnings remaining after payment of its expenses shall be distributed to or inure to the benefit of its Directors or officers or any individual, firm, corporation or association, except that in the event the Board of Directors shall determine that sufficient provision has been made for the full payment of the expenses, bonds and other obligations of the Corporation, then any net earnings of the Corporation thereafter accruing shall be paid to the City. No part of the Corporation's activities shall be carrying on propaganda, or otherwise attempting to influence legislation, and it shall not participate in, or intervene in, (including the publishing or distributing of statements), any political campaign on behalf of or in opposition to any candidate for public office.

**ARTICLE X
DISSOLUTION**

If the Corporation ever shall be dissolved when it has, or is entitled to, any interest in any funds or property of any kind, real, personal or mixed, such funds or property or rights thereto shall not be transferred to private ownership, but shall be transferred and delivered to the City after satisfaction or provision for satisfaction of debts and claims.

ARTICLE XI

Deleted: The names and street addresses of the current directors are as follows:

NAME	ADDRESS
Mayor Tom Scott	907 Pine Street, Bastrop, TX 78602
Gary Schiff	118 Lincoln Street, Bastrop, TX 78602
Gary Gutierrez	901 College Street, Bastrop, TX 78602
Steve Mills	1302 Jefferson Street, Bastrop, TX 78602
Dr. Neil Gurwitz	1306 Jefferson Street, Bastrop, TX 78602
Gwen O'Barr	112 Mahalua Lane, Bastrop, TX 78602
Pat Crawford	1701 Pecan Street, Bastrop, TX 78602
Mike Talbot (ex-officio)	City of Bastrop, 904 Main Street, Bastrop, TX 78602

Deleted: of the Board are as follows

Deleted: (a) The term of Directors who are also members of the City Council shall coincide with the Council member's term of elected office; (b) The terms of Public Directors shall vary in length, with no term exceeding two years, and such Public Directors shall be appointed by the City Council for a term duration that results in staggered periods of service for such Directors. Directors may be removed at any time by vote of the City Council. Any Director who is a member of the governing body of the City shall cease to be a Director at the time he or she ceases to be a member of the City Council.

The City Manager of Bastrop may be appointed by the City Council to be a non-voting ex officio member of the Board of Directors, and may attend all meetings of the Board, and shall provide staff assistance and administrative support to the Board as needed. When the City Manager participates in Board activities as a non-voting ex officio member, his or her participation shall not count as one of the seven (7) Board of Director positions.

All Directors must be residents of the City of Bastrop or Bastrop County with no more than one Director having residence outside the corporate city limits but within Bastrop County, Texas. Directors are removable by the governing body of the City at any time with...

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Deleted: (a) until the expiration of the term being filled; or (b) for a term of two (2) years from the date of appointment by the City Council; or (c) if a Public Member, for a term less than but not to exceed two (2) years from the date of appointment, for a length of...

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ORIGINAL INCORPORATORS

The name and street address of each original Incorporator is:

Michael H. Talbot, City Manager P. O. Box 427
Bastrop, Texas 78602

David Lock, Mayor 801 Main
Bastrop, Texas 78602

Willie DeLaRosa, Mayor Pro-Tem 407 Oak
Bastrop, Texas 78602

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ARTICLE XII
BOARD OF DIRECTORS

The initial bylaws of the Corporation shall be in the form and substance approved by the City Council in its Resolution approving its Articles. Such bylaws shall be adopted by the Corporation's Board and shall, together with these Articles of Incorporation, govern the internal affairs of the Corporation until and unless amended in accordance with these Articles.

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Neither the initial bylaws nor any subsequently effective bylaws of the Corporation may be amended without the consent and approval of the City Council. The Board shall make application to the City Council for the approval of any proposed amendments, but the same shall not become effective until or unless the same shall be approved by Resolution adopted by the City Council.¶

Deleted: 2008 Amended and Restated

RESOLUTION ADOPTING BEDC'S RESTATED AND AMENDED ARTICLES OF INCORPORATION

EXHIBIT A

SIGNED this _____ day of _____, 2016.

Deleted: 2008

CHAIR OF THE BOARD OF DIRECTORS:

Deleted: PRESIDENT

[NAME]

Deleted: Joe D. Newman

SECRETARY OF THE BOARD OF DIRECTORS:

Deleted: AMENDING AND RESTATING INCORPORATORS

[NAME]

Deleted: ¶

STATE OF TEXAS

§
§
§

COUNTY OF BASTROP

BEFORE ME, the undersigned authority, on this day personally appeared _____, and _____, known to me to be the persons whose names are subscribed to the foregoing document as the Amending and Restating Incorporators, and being by me first duly sworn, declared that the statements therein contained are true and correct.

Deleted: _____,

Deleted:

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___th day of _____, 2016

Deleted: 08

Notary Public in and for the State of Texas

Deleted: 2008 Amended and Restated



BASTROP ECONOMIC DEVELOPMENT CORPORATION

STANDARDIZED AGENDA RECOMMENDATION FORM

DATE SUBMITTED: June 17, 2016

MEETING DATE: June 20, 2016

1. Agenda Item:

The BEDC and City of Bastrop will provide written reports and be available to answer questions from the Board (includes items for update, discussion, and/or possible action by the Board of the BEDC).

2. Party Making Request: Shawn Kirkpatrick, Executive Director

3. Nature of Request: (Brief Overview) Attachments: Yes No

A memo is attached with BEDC Staff updates as well as a report from the Main Street Program. Excerpts from the June 14 City Manager's Report and an update from the City of Bastrop Planning Department are also attached. Other updates will be presented at the Board meeting.

4. Policy Implication:

5. Budgeted: Yes No N/A

Bid Amount:

Over/(Under) Budget:

Budgeted Amount:

Budget Balance:

6. Alternate Option/Costs:

7. Routing: ED Staff ED Chair

8. Staff Recommendation:

Motion: SM GS CC KK WD KLK CL

Second: SM GS CC KK WD KLK CL

For: SM GS CC KK WD KLK CL

Against: SM GS CC KK WD KLK CL

Abstained: SM GS CC KK WD KLK CL



June 17, 2016

Memorandum

To: Board of Directors

Cc: Mike Talbot, City Manager
JC Brown, BEDC Attorney

From: Shawn A. Kirkpatrick, Executive Director

Subject: BEDC Update

Meetings since last report (05/16/2016):

Meeting BEDC Board Meeting	Meeting Planning Department
Meeting Prospect	Meeting City Council
Event Youth Career Day	Meeting OA Regional Partners
Meeting DBA and Main St. Chairs	Recruiting OA SoCal
Meeting City Council	Meeting Chamber of Commerce
Meeting City Manager	Event BEST Breakfast
Meeting Planning Department	Meeting City Directors OEM
Meeting Project Quarters	Meeting Bylaws Committee
Meeting Drusilla Rogers	Meeting Ruben Cardona
Meeting Jolene Jaehne	Meeting Congressman Farenthold staff
Meeting Main Street Board	Meeting City Directors
Meeting City Council	Conference TEDC Mid-year
Meeting Project Fiber X	Exam CEcD
Meeting Project	Meeting Developer
Conference Call Legal	Meeting MS Design Committee
Meeting City Council	Meeting Legal
Meeting FTZ 183 Board	Meeting Project Fiber X
Event SBDC Night	Meeting Broker/Developer
Meeting Project	Meeting TX Department of Ag
Meeting BEDC Board Meeting	

UpStart, Inc.

Upstart has refunded the \$6,000 grant for the makerspace.

Colony MUD

Executive Director has been asked to serve on one of the MUD Boards. This has been discussed with the Board Chair and unless the Board objects I would like the opportunity.

SBDC Night

This event was geared at educating officials and stakeholders on the SBDC programs and successes. Very educational event and informative

CEcD Exam

Took the CEcD exam for the first time in Tulsa, OK on Saturday, June 11th. Passed the multiple choice/short answer and will need to retake the essay portion. Next scheduled exam is in September 2016.

Loop 150 Trail Extension

Memo outlining the potential project is included in the packet with information related to the project.

TEDC Mid-year Conference

Executive Director attended the TEDC Mid-year Conference and the EDC received its TEDC Economic Excellence Award and TEDC Merit for Workforce Excellence Award.

CO 2008A Defeasance

After visiting with our Financial Advisor, the Resolution to defease the bond will come to the Board at Budget Adoption and funded in FY 2016-2017 Budget with fund balance.

Ad hoc Bylaws Committee

After completing the initial mark-ups to the bylaws it was discovered several sections of the 8th Amended bylaws are out of compliance with the Articles of Incorporation. Included in the packet is a memo outlining the Restated and Amended Articles of Incorporation.

903 Main Street office

EDC staff has placed a for sale sign in the picture window and distributed an offer package to our commercial realtor list. The building has been shown several times and one offer has been received to date.

921 Main Street (City Owned Property)

This is a continuation of this potential project from last month. A memo outlining the potential project is included in the packet with information related to the discussion regarding the planning.

Items for Future Board Meetings

The following items have been requested for future meetings.

- Business and Industrial Park infrastructure development (Shawn Kirkpatrick)
- Consideration/Recommendation to the City of Bastrop regarding possible annexation (Mayor Ken Kesselus)

- Bylaws Codification and Amendment (Board of Directors)

Education and Workforce Development

2016 BISD Youth Career Day

The City of Bastrop, Bastrop Economic Development Corporation, Bastrop Chamber of Commerce, and Workforce Solutions partnered with Bastrop Independent School District to present the Second Annual Bastrop Youth Career Day, which took place on May 18, 2016, at the Jerry Fay Wilhelm Performing Arts Center.

This year's event included special guest speaker Michael Hosford -- a Bastrop native who has overcome many obstacles in his life -- panel discussions with local business leaders, and a video with local employers giving interview advice. Military recruiters, first responders, PHI Air Medical, and other businesses with heavy equipment were set up outside the center. Postsecondary educators were also on hand to interact with the students.

Juniors and seniors from Bastrop and Cedar Creek High Schools were able to ask questions, receive one-on-one job coaching, and learn about current and future employment trends. Employers were able to scout future employees, market their brand/name, and spread the word about their opportunities. Students also had the opportunity to apply for summer jobs, and the panel discussions helped them get a bigger picture of the difference between a job and a career.

There were 260 students registered for the event, and about 45 businesses. The emphasis this year was on career pathways and for the students to be exposed to a variety of different career choices. There were also five employers taking applications for summer jobs, and Workforce Solutions handed out about 200 paper applications and received over 50 completed ones.

BISD Youth Career Day De-Briefing

Staff met with both CCHS and BHS to discuss the 2017 BISD Youth Career Day format. We will move the event to an earlier date and provide additional summer job opportunities. The overall format and location were a win for both schools.

Bastrop Job and Career Fair (Informal Committee)

October 1, 2016, is the tentative date for the Bastrop Job Fair. Planning has begun.

Business Retention and Expansion (BRE)

Bastrop Redevelopment Program (Informal Committee forming)

Sarah O'Brien at Main Street is working on developing the framework for the program.

BRE Outreach

Staff continues to have good response to visits. We can expect a higher volume of survey visits to be scheduled now that the Youth Career Day is complete.

Marketing and Recruiting

Aerial Focus

Staff is working on developing a large format aerial map for marketing purposes. The aerial portion is under second mark-ups. The flip or reverse side is under development with our marketing team.

Aerial Drone Video

September/October timeframe - Neon Cloud will be in Bastrop to shoot the video to produce a 3-5 minute promotional video related to economic development in Bastrop.

Website Redesign

The EDC is adding or updating three modules for the website and updating the graphics.

Target Market Flyers

After early success with the Bio/Life Science flyer, staff is developing additional flyers for manufacturing, technology, hospitality & leisure, retail and housing.

Hwy 71 Billboard

The Hwy 71 billboard was removed by Lamar in advance of the Hwy 71/95 Construction. The remaining marketing funds will be directed toward our recruitment effort.

Great Investment Summit

Texas will be hosting the Great Investment Summit in September in Dallas. This is an opportunity for the Bastrop EDC to directly market to a captive audience of companies and investors looking to invest in Texas.

Northern California Marketing Trip

Staff will be traveling with Opportunity Austin to Northern California on a marketing trip targeting companies and site consultants/brokers with projects in the Austin region.

Business Park – Infrastructure

BEFCO has prepared cost estimates for a potential project. Currently under evaluation by Staff.

Lot A-1 and A-7

BEFCO has prepared a preliminary site improvement estimate to prepare both lots for future office (campus) development.

Fiber Connectivity

We have been meeting with 1GB plus fiber providers to develop a community solution and provide the connectivity needed to attract IT and Bio/Life Sciences companies. A potential provider met with the City and is developing a financial model.

Bastrop Main Street Program

Economic Development Activities

June 10th, 2016



Downtown Property & Business Updates:



Baxter's Fine Dining restaurant is now closed. Owner Terri Knop is focusing on her catering businesses. The bar is still open Tuesday- Saturday's from 4 p.m. until close. They still have a limited menu offerings during the evening hours.



Pam & Frank Ferguson, owners of High Cotton, announced that they will be relocating to Wimberly, Texas at the end of July. Staff has been informed a new retail tenant has already been secured for the property.

Main Street Director Activities:

Working with DBA To establish a combined digital marketing plan for FY 2016-2017, including consolidation of social media networks for greater reach.

The ERLT met with Cedar Creek reps to discuss entrepreneurship opportunities at the high school level.

Attended the 2016 Main Street Now Conference in Milwaukee, and presented a session to 65 attendees on "Events that make Cents."

Met with State Coordinator, Debra Drescher to discuss a variety of issues and topics.

Working on finalizing details for the launch of the Bastrop Community Market at the Barn.

Meeting with various entities, property owners, merchants, media representatives, restaurateurs and community partners downtown to discuss issues, projects and concerns.

Continued development of online presence through social media, blog, website and Bastrop TX App.

Main Street Events:

Preservation Month

Advance Registration Required

We hosted 11 attendees at our Tax Credit Lunch & Learn at the Bastrop Convention Center, on May 31st.

Our first Mornings on Main Street event is Friday, June 17th. The weekly event aims to open up the lines of communications with downtown merchants and property owners.



The City of Bastrop Parks department spent time on Friday, June 10th sprucing up 921 by removing litter and debris, ridding the area of weed and replanting the planter boxes. Main Street covered the plant expense.

Excerpts from City Manager's Report (06/14/16) for BEDC June Board Meeting

- C. Review and Update on the Creation of a "Destination Marketing Organization" for the City of Bastrop: Per the City Council's instructions from the May 24, 2016 City Council meeting, I met with Councilmembers McAnally and Jones on May 30, 2016 to review the draft "RFQ" to identify and hire a qualified consultant to assist the City of Bastrop in the creation of a "Designation Marketing Organization." Upon completion of our review, a few changes were made to the "RFQ", with the understanding these changes would be made so that the "RFQ" could be sent out the next day on June 1, 2016. The changes were made and the "RFQ" was sent out to trade organizations on June 1, 2016. All completed responses to the City RFQ are due back to the City by June 21, 2016. Since sending out the RFQ, I have been contacted by three (3) potential responders asking for some clarification on some minor points related to the RFQ. The one common concern that I have heard is that there is a very compressed time in which the "RFQ" must be returned to the City of Bastrop.
- D. Update on the Texas Department of Transportation "Tahitian Village Overpass Project": Since my last update to the City Council on May 10, 2016 regarding this Project, Hunter Industries, the contractor responsible for this Project, has completed its work to prepare the Project for final paving operations. Overall, the Project is approximately 98% complete and is currently well ahead of schedule. Beginning the week of June 13th, the contractor will begin laying the finish layer of asphalt pavement within the frontage road intersection, which will require 'temporary lane closures' and lane shifting, between June 14th and 16th, 2016. The contractor will then pave the main lanes and overpass, which will allow the contractor to then open the main traffic lanes to vehicular traffic shortly afterwards.
- E. Update on the Texas Department of Transportation "S.H. 71 - S.H. 95 Overpass Project": The Texas Department of Transportation [Tx.D.O.T.] held the preconstruction meeting on May 31, 2016 for the "S.H. 71/S.H. 95 Overpass Project". At the conclusion of the preconstruction meeting, Tx.D.O.T. issued the order for Hunter Industries to commence work on this Project. Hunter Industries is the Contractor for the S.H. 71 /S.H. 95 Project. Hunter Industries was also the Contractor for the Tahitian Village Overpass Project. Hunter Industries ["Hunter"] wasted no time and began their work on the S.H. 71/S.H. 95 Project shortly after the preconstruction meeting. Hunter has begun to build the new overpass, ramps, and frontage roads for the Project. The work completed, to date, has involved right-of-way preparation (clearing trees, stripping topsoil, erosion control, etc.), as well as initial excavation of material for subgrade placement. Over the coming weeks we expect to receive a "base-line" schedule from Tx.D.O.T. which will help us plan for major Project milestones associated with this Project. The Contractor should also begin initial excavation work for retaining wall and column installation for the "Overpass" in the next few days or weeks.
- H. Update on the Comprehensive Plan: A draft Future Land Use Map has been reviewed by staff, and modified for inclusion into Chapter 5, Land Use and Community Image. Chapter 5, Land Use and Community Image; Chapter 6, Transportation; and, Chapter 8, Cultural Arts and Tourism; are being drafted, concurrently, by the consultant's team and will be released to staff for review over the next few weeks. The next CPSC meeting will be scheduled following the staff level review of Chapter 5.

Planning and Development Department Monthly Report – May 1, 2016 – May 31, 2016

<u>Building Permit Type Totals:</u>	Month	YTD	2015
Single Family Residences	2	14	14
New Commercial	1	11	6
Miscellaneous (electrical, plumbing, HVAC, pools, sprinklers, sheds, patio covers, signs, fire suppression)	46	212	236
Residential Remodels	4	16	24
Commercial Remodels	1	8	14
Total Permits Issued	54	267	294
Commercial and Residential Inspections	183	832	1522

Business information requests:

- Residential Subdivisions
- Retail Development

Commercial Development/Remodel – Tenant Finish Out	Location	Status
Elysian Nails & Spa`	107 Childers Drive, Suite 200	CO issued 5/19/2016
Papa John's Pizza	Little Colony Shopping Center – Walmart Parking Lot	CO issued 5/19/2016

Updated 6/7/2016

Commercial Development/Remodel – Tenant Finish Out	Location	Status
Garcia's Mexican Food Restaurant	Building J – Burleson Crossing	CO issued 5/27/2016
Bastrop County Medical	489 Agnes – Little Colony Center – Walmart Parking Lot	Tenant finish out in progress
Commercial Development with accepted Site Dev Plan – has been permitted and work has begun on the project	Location	Status
Coghlan Group Main Building	1500B Business Park Drive – Bastrop Business and Industrial Park	Site work 95% complete; Temporary CO issued 4/26/2016
Lost Pines Art Center and Reflective Sculpture	1204 Chestnut	Site work approximately 30% complete
Elliott Electric Supply	405 Technology Drive – Bastrop Business and Industrial Park	Site work approximately 30% complete
A & B Auto Repair	612 Old Austin Highway – Don Stewart Replat	Site work approximately 50% complete
Commercial Development with Site Development Plan that is in the review process	Location	Status
New Haven Assisted Living & Memory Care Center	2604 State Highway 71 East – west of Industrial – within the city limits	4/25/2016 site development plans received and distributed to staff for review – 5/26/2016 staff comments issued – resubmittal required
Old Bastrop Museum Remodel	702 Main Street – this is a city designated historic structure – the owner applied for and was granted a Certificate of Appropriateness in November, 2015	5/9/2016 site development plans received and distributed to staff to review
Commercial Development with Site Development Plan that has been accepted	Location	Status – ON HOLD
Pacific Dental Services	1670 Highway 71 East – corner of Hwy 95 and Hwy 71 – Purcell Point – Lot 1 east of Popeye's	Site development plans accepted by staff February, 2016 – pre construction meeting has not been scheduled

Plats Received/Approved or in the Review Process that now have Expiration Dates	Description	Status	Expiration
Buttonwood Subdivision – Administrative Plat	1203 Buttonwood Street – two single family residential lots	9/23/2014 all comments addressed – waiting on mylar – Owner may apply for a variance to the subdivision requirements in order to not dedicate right of way 9/22/2015 City Council granted a one year extension	Plat now expires 9/23/2016
Construction of utilities within Subdivisions	Description	Status	CC Action
Pecan Park Residential Section 4	Construction of Public Infrastructure west of Childers Street	In Progress	
Plan Review In Process Platting/Construction (utilities)	Description	Status	CC Action
Lot 1 Block B and Lots 1 and 2 Block A Bastrop West Commercial Section Three Replat of Lot 1, Block A	Terminus of Hasler Boulevard – north of the Hampton Inn – create 2 commercial lots	7/8/2015 received and distributed to staff – 8/26/2015 staff comments issued – resubmittal required – 3/8/2016 owner and surveyor came to plan review to discuss Hasler ROW – 4/28/2016 resubmittal received	Statutory Denial 7/28/2015
Plan Review In Process Platting/Construction (utilities)	Description	Status	CC Action
Magnolia Gardens Final Plat (will require variances to the Subdivision Ordinance)	3 residential lots – Magnolia and Water – north of the railroad tracks	Variance to Zoning Ordinance approved by BOA 3/9/2016 – variance to the Subdivision Ordinance tabled at CC 4/12/2016 – will be discussed again at CC 4/26/2016 – 4/26/2016 CC approved the variance request	Final Plat CC approved 5/10/2016
Aldridge Plat Final Plat	One residential lot – Lone Star Circle – Area A of the ETJ	12/14/2015 received and distributed to staff – comments issued – resubmittal required	Statutory denial 1/12/2016

Plan Review In Process Platting/Construction (utilities)	Description	Status	CC Action
Colony MUD 1A, Section 1 Phase 1 – Final Plat and Construction Plans	Approximately 23.925 acres west of FM 969	12/23/2015 received and distributed to staff – construction plans received 1/26/2016 – distributed to staff, TxDOT and the county for review – 3/1/2016 comments on construction plans issued – resubmittal required – 4/6/2016 city and county staff comments issued – resubmittal required – 4/14/2016 plat resubmittal received – construction plans have not been resubmitted	Statutory denial 1/12/2016
Zavodny Administrative Plat	Create two commercial mixed use lots - Cedar and State Highway 95	2/8/2016 received and distributed to staff – staff comments issued 3/16/2016 – resubmittal required – 4/28/2016 resubmittal received – 5/31/2016 Review 2 comments issued – a few comments remain to be addressed	Statutory denial 2/23/2016
Pecan Park Section 5B Final Plat and Construction Plans for Streets and Utilities	42 single family residential lots – west of Perkins	3/10/2016 received and distributed to staff – 4/6/2016 staff comments issued – resubmittal required – 4/22/2016 resubmittal of the plat and construction plans received – Review 2 staff comments issued 5/23/2016 – resubmittal received	Statutory denial 3/22/2016
512 House Group Final Plat	Located off Phelan Road in the 1 mile ETJ – 1 residential lot	3/14/2016 received and distributed to staff and the County – 4/7/2016 staff and county review comments issued – resubmittal required – 4/8/2016 resubmittal received – 4/29/2016 resubmittal received – review 3 comments issued 5/11/2016 – 2 items have not been addressed – 5/17/2016 resubmittal received – all comments cleared – Variance to Subdivision Ordinance will go to CC 6/14/2016	Final Plat will go to CC 6/28/2016
Suburbia Replat of Lot 21 and Lot 22B	Located off Highway 71 West in the 1 mile ETJ	4/29/2016 received and distributed to staff and the County to review – 5/20/2016 Review 1 comments issued – resubmittal required	Statutory denial 5/10/2016
Terrell Subdivision	Pecan, Austin and Jefferson Street – creating 4 residential lots	5/5/2016 received and distributed to staff to review – 6/3/2016 staff comments issued –resubmittal required	Statutory denial 5/24/2016

Plan Review In Process Platting/Construction (utilities)	Description	Status	CC Action
Baham Interests Administrative Plat	Main Street – creating 2 lots in the Form Based Code Area	5/9/2016 received and distributed to staff to review	Statutory denial 5/24/2016
Woodrun Subdivision, Section 2, Phase 1 and 2	Smith Road – 1 mile ETJ – infrastructure construction plans – final plat documents have not been received	5/26/2016 received and distributed to staff to review	N/A
Applications/Projects in Process	Description	Meeting Date, Items to be Discussed or Items to be Acted on	CC Action
Variance to minimum setbacks – now City initiated	College Street – multiple family owned lots	Will go to Board of Adjustment 4/6/2016 – Tabled until the May 4th meeting – 5/4/2016 BOA granted setback variances to 901 College, 905 College and 907 College	
Variance to minimum setbacks – City initiated	Nine remaining properties along College Street – south of Highway 71	Board of Adjustment denied the setback back variances for the nine remaining properties 5/4/2016 This item was heard again at the 6/1/2016 BOA meeting – variance were granted with the condition that each property is notified (by certified mail) of the action taken by the Board	
Variance to the sign code	Southside barbeque – request to add additional drive thru signage to existing sign	Sign Review Board (BOA) granted the variance request 5/4/2016	
Amendments to the Zoning Ordinance Section 43 and 43.9, Amendments to the Definitions and Use Charts Section 36 – Tattoo Studios/permanent makeup	Sexually oriented businesses – remove references to tattoos and body piercing – update definitions to allow permanent makeups as an incidental/accessory use in Barber Shop/Hair Salons and amend Use Charts to add tattoo and body piercing studios	P& Z 5/28/2016 recommended approval	Public Hearing CC 6/14/2016 2 nd Reading CC 6/28/2016

Maintenance Bonds	Location Public Utilities Installed	City Council Accepted Public Utilities	Bond Expires
Hunters Crossing	Bear Hunter Drive, Phase 1 Street Improvements Water and Drainage Improvements - Original Subdivision Performance bond in the amount of \$1,629,522.75 in the Bear Hunter Drive file	Original Two Year Maintenance Bond in the Bear Hunter Drive file in the vault – CC accepted the public utilities 5/13/2014	5/13/2016
Orchard Parkway	Pecan Park Subdivision – south of Highway 71 – west of Southside Barbeque	City Council accepted the utilities 11/12/2014 – Two Year Maintenance Bond – original bond is in the Orchard Pkwy Construction file in the vault	11/3/2016
Pecan Park, Section 5A Final Plat	Construction of public infrastructure – extension of Childers Drive, streets and public utilities within the subdivision	City Council accepted the utilities 2/9/2016 – Two Year Maintenance Bond – original bond is in the Pecan Park Residential , Section 5A Final Plat file in the vault	2/9/2018