

**NOTICE OF REGULAR MEETING OF BOARD OF DIRECTORS OF  
BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)  
Monday, August 15, 2016 – 6:00 P.M.  
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

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*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.*  
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**1. CALL TO ORDER**

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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.  
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**2. PUBLIC COMMENT(S)**

**3. REGULAR BUSINESS & PRESENTATIONS**

- 3.1. Welcome new Board member Kevin Plunkett.
- 3.2. Approval of meeting minutes of the Special Board Meeting of July 11, 2016, and the Regular Board Meeting of July 18, 2016.
- 3.3. Consideration, discussion and possible action on acceptance of the BEDC's financial summary report for periods ending June 30, 2016, and July 31, 2016.
- 3.4. Consideration, discussion and possible action on election of BEDC Board Secretary/Treasurer, a position previously held by former Board member Gary Schiff.
- 3.5. Consideration, discussion and possible action on an update from Terry Coghlan regarding The Coghlan Group's expansion project in the Bastrop Business and Industrial Park.
- 3.6. Consideration, discussion and possible action with respect to a Resolution requesting redemption of certain of the City's Combination Tax and Revenue Certificates of Obligation, Series 2008A.
- 3.7. Consideration, discussion and possible action on a presentation on FY 2016/2017 staff reporting/chain of communication, roles, duties, and responsibilities, proposed annual Economic Development Strategy, and overview of previous BEDC community development projects.
- 3.8. Consideration, discussion and possible action on approval of a Chapter 380 Economic Development Agreement with the City of Bastrop for the acquisition of a portion of the City-owned property located at 921 Main Street, (i.e., approximately 40 x 100 ft slab portion of the tract that fronts Main Street).
- 3.9. 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 the slab portion of the City-owned property located at 921 Main Street to the BEDC.

3.10. Consideration, discussion and possible action on engineering and architectural services, and other related services, for the portion of the City property located at 921 Main Street to be conveyed by the City to the BEDC, including but not limited to the possible engagement of KSA Engineers, Inc., and/or issuance of Request for Qualifications (RFQ).

3.11. Consideration, discussion and possible action on engineering services, and other related services, for the proposed Loop 150 Trail Expansion Project, including but not limited to the possible engagement of the Bowman Consulting Group and/or issuance of Request for Qualifications (RFQ).

#### **4. PUBLIC HEARING(S)**

4.1 Conduct a PUBLIC HEARING to receive input from the general public on the Bastrop Economic Development Corporation's proposed budget for Fiscal Year 2016/2017.

4.2 The Bastrop Economic Development Corporation Board of Directors will consider, discuss and take possible action concerning the above item 4.1, i.e., the Public Hearing on the BEDC's proposed budget for Fiscal Year 2016/2017, including but not limited to action to modify the proposed budget and/or to adopt the Fiscal Year 2016/2017 budget, as proposed or modified.

**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

5.2. Main Street Program Monthly Report

#### **6. EXECUTIVE SESSION**

6.1. 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 Tissue' and/or property owned and/or considered for acquisition, use, lease or conveyance by the BEDC.

(3) **Section 551.087** – Deliberation regarding economic development negotiations: 'Project Tissue', 'Project Valley Stays', and/or 'Project White Foam'.

(4) **Section 551.074** – Personnel Matters.

6.2. 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.

#### **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.

## 8. 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 12th day of August 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.