

**BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS**

**Minutes of Monthly Meeting, December 20, 2021
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas**

The Bastrop Economic Development Corporation (BEDC) met on Monday, December 20, 2021, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Kathryn Nash, Kevin Plunkett, Bill Gossett, Connie Schroeder, Ron Spencer, Jenn Wahl, and Jeff Haladyna. Staff members present: Genora Young, Angela Ryan and Jean Riemenschneider. BEDC Attorney Charles Zech was also present.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the meeting to order at 5:02 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS & PRESENTATIONS**
 - 3.1. Presentation, discussion, and review of the offers for the building at 921 Main Street, including possible action by the BEDC Board to approve a real estate contract. Mr. Spencer made the motion to authorize the Interim Executive Director or Secretary/Treasurer to work on the contract for the sale of 921 Main, with review by BEDC's attorney. Mr. Plunkett seconded, and the motion passed.
 - 3.2. BEDC Secretary/Treasurer Report – Chair Nash explained that November's financial report was not included in the board packet. Mr. Gossett updated the Board about his first few months as BEDC Treasurer and how he has been working with the BEDC staff to get a better understanding of his role. He reported he had seen some items in the financial reports that he planned to speak to the City's CFO about. Mr. Gossett asked if a fully executed version of the agreement with the Main Street Program had been received. Since it has not been received, he said he would speak to the CFO about that, as well.
 - 3.3. Discussion and possible action on a change order from Doucet & Associates for the Zoning Concept Scheme for the undeveloped portion of the Bastrop Business and Industrial Park, in the amount of \$6,600; and update on the Zoning Concept Scheme. Staff explained that additional items were required for submitting the Zoning Concept Scheme to the City of Bastrop that were not included in the original scope of work. Mr. Gossett made the motion to approve a resolution authorizing the payment of the change order. Mr. Haladyna seconded, and the motion passed.
 - 3.4. Discussion and possible action on funding a separate contract between the City of Bastrop and Bowman Consulting for general consulting services during construction of the River Loop Sidewalk Project. Nick Kehl from Bowman Consulting explained the reasons for the overages on the project. The Board discussed the BEDC funding with City of Bastrop and BEDC staff, as well as with Bowman Consulting. After a lengthy discussion, Mr. Gossett requested that the BEDC staff work with City staff and Bowman Consulting to provide a detailed update to the Board at a future board meeting.
 - 3.5. Discussion and possible action on an Amended Performance Agreement with Moca Ventures Nebraska, LLC. The changes reflect the change in acreage resulting from the updated survey, adding Moca's pro rata share of the infrastructure, and an access easement. Mr. Haladyna made the motion to authorize the Executive Director to execute an amended agreement with Moca Ventures Nebraska, LLC, including the access easement. Mr. Plunkett seconded, and the motion passed.

4. EXECUTIVE SESSION

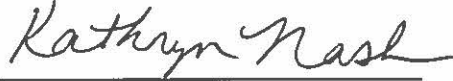

4.1. At 5:03 p.m., the BEDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:

(1) **Section 551.072** Deliberation regarding the purchase, exchange, lease, or value of real property – 921 Main Street.

(2) **Section 551.074** Personnel Matters – Discussion on Chief Executive Officer Position.

4.2. At 5:34 p.m., the BEDC Board of Directors reconvened into open session to discuss, consider, and take any action necessary related to the executive sessions noted herein. Action was taken under agenda item 3.1.

5. **ADJOURNMENT** – Mr. Plunkett made the motion to adjourn the meeting and Mr. Gossett seconded. The board meeting was adjourned at 6:23 p.m.

APPROVED:  ATTEST: 
Kathryn Nash, Board Chair Angela Ryan, Operations Manager