

BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC)
BOARD OF DIRECTORS
Minutes of Monthly Meeting, July 15, 2019
Bastrop City Hall, 1311 Chestnut Street, Bastrop, Texas

The Bastrop Economic Development Corporation (BEDC) met on Monday, July 15, 2019, at 5:00 p.m. at Bastrop City Hall, 1311 Chestnut Street, for a Monthly Meeting. Board members present: Kathryn Nash, Kevin Plunkett, Connie Schroeder, Ron Spencer, and Jeff Haladyna. Staff members present: Phallan Davis, Angela Ryan, Jean Riemenschneider and Kathy Merrifield. BEDC Attorney Cameron Cox was also in attendance.

1. **CALL TO ORDER** – Board Chair Kathryn Nash called the Board Meeting to order at 5:01 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **BUDGET WORKSHOP** – Ms. Nash made the announcement that the Budget Workshop was being postponed until Monday, July 22nd, 2019 at 5:00 p.m.
4. **REGULAR BUSINESS & PRESENTATIONS** – Note: items were taken out of order to allow for Bowman Consulting to present first on Items 4.6, 4.7 and 4.8.
 - 4.1. Approval of meeting minutes of the Bastrop EDC Regular Board Meeting of June 17, 2019. Mr. Plunkett made the motion to approve the minutes as submitted, Mr. Spencer seconded, and the motion passed.
 - 4.2. Acceptance of the Bastrop EDC's financial summary report for period ending June 30, 2019. Ms. Davis presented the June financials. Mr. Haladyna made the motion to accept the financials as submitted, Mr. Plunkett seconded, and the motion passed.
 - 4.3. Consideration, discussion and possible action on Resolution R-2019-0009 of the Board of Directors of the BEDC approving the Interim Executive Director's execution of an advertising contract with Texas Monthly to sponsor a SXSW event in March 2020. Ms. Schroeder made the motion to table this item until the July 22nd Special Meeting, Mr. Plunkett seconded, and the motion passed.
 - 4.4. Consideration, discussion and possible action on Resolution R-2019-0010 of the Board of Directors of the BEDC approving the Executive Director's execution of the advertising agreement with Austin Business Journal (ABJ) to sponsor the 2019 ABJ East Austin Growth Summit in October 2019. Mr. Plunkett made the motion to approve Resolution R-2019-0010, Mr. Spencer seconded, and the motion passed.
 - 4.5. Consideration, discussion and possible action on Resolution R-2019-0011 of the Board of Directors of the BEDC authorizing the Interim Executive Director to hire a professional services company for public relations and the execution of an as-needed agreement with Buie & Co. Mr. Plunkett made the motion to approve Resolution R-2019-0011 with the amendment for services not to exceed \$10,000, and invoices for work and tasks completed, Mr. Haladyna seconded, and the motion passed.
 - 4.6. Consideration, discussion and possible action on Resolution R-2019-0012 of the Board of Directors of the BEDC approving a change order with Bowman Consulting for the Downtown Trail Expansion Project for construction drawings, review and processing required for grant funding, in the amount of \$50,000. Nicholas Kehl from Bowman Consulting presented the

explanation for the change order. Mr. Haladyna made the motion to approve Resolution R-2019-0012, Mr. Plunkett seconded, and the motion passed.

- 4.7. Consideration, discussion and possible action on Resolution R-2019-0013 of the Board of Directors of the BEDC approving a change order with Bowman Consulting for the Agnes Street Extension Project in the amount of \$67,485.41. Nicholas Kehl from Bowman Consulting presented the explanation for the change order. Mr. Haladyna made the motion to approve Resolution R-2019-0013, Mr. Spencer seconded, and the motion passed.
- 4.8. Consideration, discussion and possible action on Resolution R-2019-0014 approving a change order for the installation of underground electric distribution facilities for the Agnes Street Extension Project in the amount of \$37,399.57. Nicholas Kehl from Bowman Consulting presented the explanation for the change order. Mr. Plunkett made the motion to approve Resolution R-2019-0014, Mr. Haladyna seconded, and the motion passed.
- 4.9. Consideration, discussion and possible action on Resolution R-2019-0015 of the Board of Directors of the BEDC approving of the Project for 921 Main Street and the terms of a commercial design and construction contract with Stone Development Group, Inc.; authorizing all necessary actions, including hiring of a project manager and execution of all necessary documentation; and, providing an effective date. Mr. Spencer made the motion to approve Resolution R-2019-0015 with the addition of approving a project manager for an amount not to exceed \$40,000, Mr. Plunkett seconded, and the motion passed.
- 4.10. Consideration, discussion and possible action on a Resolution R-2019-0016 of the Board of Directors of the BEDC approving the loan documents with Roscoe State Bank for the 921 Main Street Project. Mr. Plunkett made the motion to approve Resolution R-2019-0016, Mr. Spencer seconded, and the motion passed.
- 4.11. Update on EDC staff activities (e.g. marketing, prospects, projects, event, and other updates). Ms. Davis presented June staff activities, including metrics for the EDC website, social media and projects.

5. EXECUTIVE SESSION

- 5.1. At 5:22 p.m., the Bastrop EDC Board of Directors met in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
 - (1) **Section 551.071** Consultation with Attorney – LGC Section 505.103
 - (2) **Section 551.071** Consultation with Attorney – Buie & Co.
 - (3) **Section 551.071** Consultation with Attorney and **Section 551.087** Deliberation regarding the commercial or financial information received on potential projects – Project Paint by Number, Project Molly, 921 Main Street Project, Project Red Carpet, Project Q-Bert, Project Drumline, and Project Hobbs
 - (4) **Section 551.072** Deliberation about the purchase, exchange, lease, or value of real property – Project Paint by Number, Project Molly, and 921 Main Street Project, Red Carpet, Project Q-Bert, and Project Drumline

(5) **Section 551.074** Personnel Matters – to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee.

5.2. At 7:22 p.m., staff members Phallan Davis and Jean Riemenschneider were dismissed from Executive Session so that the Board could discuss the last two items. At 8:04 p.m., the Bastrop EDC Board of Directors reconvened into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein. No further action was necessary.

6. ADJOURNMENT – Board Chair Kathryn Nash adjourned the meeting at 8:30 p.m.

APPROVED: *Kathryn Nash*
Kathryn Nash, Board Chair

ATTEST: *Kathy Merrifield*
Kathy Merrifield, Office Manager