

**Bastrop Economic Development Corporation  
Board of Directors – Meeting Minutes**

November 18, 2024

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**EDC**



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The Bastrop Economic Development Corporation (BEDC) met on Monday, November 18, 2024, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Frank Urbanek, Cheryl Lee, John Kirkland, Chris McCool, Gary Blake, and T.J. Finn. Staff members present: Interim Executive Director Sylvia Carrillo-Trevino, Angela Ryan, and Dori Kelley. BEDC attorney Charles Zech was also in attendance.

**1. CALL TO ORDER** – Board Chair Spencer called the meeting to order at 5:00 p.m.

**2. BOARD APPOINTMENTS**

2.A. Welcome new BEDC board members T.J. Finn, Gary Blake, and Chris McCool and thank former board members Connie Schroeder and Amberley Palmer for their service.

2.B. The BEDC Board called a recess for a reception for outgoing board members at 5:07 p.m.

**3. PUBLIC COMMENT(S)** – There were no public comments.

**4. WORKSHOP - BOARD TRAINING**

4.A. BEDC Board Training by Charlie Zech, Law Firm of Denton Navarro Rodriguez Bernal Santee & Zech, P.C. The Board reconvened at 5:22 p.m. for a training workshop presented by BEDC attorney Charles Zech.

**5. DIRECTOR'S REPORT**

5.A. Introduction of Dori Kelley, Business Attraction, Retention, and Expansion (BARE) Director. Interim BEDC Director Sylvia Carrillo-Trevino introduced new BEDC staff member Dori Kelley.

5.B. Update on Joint Meeting with the City Council on December 3, 2024. Ms. Carrillo updated the Board about a joint meeting with City Council.

5.C. Update on the Bastrop Regional Business Summit, November 13, 2024, at the Bastrop Convention Center. Ms. Carrillo updated the Board about the Business Summit.

**6. REGULAR BUSINESS & PRESENTATIONS**

6.A. Presentation from Roscoe Bank for the donation of funds to the BEDC in the amount of \$20,000. Rick Womble with Roscoe Bank presented a check for \$20,000 to the BEDC.

- 6.B. Presentation by Hunden Partners about the Sports Complex Feasibility Study. Hunden Partners joined virtually and gave an update on the Sports Complex Feasibility Study.
- 6.C. Approval of meeting minutes from Regular BEDC Board Meeting of September 25, 2024. Mr. Urbanek made the motion to approve the minutes as submitted, Ms. Lee seconded, and the motion passed.
- 6.D. Consideration, discussion and possible action on election of FY 2024/2025 BEDC Officers: Chair, Vice Chair, Secretary/Treasurer. Mr. Urbanek made the motion for Ron Spencer to continue as Board Chair, Mr. Blake seconded, and the motion passed. Mr. Spencer made the motion that Frank Urbanek continue to be Secretary/Treasurer and elect Gary Blake as Vice Chair. Ms. Finn seconded, and the motion passed.
- 6.E. Consideration, discussion and possible action on schedule for upcoming board meetings, including date and time of meetings. Ms. Finn made the motion to accept the dates for upcoming board meetings, Mr. Urbanek seconded, and the motion passed.
- 6.F. Consideration and possible action approving Resolution R-2024-0010 suspending the sale of property in the Bastrop Business and Industrial Park until Hunden Partners has completed the feasibility study for the sports complex. Mr. Urbanek made the motion to approve Resolution R-2024-0010, Ms. Finn seconded, and the motion passed.
- 6.G. Consideration and possible action on Resolution R-2024-0011 approving the bid(s) for the completion of the renovations at City Hall for the BEDC office. Ms. Finn made the motion to approve Resolution R-2024-0011, Ms. Lee seconded, and the motion passed.

## 7. EXECUTIVE SESSION

- 7.A. At 6:49 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 regarding the termination of the Performance Agreement with Project Fiesta (aka Coltzin, LLC)
  - (2) Section 551.087 Economic Development Negotiations to deliberate an offer of financial incentive to BRP EAST, L.P.
  - (3) Section 551.972 Deliberation regarding real property - west of Jackson Street and south of South Street.
- 7.B. At 7:29 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 action was taken.

8. **ADJOURNMENT** – Ms. Lee made the motion to adjourn the meeting and Mr. Urbanek seconded. The meeting was adjourned at 7:29 p.m.

APPROVED: \_\_\_\_\_  
Ron Spencer, Board Chair

ATTEST: \_\_\_\_\_  
Angela Ryan, Operations Manager