

Bastrop Economic Development Corporation
Board of Directors - Meeting Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8870



Monday, August 24, 2026
5:00 PM

Bastrop Economic Development Corporation (BEDC) meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

The BEDC Board reserves the right to reconvene, recess, or realign the Regular Session or call Executive Session or order of business at any time prior to adjournment.

1. CALL TO ORDER

2. PUBLIC COMMENT(S)

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the BEDC Board must complete a citizen comment form prior to the start of the meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the BEDC Board cannot discuss issues raised or make any decision at this time. Instead, the Board is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry.

3. PRESENTATIONS

[3.A](#) Presentation of updates by BEDC Staff.

Submitted by: Angela Ryan, BEDC Operations Manager, CEcD

4. REGULAR BUSINESS

[4.A](#) Consider and act on approval of Fiscal Year 2026/2027 BEDC budget.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director and City Manager

[4.B](#) Approval of meeting minutes from the Regular Meeting of July 27, 2026.

Submitted by: Angela Ryan, BEDC Operations Manager, CEcD

5. EXECUTIVE SESSION

- 5.A The Bastrop EDC Board of Directors will meet in a closed/executive session pursuant to the Texas Government Code, Chapter 551, to discuss the following:
- 1) Section 551.087 Deliberation regarding economic development negotiations - Sendero
 - 2) Section 551.087 Deliberation regarding economic development negotiations and Section 551.072 Deliberations regarding real property - Project "Electric Lion"
- 5.B The Bastrop EDC Board of Directors will reconvene into open session to discuss, consider and/or take any action necessary related to the executive sessions noted herein.

6. ADJOURNMENT

CERTIFICATE

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the BEDC's website, www.bastropedc.org/about/board-materials and said Notice was posted on the following date and time: August 18, 2026, at 5:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/ Angela Ryan
Angela Ryan, Operations Manager



STAFF REPORT

MEETING DATE: August 24, 2026

TITLE:

BEDC Staff Presentation – Informational Only

AGENDA ITEM SUBMITTED BY:

Angela Ryan, CEcD, BEDC Operations Manager

Jill Strube, PhD, BEDC Business and Community Development Manager

BACKGROUND/HISTORY:

This Staff Report showcases activities from the past six months, including:

- Grant Requests
- BEDC/Discover Bastrop Grant Programs
- Business Retention/Expansion (BRE)
- Internal Resources
- Start Smart Program/Training Programs
- Workforce Partners
- Upcoming Conferences/Forums
- Marketing

FISCAL IMPACT:

None

RECOMMENDATION:

No action needed

ATTACHMENTS:

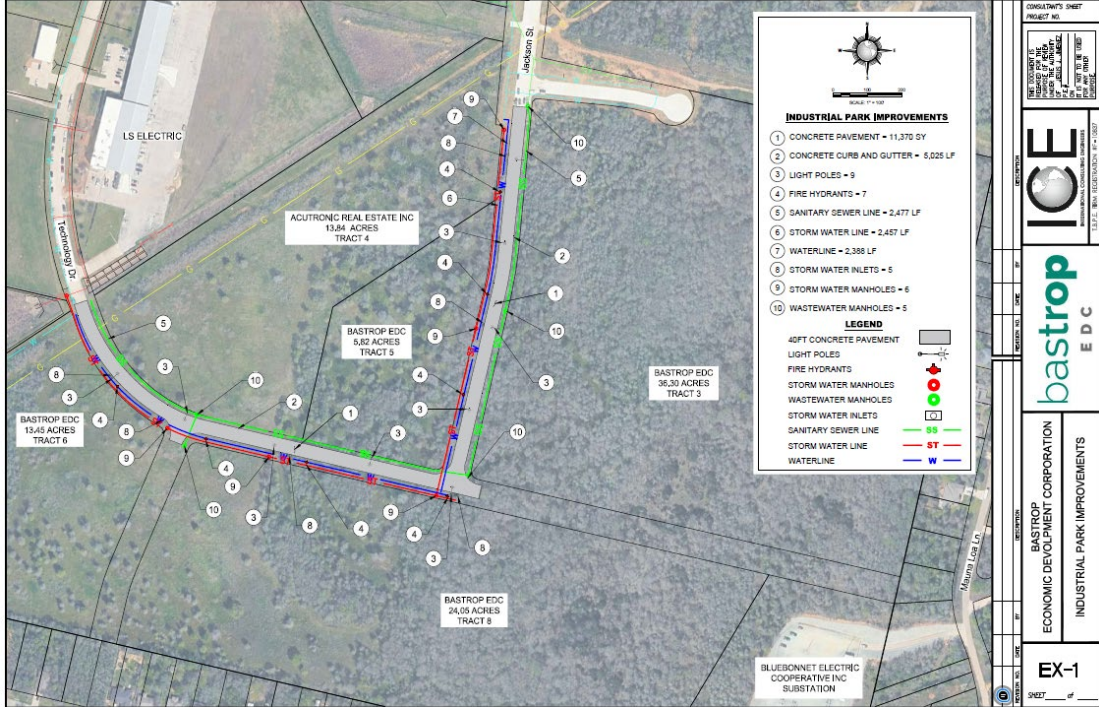
None

3.A BEDC Staff Updates

- Grant Requests
- BEDC/Discover Bastrop Grant Programs
- Business Retention/Expansion
- Internal Resources
- Start Smart Program/Training Programs
- Workforce
- Upcoming Conference/Forum
- Marketing

3.A BEDC Staff Updates

- Grant Requests
 - Economic Development Administration (EDA) – Business/Industrial Park
 - Texas Dept. of Transportation (TxDOT) – Hwy 95 & Chestnut
- BEDC/Discover Bastrop Grant Programs
 - Emergency Grants (Speed to Need)
 - Reinvestment Grants (Code & ADA Compliance, possibly Façade)
 - Small Business Loan program (in process of reimagining)



3.A BEDC Staff Updates

- Business Retention/Expansion Efforts (BRE)
 - “Official” BRE Visits with Chamber/County – targeting 3 per month
 - “Unofficial” BRE Visits/Follow Ups (“check ins”) – targeting 6 per month
- Internal Resources (IT Intern, Gaby Mejia)
 - BRE Database
 - Return on Investments (ROI) Calculator

CITY OF BASTROP Feedback Import

ENTREPRENEURS/NEW BUSINESS (8) RESOURCES (1) APPLICATION (1) ESTABLISHED (90) ARCHIVED (3)

Search:

Established Edit

Contact Info Meetings

Meeting Date: 7/15/2022 Written By: TIT

Meeting Note: On 7/15/2022, the staff met with the business owner to discuss the business's current status and future plans. The business owner reported that the business is currently operating at a loss and is looking for ways to improve its financial situation. The staff discussed various options, including marketing, operational changes, and financial assistance. The business owner agreed to implement the recommended changes and will provide a follow-up report in the next 30 days.

Article Items: 1. Article: "Bastrop's Newest Business" (Article Item)

Recommendations: 1. Work with the Chamber of Commerce to develop a marketing plan for the business (Article Item)

Resource Provided: 1. Help available from the Bastrop County Economic Development Center (Article Item)

Attendee: TIT

New Company Edit + New Child Manage List Archive Report

Results

Total Annual Return: 57592.56

Annual Property Tax: 32256

Annual Sales Tax: City: 5000

Annual Sales Tax: Street: 1875

Annual Sales Tax EDC: 625

Annual Inventory Tax: 0

Annual Workers: 16080

Annual Water: 1045.92

Annual Wastewater: 710.64

Annual Electric: 0

Total City Outlays: 330000

Total Incentives: 330000

Total Abatements: 0

Total Rebates: 0

Payback Years: Year 7

Save Results

Year	Property Tax	Inventory Tax	Sales Tax	Water	Wastewater	Electricity	Workers	Annual Return
1	\$32,256.00	\$0.00	\$7,500.00	\$1,045.92	\$710.64	\$0.00	\$0.00	\$41,512.56
2	\$32,256.00	\$0.00	\$7,500.00	\$1,045.92	\$710.64	\$0.00	\$6,000.00	\$89,025.12

Record: 1 of 1 Filtered Search

Edit + New Child Manage List Transition Archive Report

Starting a Business?

Your first **STOP** is City Hall!

City Hall helps you start smart, legal, and set up for success.

Why City Hall Comes First



Start Informed, Not Surprised!

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3.A BEDC Staff Updates

Item 3.A

- Start Smart Program/Training Programs
 - 10+ Business Owners have visited, including:
 - Chubby's Barbershop
 - Bluebonnet Scrubs
 - TLA Roofing & Sheet Metal LLC
 - Quarterly Roundtables with Development Services
 - Upcoming "Business 101" Training – anticipated kick off in November to coincide with National Entrepreneurship Month
- Workforce Partnerships
 - County Public Health Department
 - Community Action
 - Career Tracks

bastrop
EDC





3.A BEDC Staff Updates



Bastrop, Texas: Ready for What's Next

A Central Texas hotspot for business and innovation that's ready for the next wave of growth.



Strategically located in the Heart of Texas



An ever growing population, increasing over 40% in the last five years



100+ acres of greenfield land available in our business park



CONNECT WITH THE BASTROP ECONOMIC DEVELOPMENT CORPORATION'S TEAM TODAY!

www.bastropedc.org • info@bastropedc.org • (512) 332-8870

- Upcoming Conferences/Forums
 - Austin Business Journal (9/9)
 - KoreaTexas Forum – Bastrop (10/11)
 - KTF Aerospace/Defense Summit (11/20-ish)
- Marketing
 - Print Media: ABJ, Site Selector, Trade & Industry
 - Website/Social – in 12 months
 - Traffic doubled to 57K Active Users
 - Organic searches up 138% to 32K
 - Ad resulted in 723 Page Views in 1st month
 - Newsletter Additions
 - Featured Business
 - Info for Small Businesses/Entrepreneurs





STAFF REPORT

MEETING DATE: August 24, 2026

TITLE:

Presentation on Fiscal Year 2026/2027 BEDC budget.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:

Presentation of the upcoming FY 2027 budget.

Key notes:

The budget remains flat with only modest increases in sales tax as the national economic growth has slowed.

The increases in revenue are (1) the City payment to the BEDC for the Burleson Crossing agreement (2) an increase in lease revenue in the park (3) and lease revenue from the property purchased a few months ago on Water Street.

Expenses are held low with increases in the following (1) salaries – a 3.5% COLA for staff, (2) increase in national marketing (3) insurance expense for staff.

The excess surplus revenue over expenditure is \$ 375,201.

FISCAL IMPACT:

None – Planning purposes only

RECOMMENDATION:

Direct staff on any changes to the proposed budget.

ATTACHMENTS:

(1) Current year's budget and 2027 Proposal

Account String	Type	Account Name	FY2026 Actuals		FY2026 Original Budget	Adjustments	Proposed
601-00-00-4006	Revenues	CITY SALES TAX	\$	985,860.50	\$	1,121,000.00	\$ 78,470.00 \$ 1,199,470.00
601-00-00-4047	Revenues	LEASE AGREEMENT	\$	31,161.91	\$	26,100.00	\$ 26,050.00 \$ 52,150.00
601-00-00-4047	Revenues	LEASE AGREEMENT					
601-00-00-4047	Revenues	LEASE AGREEMENT					
601-00-00-4047	Revenues	LEASE AGREEMENT					
601-00-00-4400	Revenues	INTEREST INCOME	\$	384,330.68	\$	500,000.00	\$ - \$ 500,000.00
601-00-00-4558	Revenues	BEDC GRANT RECEIPTS	\$	20,000.00	\$	20,000.00	\$ - \$ 20,000.00
601-00-00-4702	Revenues	TRANS IN - W/WW FUND	\$	-	\$	-	\$ - \$ -
Total Revenue							\$ 1,771,620.00
601-70-00-5201	Expenses	SUPPLIES	\$	2,573.12	\$	2,500.00	\$ - \$ 2,500.00
601-70-00-5203	Expenses	POSTAGE	\$	-	\$	200.00	\$ - \$ 200.00
601-70-00-5206	Expenses	OFFICE EQUIPMENT	\$	1,495.00	\$	3,000.00	\$ - \$ 3,000.00
601-70-00-5301	Expenses	MAINT OF EQUIPMENT	\$	-	\$	1,000.00	\$ - \$ 1,000.00
601-70-00-5331	Expenses	INDUSTRIAL PARK MAINT EXP	\$	6,000.00	\$	9,000.00	\$ - \$ 9,000.00
601-70-00-5345	Expenses	MAINT OF BUILDING	\$	-	\$	10,000.00	\$ - \$ 10,000.00
601-70-00-5401	Expenses	COMMUNICATIONS	\$	1,119.96	\$	5,000.00	\$ - \$ 5,000.00
601-70-00-5402	Expenses	OFFICE RENTAL	\$	-	\$	-	\$ - \$ -
601-70-00-5403	Expenses	UTILITIES	\$	4,092.24	\$	5,800.00	\$ 1,000.00 \$ 6,800.00
601-70-00-5505	Expenses	PROFESSIONAL SERVICES	\$	86,210.47	\$	30,000.00	\$ - \$ 30,000.00
601-70-00-5518	Expenses	AUDIT	\$	-	\$	4,500.00	\$ - \$ 4,500.00
601-70-00-5525	Expenses	LEGAL SERVICES	\$	15,002.41	\$	75,000.00	\$ - \$ 75,000.00
601-70-00-5530	Expenses	ENGINEERING & CONSULTING	\$	-	\$	-	\$ - \$ -
601-70-00-5540	Expenses	PROPERTY & LIABILITY INSURANCE	\$	-	\$	-	\$ - \$ -
601-70-00-5561	Expenses	CONTRACTUAL SERVICES	\$	3,011.67	\$	4,800.00	\$ 3,050.00 \$ 7,850.00
601-70-00-5574	Expenses	CITY PROJECTS & PROGRAMS	\$	-	\$	-	\$ - \$ -
601-70-00-5575	Expenses	CITY SHARED SERVICES	\$	41,666.70	\$	50,000.00	\$ - \$ 50,000.00
601-70-00-5580	Expenses	EMPLOYEE BOND	\$	-	\$	250.00	\$ (84,310.00) \$ 250.00
601-70-00-5584	Expenses	BIP TECHNOLOGY/MLK INFRASTRUCT	\$	-	\$	-	\$ (250.00) \$ -
601-70-00-5590	Expenses	SHARED SERVICES - IT	\$	-	\$	-	\$ 8,390.00 \$ 8,390.00
601-70-00-5596	Expenses	MAIN STREET PROG SUPPORT	\$	20,833.30	\$	50,000.00	\$ - \$ 50,000.00
601-70-00-5598	Expenses	CITY ADMINISTRATIVE SUPPORT	\$	20,833.30	\$	25,000.00	\$ - \$ 25,000.00
601-70-00-5602	Expenses	PROMOTIONAL ADVERTISING	\$	-	\$	65,000.00	\$ - \$ 65,000.00
601-70-00-5604	Expenses	BUSINESS DEVELOPMENT	\$	1,471.27	\$	5,000.00	\$ - \$ 5,000.00
601-70-00-5605	Expenses	TRAVEL & TRAINING	\$	5,595.11	\$	5,000.00	\$ 5,000.00 \$ 10,000.00
601-70-00-5606	Expenses	AUTO ALLOWANCE	\$	-	\$	-	\$ - \$ -
601-70-00-5612	Expenses	MARKETING TRAVEL	\$	67.41	\$	5,000.00	\$ 5,000.00 \$ 10,000.00
601-70-00-5615	Expenses	DUES, SUBSCRIPTIONS & PUB	\$	17,077.00	\$	25,000.00	\$ - \$ 25,000.00
601-70-00-5631	Expenses	BONDS FOR BEDC OFFICERS	\$	289.00	\$	750.00	\$ - \$ 750.00
601-70-00-5633	Expenses	LOCAL/MISC ADV & SPONSORSHIP	\$	14,050.00	\$	30,000.00	\$ - \$ 30,000.00
601-70-00-5634	Expenses	NATIONAL/REG ADV & MARKETING	\$	6,944.61	\$	25,000.00	\$ - \$ 25,000.00
601-70-00-5636	Expenses	DIGITAL ADV & MARKETING	\$	26,973.00	\$	30,000.00	\$ - \$ 30,000.00
601-70-00-5637	Expenses	SPECIAL ADV & MARKETING	\$	3,782.20	\$	10,000.00	\$ - \$ 10,000.00
601-70-00-5641	Expenses	SPL EDUC & WORKFORCE DEVELOP	\$	50,000.00	\$	30,000.00	\$ 25,000.00 \$ 55,000.00
601-70-00-5642	Expenses	SPL ENTREPRENEURIAL/SM BUS	\$	-	\$	10,000.00	\$ - \$ 10,000.00
601-70-00-5643	Expenses	SPL RETAIL RECRUITING	\$	16,363.96	\$	22,000.00	\$ - \$ 22,000.00
601-70-00-5645	Expenses	PD LEOSE EXP	\$	-	\$	-	\$ - \$ -
601-70-00-5646	Expenses	LAND/GRANT REBATES	\$	-	\$	-	\$ 50,000.00 \$ 50,000.00
601-70-00-5654	Expenses	SPL PRJT BUS RETEN & EXPAN	\$	2,500.00	\$	20,000.00	\$ - \$ 20,000.00
601-70-00-5689	Expenses	OPPORTUNITY AUSTIN	\$	-	\$	-	\$ 5,000.00 \$ 5,000.00
601-70-00-5691	Expenses	CLOSING COSTS	\$	-	\$	25,000.00	\$ - \$ 25,000.00
601-70-00-5900	Expenses	CONTINGENCY	\$	-	\$	25,000.00	\$ - \$ 25,000.00
601-70-00-6711	Expenses	BUS INDUSTRIAL PARK IMPROV	\$	2,093.39	\$	50,000.00	\$ - \$ 50,000.00
601-70-00-6715	Expenses	BIP TECHNOLOGY/MLK INFRASTRUCT	\$	-	\$	-	\$ - \$ -
601-70-00-7155	Expenses	GO REFUNDING 2017-PRINC	\$	70,000.00	\$	70,000.00	\$ - \$ 70,000.00
601-70-00-7156	Expenses	GO REFUNDING 2017-INT	\$	12,200.00	\$	12,200.00	\$ - \$ 12,200.00
601-70-00-7176	Expenses	GO REF, SERIES 2021A - PRINC	\$	170,000.00	\$	170,000.00	\$ - \$ 170,000.00
601-70-00-7177	Expenses	GO REF, SERIES 2021A - INT	\$	30,216.50	\$	30,218.00	\$ - \$ 30,218.00
601-70-00-5101	Expenses	OPERATIONAL SALARIES	\$	207,301.36	\$	263,085.00	\$ 7,863.00 \$ 269,947.00
601-70-00-5112	Expenses	COMPENSATED ABSENSES	\$	-	\$	-	\$ - \$ -
601-70-00-5114	Expenses	PRE-EMPLOYMENT EXPENSE	\$	-	\$	-	\$ - \$ -
601-70-00-5116	Expenses	LONGEVITY	\$	1,100.00	\$	1,295.00	\$ - \$ 1,355.00
601-70-00-5150	Expenses	SOCIAL SECURITY	\$	14,910.65	\$	20,226.00	\$ - \$ 20,154.00
601-70-00-5151	Expenses	RETIREMENT	\$	28,958.66	\$	30,447.00	\$ - \$ 30,459.00
601-70-00-5155	Expenses	GROUP INSURANCE	\$	15,107.58	\$	28,024.00	\$ - \$ 29,771.00
601-70-00-5156	Expenses	WORKERS COMPENSATION	\$	269.68	\$	1,079.00	\$ - \$ 1,075.00
601-70-00-5544	Expenses	UNEMPLOYMENT TAX	\$	-	\$	-	\$ - \$ -
Total Expenses							\$ 1,396,419.00
Total Surplus							\$ 375,201.00



STAFF REPORT

MEETING DATE: August 24, 2026

TITLE:

Approval of meeting minutes from the Regular Meeting of July 27, 2026.

AGENDA ITEM SUBMITTED BY:

Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:

The minutes from the Regular BEDC Board Meeting of 07/27/26 are attached for the Board's review and approval.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve minutes as submitted.

ATTACHMENTS:

1. Draft Regular Board Meeting Minutes from July 27, 2026

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

July 27, 2026



The Bastrop Economic Development Corporation (BEDC) met on Monday, July 27, 2026, at 5:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Gary Blake, Chris McCool, Rick Womble, Mayor Ishmael Harris, Mayor Pro Tem John Kirkland, and Councilmember Cynthia Meyer. Board member Lisa Holcomb was absent. Staff members present: Interim Executive Director Sylvia Carrillo-Trevino, Angela Ryan, and Jill Strube. BEDC attorney Natalie Thamm was also in attendance.

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

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

3. PRESENTATIONS

3.A Presentation on Fiscal Year 2026/2027 BEDC budget. Ms. Carrillo updated the board about the draft budget.

4. REGULAR BUSINESS

4.A Approval of meeting minutes from the Regular Meeting of June 15, 2026. Mayor Harris made the motion to approve the minutes as submitted, Councilmember Meyer seconded, and the motion passed.

4.B Hold a Public Hearing for the purpose of providing the general public with information concerning a proposed economic development project and associated expenditure being considered by the BEDC, and for receiving public input regarding same, as follows: Pursuant to LGC Section 505.158, the BEDC is proposing to expend Type B economic development funds to support Career Tracks in their training endeavors. The public hearing was opened at 5:07 p.m. There were no comments, and the public hearing was closed at 5:08 p.m.

4.C. Consider and act on approving Resolution 2026-10 of the BEDC to enter into a Professional Services Agreement with Career Tracks to provide \$25,000 towards Career Tracks' operating expenses. Councilmember Meyer made the motion to approve the resolution, Mr. McCool seconded, and the motion passed.

4.D Consider and act on the first amendment to the 804 Water Street Purchase Funding Agreement. Mayor Harris made the motion to approve the agreement, and Councilmember Meyer seconded. After discussion, Mayor Pro Tem Kirkland proposed the following amendment to Section 8.601.1(i): "In the case of a sale, transfer, or other disposition of the Property, the BEDC shall receive an amount equal to the actual funds dispersed for the

purchase price of the property.” Mayor Harris accepted the amendment as updated. Councilmember Meyer accepted it, as well. Mayor Harris made the motion to accept the new amendment (as previously stated), Councilmember Meyer seconded, and the motion passed. Subsequent to that motion, Mayor Pro Tem Kirkland called point of order and asked that the Board vote on the original motion. Chair Blake asked for a vote on the original motion as amended, and the motion passed.

5. EXECUTIVE SESSION

5.A At 5:40 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 551.087 Deliberation regarding economic development negotiations – Sendero (Mr. Womble recused himself from this discussion.)

2) Section 551.087 Deliberation regarding economic development negotiations and Section 551.972 Deliberations regarding real property – Project "Electric Lion"

5.B At 6:23 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.

6. **ADJOURNMENT** – Mayor Pro Tem Kirkland made the motion to adjourn the meeting and Mayor Harris seconded. The meeting was adjourned at 6:23 p.m.

APPROVED: _____
Gary Blake, Board Chair

ATTEST: _____
Angela Ryan, Operations Manager