

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, March 23, 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 to consider and act on BEDC Resolution 2026-06 approving the distribution of funds to Community Action Inc. of Central Texas to provide workforce training and development.

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

3.B Presentation regarding the creation of a Tri-City Economic Development Strategic Plan.

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

- 4. REGULAR BUSINESS**

[4.A](#) Approval of meeting minutes from the Regular Board Meetings of January 26, 2026, and February 9, 2026.

Submitted by: Angela Ryan, BEDC Operations Manager, CEcD

[4.B](#) Consider and act on election of BEDC Board Secretary/Treasurer.

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

[4.C](#) Consider and act on approving the BEDC to submit an application for a grant from the Economic Development Administration (EDA):

a) Commitment Letter from the BEDC

b) BEDC Resolution R-2026-07

Submitted by: Jill Strube, Business and Community Development Manager

5. 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: March 17, 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: March 23, 2026

TITLE:

Presentation to consider and act on BEDC Resolution 2026-06 approving the distribution of funds to Community Action Inc. of Central Texas to provide workforce training and development.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

A representative from Community Action will be in attendance to present to the BEDC Board about their training programs.

Each year since 2020, the BEDC has provided Community Action with funding to assist them with workforce training. The amount was increased from \$15,000 to \$25,000 in 2025.

Community Action conducts the following workforce training programs:

- High School Equivalency Preparation (HSE) / GED
- English as a Second Language
- Digital Literacy
- EL Civics Work-based Preparation
- Microsoft Office Certification Preparation
- QuickBooks Certification
- Bookkeeping Certification Preparation
- Emergency Medical Technician Certification Preparation
- Phlebotomy Certification
- Security Guard Certification
- Career Track
- Parent Educator Training (online)
- Interpreter Training (online)

FISCAL IMPACT:

\$25,000

RECOMMENDATION:

Receive the presentation from Community Action and approve the resolution as submitted, and authorize the Interim Executive Director to work with legal counsel to finalize an updated agreement with Community Action.

ATTACHMENTS:

- 1) Draft BEDC Resolution 2026-06
- 2) Presentation slides
- 3) Email from Community Action requesting continued support

BASTROP ECONOMIC DEVELOPMENT CORPORATION**RESOLUTION 2026-06****A RESOLUTION OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING THE DISTRIBUTION OF FUNDS TO COMMUNITY ACTION INC. OF CENTRAL TEXAS TO PROVIDE WORKFORCE TRAINING AND DEVELOPMENT; AUTHORIZING THE INTERIM DIRECTOR TO EXECUTE ALL NECESSARY PAPERWORK; AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the Bastrop Economic Development Corporation (“BEDC”) is a public instrumentality and non-profit industrial development corporation duly established and operating under Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended, known as the Development Corporation Act of 1979 (the “Act”); and

WHEREAS, to fulfill its public purpose in attracting qualifying projects under Texas Local Government Code, Chapters 501 and 505, *et seq.*, as amended, the BEDC requires certain professional services, including without limitation, the contracting with an organization to assist the BEDC in meeting its goal of providing educational and workforce training opportunities to the residents of Bastrop, Texas; and

WHEREAS, the Act authorizes the BEDC to provide funding for workforce training and development; and

WHEREAS, Community Action Inc. of Central Texas is a nonprofit organization that has been providing free workforce training and development in Bastrop for the last 20 years; and

WHEREAS, the BEDC hereby finds and determines that Community Action Inc. of Central Texas is not a business entity as that term is used in the Act; and

WHEREAS, the grants the BEDC is providing will help provide skill-building activities, High School Equivalency (HSE) (GED® or HiSET) exam preparation services in both English and Spanish, as well as career certification training (IET) programs; and

WHEREAS, these IET programs in Bastrop include much needed training and certifications, such as nursing assistant, bookkeeping, Emergency Medical Technician and Microsoft Office Specialists; and

WHEREAS, the amount to be awarded by the BEDC is not to exceed \$25,000.00 and is to be used by Community Action Inc. of Central Texas for monthly operational costs to provide workforce training and development services; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Resolution was passed was open to the public, and public notice of the time, place and purpose at which it was read was given in accordance with Chapter 551, Texas Government Code.

BASTROP ECONOMIC DEVELOPMENT CORPORATION

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION THAT:

SECTION 1. The Board hereby finds that all of the recitals above are true and correct and are incorporated herein as if restated in full.

SECTION 2. The Board approves an expenditure in an amount not to exceed \$25,000.00 to Community Action Inc. of Central Texas.

SECTION 3. The Board authorizes BEDC’s Interim Director to enter into a Professional Services Agreement approved by the BEDC’s attorney that requires Community Action Inc. of Central Texas to provide workforce training and certification in return for the funds needed.

SECTION 4. This Resolution is effective upon passage.

PASSED AND APPROVED on the _____ day of _____ 2026 by the Board of Directors of the Bastrop Economic Development Corporation.

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Gary Blake, Board Chair

ATTEST:

Chris McCool, Board Vice Chair

APPROVED AS TO FORM:

Denton, Navarro, Rodriguez, Bernal, Santee, & Zech



Community Action, Inc. of Central Texas (CAICT)

“Helping Central Texans improve economic self-reliance through a wide range of services and community partnerships.”



“We help people”

Community Action's mission is to help Central Texans improve their economic self-reliance through a wide range of services and strong community partnerships.

This commitment to Bastrop County and its residents reflects our dedication to strengthening the community and supporting families on their path to self-sufficiency through education.

Adult Education

Since 2000, Community Action's adult education program has provided learning opportunities through a range of tailored courses.

Here in Bastrop, we are more than just a building. We address the community needs through several adult education programs, including High School Equivalency (GED) preparation, English as a Second Language (English for Work purposes), digital literacy (skill set necessary for obtaining employment), basic academic one-on-one tutoring, career coaching, and short-term career training programs.



CAICT Classes are Free Classes

CAICT classes are offered Monday – Friday for approximately 2 hours each class. Students receive:

- Goal-setting guidance
- Career Counseling
- Direct Instruction
- Progress updates
- Supplemental Instruction
- Resources
- Tech support

Adult Education in Bastrop

Programs and Classes

High School Completion	IETs and Job Certifications
High School Equivalency (HSE)/GED	Phlebotomy
ESL/Spanish GED	Certified Nursing Assistant (CNA)
Pre-GED	Microsoft Office
Career Counseling	Bookkeeping
Tutoring	EMT
Online Classes	Security Guard

Digital Literacy
Basic Computer and soft skills
Excel
Email and Text
Internet and Internet Safety
Video and Meeting Conferencing
Learning Management System

English Skills
English / ESL
ESL for Professionals

Students – MSGs - Credentials

	2023-2024		2024-2025
GED/ESL Students	400		340
ESL/GED MSG's Earned	148		159
HSE's Obtained	14		13
IET Participants	56		66
IET Skills Progressions	47		55
IET Credentials Obtained	35		53
**MSG = Measurable Skill Gains			

Community Partnerships

We are not an island and rely on many community partners for their support, as well as to provide support.

- *Bastrop Economic Development Corporation (EDC)*
 - *Bastrop County Cares (BCC)*
 - *Bastrop ISD*
 - *Bastrop Public Library*
 - *Elgin ACC*
 - *Hampton Inn & Suites Bastrop*
 - *St. Peter's Lutheran Church*
 - *Smithville Workforce Training Center (SWTC)*
 - *Workforce Solution Rural Capital Area*
 - *Others, along with many individuals and some local businesses*
- **Local Chamber of Commerce*

Our Success Mode



- We focus on identifying and serving target populations through community outreach and strategic partnerships.
- We provide meaningful educational opportunities and programs that strengthen our community and promote self-sufficiency.
- Through ongoing monitoring and evaluation, we ensure our programs continue to meet the evolving needs of Bastrop County residents.

A Return on Your Investment

Your investment provides students with opportunities to gain the vital education and workforce training they need to become self-reliant. This investment not only makes a positive impact on individual students but also on their families, as well as our community.

More importantly, the return on your investment is reflected in higher earning potential, stronger local businesses (students work and shop in Bastrop), and a more skilled workforce that benefits our entire region.



We are hopeful that with the EDC's steadfast and continuous support, we can continue to serve the growing number of Bastrop residents, and impact the economic growth of the Bastrop community.



Thank You...

From: [Emma Forks](#)
To: [Angela Ryan](#)
Cc: [Emma Forks](#); [Mary Helen Martinez](#)
Subject: RE: EDC MOU - 2026
Date: Monday, February 23, 2026 9:04:57 PM
Attachments: [Outlook-dw2zysph.png](#)
[02-25-26 Community Action, Inc. 2026 EDC Presentation.pptx](#)

CAUTION: This email originated outside the City of Bastrop, TX email system. Please maintain caution when opening links or attachments.

Dear Economic Development Corporation,

On behalf of Community Action, Inc. of Central Texas, I would like to thank you for your continued partnership and the support you have given our agency in the past. I am the new Coordinator for Bastrop County and would love the opportunity to share how we continue to make a positive impact on the community and its residents.

Community Action's mission is to help Central Texans improve their economic self-reliance through a wide range of services and strong community partnerships. This commitment to Bastrop County and its residents reflects our dedication to strengthening the community and supporting families on their path to self-sufficiency. However, like many nonprofits and federally funded organizations, we have experienced a number of policy changes and budget constraints that have impacted the delivery of some of our programs. Yet the need for our services remains great.

We are sincerely grateful for your previous generous donation of \$25,000 and your support of our adult education program. We are requesting a donation once again, and we would appreciate the opportunity to present how our agency contributes to the economic stability of our region through this program, and how your investment promotes opportunities for students and their families.

See attached presentation.

Thank you,

Dr. Emma Forks

512-985-6182

eforks@communityaction.com

Del Valle and Bastrop County Site Coordinator

Community Action, Inc. of Central Texas



Click here to register and see our
FREE Adult Education Classes



STAFF REPORT

MEETING DATE: March 23, 2026

TITLE:

Presentation regarding the creation of a Tri-City Economic Development Assessment and Strategic Plan.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

The cities in Bastrop County are all experiencing unprecedented growth. Often the growth is occurring in the county with no real input to or by the surrounding cities.

Additionally, economic opportunities presented by our partners at Opportunity Austin are often in competition between cities.

Also, a utility assessment is needed to determine what industry can successfully be attracted.

Finally, understanding each community and its history, environment, and residents is critical to ensure we are attracting what is representative of the communities we serve.

To this end, the interim Director was instructed to approach both Elgin and Smithville for participation in a Tri-City strategic plan, which can also include the county and other unincorporated areas of the county ripe for development.

Both the cities of Smithville and Elgin are supportive of such an endeavor.

Staff is proposing a contribution of \$50,000 to secure a consultant who can assist with the creation of an assessment and ultimately a strategic plan.

Economic participation from both cities will be requested at a future date. This item will require a budget transfer at a later date.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Receive the presentation and provide direction to BEDC staff.

ATTACHMENT:

None



STAFF REPORT

MEETING DATE: March 23, 2026

TITLE:

Approval of meeting minutes from the Regular Board Meetings of January 26, 2026, and February 9, 2026.

AGENDA ITEM SUBMITTED BY:

Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:

The minutes from the Regular BEDC Board Meetings of 01/26/26 and 02/09/26 are attached for the Board's review and approval.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve both sets of minutes as submitted.

ATTACHMENTS:

1. Draft Regular Board Meeting Minutes from January 26, 2026
2. Draft Regular Board Meeting Minutes from February 9, 2026

Bastrop Economic Development Corporation
Board of Directors – Meeting Minutes
 January 26, 2026



The Bastrop Economic Development Corporation (BEDC) met on Monday, January 26, 2026, at 4:00 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Gary Blake, Chris McCool, Mayor Ishmael Harris, and Councilmember Cynthia Meyer. Mayor Pro-Tem John Kirkland was absent. Staff members present: Sylvia Carrillo-Trevino, Interim Executive Director. BEDC attorney Natalie Thamm attended virtually.

1. **CALL TO ORDER** – Board Chair Gary Blake called the meeting to order at 4:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **REGULAR BUSINESS**
 - 3.A Approval of meeting minutes from the Regular Board Meeting of August 18, 2025, Special Board Meeting of August 29, 2025, and Joint Meeting of October 21, 2025. Mayor Harris made the motion to approve the minutes as submitted, Councilmember Meyer seconded, and the motion passed.
 - 3.B Receive monthly financial reports for August, September, October, November and December 2025. Ms. Carrillo reviewed the financial reports with the Board.
 - 3.C Consider and act on approving an updated support agreement with the Bastrop Main Street Program. Councilmember Meyer made the motion to approve the agreement, Mayor Harris seconded, and the motion passed.
 - 3.D
 - a) Consider and act on rescinding the motion made at the December 15, 2025, meeting regarding an amendment to the administrative services agreement to reflect the increase of a one-time payment of \$7,500 for the Interim Executive Director.
 - b) Consider and act on an Interim Executive Director Services agreement between the BEDC and the City of Bastrop to include a one-time payment in FY 2026 of \$7,500. Mayor Harris made the motion to approve the one-time payment as amended for \$7,500 to Sylvia Carrillo for FY2026, and rescind the prior motion. Mr. McCool seconded, and the motion passed.
 - 3.E
 - a) Consider and act on BEDC Resolution No. 2026-01 authorizing the funding of a hospital feasibility study in the amount of \$50,000. Councilmember Meyer made the motion to approve the resolution in an amount not to exceed \$52,500, Mr. McCool seconded, and the motion passed.
 - b) Consider and act on a reimbursement agreement between the BEDC and City of Bastrop for funding the feasibility study. Councilmember Meyer made the motion to approve the reimbursement agreement, Mr. McCool seconded, and the motion passed.

4. **WORKSHOP** – Workshop to discuss BEDC's programs and goals for 2026. Ms. Carrillo reviewed the goals from 2025 and proposed programs and goals for 2026.

5. **EXECUTIVE SESSION**

5.A At 4:35 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) LGC Section 551.072 to deliberate the purchase, exchange, lease, or value of real property legally described as A2 AUSTIN, STEPHEN F., ACRES 7.2340

2) LGC Section 551.072 to deliberate the purchase, exchange, lease, or value of real property legally described as Building Block, BLOCK 3 W W ST, ACRES 0.164, 804 Water St.

5.B At 5:27 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.

Councilmember Meyer made the motion to authorize the City Manager to make a final offer on the property at 804 Water Street in the amount of \$525,000 plus normal closing costs pursuant to Article 505.152 of the Local Government Code. Mayor Harris seconded, and the motion passed.

5. **ADJOURNMENT** – Mayor Harris made the motion to adjourn the meeting and Councilmember Meyer seconded. The meeting was adjourned at 5:29 p.m.

APPROVED: _____
Gary Blake, Board Chair

ATTEST: _____
Angela Ryan, Operations Manager

Bastrop Economic Development Corporation
Board of Directors – Meeting Minutes
 February 9, 2026



The Bastrop Economic Development Corporation (BEDC) met on Monday, February 9, 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, Mayor Ishmael Harris, Mayor Pro-Tem John Kirkland, and Councilmember Cynthia Meyer. Staff members present: Sylvia Carrillo-Trevino, Interim Executive Director, and Angela Ryan.

1. **CALL TO ORDER** – Board Chair Gary Blake called the meeting to order at 5:00 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **DIRECTOR'S UPDATES:**
 - 1) BEDC staff update – Ms. Carrillo reported that Dr. Jill Strube had been hired to fill the open position at the BEDC. She will start on March 5th.
 - 2) Update on regional economic development organization – Ms. Carrillo said there will be a meeting on February 12th to discuss the concept, bylaws, financials, etc. She encouraged the Board to read the documents provided and consider attending the meeting.
4. **REGULAR BUSINESS**
 - 4.A. 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 fund the purchase of property at 804 Water Street in partnership with the City to develop a downtown parking garage with associated retail space.

The Public Hearing was opened at 5:05. There were no comments, and the Public Hearing was closed at 5:06.
 - 4.B. Consider and act on BEDC Resolution 2026-02 authorizing the expenditure of funds for the purchase of real property for a parking garage and associated retail space in an amount not to exceed Five Hundred Twenty-Five Thousand Dollars (\$525,000.00); authorizing negotiations of necessary documents; repealing all resolutions in conflict; and providing an effective date. Councilmember Meyer made the motion to approve the resolution, Mr. McCool seconded, and the motion passed.
 - 4.C. Consider and act on BEDC Resolution 2026-03 approving a funding agreement between the Bastrop Economic Development Corporation and the City of Bastrop for purchase of 804 Water

Street. Mr. McCool made the motion to approve the resolution, Mayor Harris seconded, and the motion passed.

- 5. **ADJOURNMENT** – Mayor Pro-Tem Kirkland made the motion to adjourn the meeting and Mayor Harris seconded. The meeting was adjourned at 5:08 p.m.

APPROVED: _____
Gary Blake, Board Chair

ATTEST: _____
Angela Ryan, Operations Manager



STAFF REPORT

MEETING DATE: March 23, 2026

TITLE:

Consider and act on election of BEDC Board Secretary/Treasurer.

AGENDA ITEM SUBMITTED BY:

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

BACKGROUND/HISTORY:

The BEDC Board has a Chair, Vice Chair, and Secretary/Treasurer. When officer elections were held in October 2025, the Secretary/Treasurer position was left unfilled.

According to the current BEDC's Bylaws, all board members are eligible to serve as Secretary or Treasurer. The offices of Vice Chair, Secretary, and Treasurer may be combined. However, the BEDC officers have typically consisted of a Chair, Vice Chair, and Secretary/Treasurer.

It is not defined within the Bylaws how to conduct Officer Elections, so it is at the Board's discretion to decide among its members the format of the annual Officer Elections.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Make a motion and second to elect a board member as Secretary/Treasurer and take a vote.

ATTACHMENT:

None



STAFF REPORT

MEETING DATE: March 23, 2026

TITLE: Consider and act on approving the BEDC to submit an application for a grant from the Economic Development Administration (EDA): a) Commitment Letter from the BEDC; and b) BEDC Resolution R-2026-07

AGENDA ITEM SUBMITTED BY:

Jill Strube, PhD, Business and Community Development Manager (BEDC)

BACKGROUND/HISTORY:

The BEDC had begun the process of applying for the EDA's Public Works and Economic Adjustment Assistance Programs prior to my hire at BEDC. EDA applications are accepted on an ongoing basis, effectively meaning that they do not have traditional application deadlines. However, they encourage early submission because they may run out of funds before the fiscal year ends.

This project extends and enhances water, wastewater, and road infrastructure, directly enabling business development at the Bastrop Business and Industrial Park. The proposed project will install a complete water distribution system — including 2,388 linear feet of 12-inch PVC water main and seven fire hydrants — and a new sewer collection system with 2,477 linear feet of 8-inch PVC gravity trunk line. These utility systems, combined with roadway expansion, curb and gutter, stormwater infrastructure, signage, and lighting, will transform 93 acres of developable land into a shovel-ready industrial park capable of attracting significant private investment. This project would serve as an added catalyst in establishing Bastrop as a competitive hub for advanced manufacturing in Central Texas.

This grant opportunity is more viable because Acutronic Real Estate, Inc. has purchased the land and intends to build on that site. This grant application would be much less competitive without at least one business committed to establishing a job-creating enterprise in that location.

FISCAL IMPACT:

The total project estimate is about \$5 million (construction costs plus engineering, per Budget Narrative). This grant program has a 60/40 match requirement. The EDA's portion of the project would therefore be \$2 million.

RECOMMENDATION:

BEDC Staff recommends that you approve the Commitment Letter and Resolution. This infrastructure improvement is necessary for the site. If BEDC is awarded the grant and the Council determines that it is not in the best interest of BEDC to pursue, we would be able to withdraw from the process with no penalty as long as no contracts were signed.

ATTACHMENTS:

BEDC Commitment Letter
Resolution
Preliminary Engineering Report



March 23, 2026

Economic Development Administration
U.S. Department of Commerce
Austin Regional Office
903 San Jacinto Blvd., Suite 206
Austin, TX 78701

RE: Letter of Commitment
Bastrop Business & Industrial Park Infrastructure Project
EDA PWEAA Program Application

Dear EDA Review Committee:

The Bastrop Economic Development Corporation (BEDC) is pleased to commit matching funds in the amount of \$2,000,000 in cash contribution 40% of the total project cost of \$5,000,000 to the Bastrop Business & Industrial Park Infrastructure Project. This critical infrastructure project will provide essential water, wastewater, and road improvements to the Bastrop Business & Industrial Park, a key economic development asset serving Bastrop County and the greater Central Texas region. The project directly enables immediate job creation and private sector investment by providing necessary infrastructure to Acutronic Real Estate, Inc., which has already purchased land and has committed via contract with BEDC to commence building within 120 days of infrastructure availability.

Committed Company:

- Acutronic: 13.84 acres, 50 estimated jobs, \$4M construction investment

This infrastructure investment directly advances BEDC's mission of fostering economic growth, creating quality jobs, and strengthening the regional economy. The project aligns with our strategic priorities and the region's Comprehensive Economic Development Strategy (CEDs). The project will enable immediate creation of 50+ direct manufacturing jobs, leverage over \$4 million in private sector capital investment, and expand the region's industrial capacity and economic diversification. The proposed improvements will also position Bastrop as a competitive location for advanced manufacturing, generate substantial tax revenue to support community services and infrastructure, and create workforce development opportunities for regional residents.

BEDC maintains strong organizational and financial capacity to fulfill this commitment as a Type B Economic Development Corporation with dedicated sales tax revenue stream and proven track record of successful economic development project implementation. The EDC has an experienced Board of Directors and staff with expertise in infrastructure development and sound fiscal management with adequate reserves. Our organization has no outstanding compliance issues with federal or state requirements and maintains crucial partnerships with local governments and regional stakeholders.

As the grant applicant, BEDC will serve as the grant recipient and will be responsible for overall project management, coordination, and compliance with all EDA requirements. Our organization has the administrative capacity and experience necessary to successfully manage federal grants and ensure proper use of both federal and local matching funds.

This project reflects strong regional collaboration as the BEDC is coordinating closely with the City of Bastrop, Bastrop County, private sector partners, and regional economic development organizations to ensure successful project implementation. Additional matching funds may be contributed by partner organizations, and all funding commitments will be properly documented and coordinated. BEDC is fully committed to this partnership with the Economic Development Administration and looks forward to the successful implementation of this critical infrastructure project that will transform economic opportunities in our region.

Sincerely,

Sylvia Carrillo, Interim Executive Director
Bastrop Economic Development Corporation

OPTIONAL ATTACHMENTS:

- Bastrop EDC Board of Directors Resolution authorizing match commitment

BASTROP ECONOMIC DEVELOPMENT CORPORATION

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION (BEDC), AUTHORIZING THE SUBMISSION OF A PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE PROGRAM APPLICATION (PWEAA) TO THE ECONOMIC DEVELOPMENT ADMINISTRATION (EDA); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Directors of the Bastrop Economic Development Corporation (BEDC) desires to continue to develop a viable business and industrial park, including essential water, wastewater, and road improvements to expand economic opportunities; and

WHEREAS, it is necessary and in the best interests of the BEDC to apply for funding under the EDA - PWEAA Program in the amount of \$3,000,000 through the Economic Development Administration (EDA), with a match from BEDC of \$2,000,000 for a total project cost of \$5,000,000; and

WHEREAS, the BEDC agrees that in the event of loss or misuse of funding, the BEDC assures that the funds will be returned to the U.S. Department of Commerce and the EDA in full; and

WHEREAS, the BEDC designates the Interim Executive Director as the grantee’s authorized official and grants the Interim Executive Director the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency; and

WHEREAS, the BEDC finds submitting the application for funding to be in the best interest of the community and in alignment with its purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION:

Section 1. That an EDA – PWEAA application is hereby authorized to be filed on behalf of the BEDC with the Economic Development Administration, and to be placed in competition for funding.

Section 2. That the BEDC is committing to provide \$2,000,000 in non-federal, local match, equaling 40% of the total cost, if selected for the grant.

Section 3. That the Board hereby finds that all of the recitals above are true and correct and are incorporated herein as if restated in full.

Section 4. That this Resolution shall take effect immediately upon passage.

Passed and approved this _____ day of _____, 2026.

[Signature Page Follows]

BASTROP ECONOMIC DEVELOPMENT CORPORATION
RESOLUTION 2026-07
[Signature Page]

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

Gary Blake, Board Chair

ATTEST:

Chris McCool, Board Vice Chair

APPROVED AS TO FORM:

Denton, Navarro, Rodriguez, Bernal, Santee, & Zech

ECONOMIC DEVELOPMENT ADMINISTRATION PUBLIC WORKS AND ECONOMIC ADJUSTMENT ASSISTANCE



PRELIMINARY ENGINEERING REPORT BASTROP ECONOMIC DEVELOPMENT CORPORATION PROPOSED INDUSTRIAL PARK IMPROVEMENTS

March 2026

Board of Directors

- Ishmael Harris.....Seat 1
- Gary Blake.....Seat 2 (Chair)
- John Kirkland.....Seat 3
- Rick Womble.....Seat 4
- Cynthia Meyer.....Seat 5
- Lisa Holcomb.....Seat 6
- Chris McCool.....Seat 7 (Vice Chair)

Prepared by:



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DRAFT

PART 1. PROJECT OVERVIEW

The City of Bastrop is approximately 30 miles southeast of Austin and is divided by State Highway

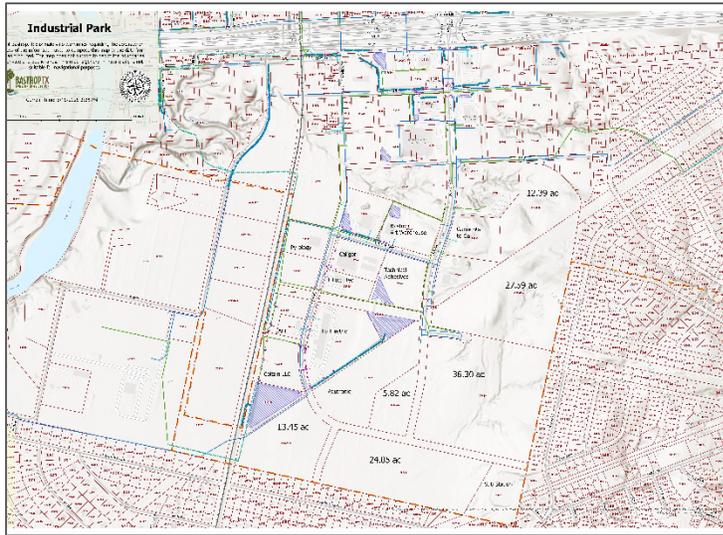


Figure 1. City of Bastrop Industrial Park

71 running west to east through the city. The Bastrop Economic Development Corporation (Bastrop EDC) requests \$2,000,000 in Economic Development Administration (EDA) Public Works funding to develop critical infrastructure for the Bastrop Business & Industrial Park that will immediately unlock over 93 acres of industrial land and catalyze \$4 million in private investment.

Acutronic has already purchased property in the southern portion of the industrial park and is prepared to

commence operations, creating over 50 permanent jobs. However, the company cannot begin operations due to critical gaps in water, wastewater, and road infrastructure. Several other businesses have expressed over the last few years but have not committed due to the same lack of essential infrastructure.

The southern area of the industrial park currently lacks the basic infrastructure necessary to support industrial operations, including adequate water transmission capacity and fire suppression systems; sufficient wastewater collection and treatment capacity for manufacturing facilities and industrial-grade roadways connecting Technology Drive and Business Park Drive capable of supporting heavy equipment and commercial truck traffic.

This project will construct essential infrastructure needed to serve both current commitments and future expansion:

Water System Enhancement: To meet industrial fire suppression and operational demand, approximately 2,388 linear feet of water transmission line and fire hydrants will be installed, connecting to the existing municipal water supply and providing adequate capacity for industrial use.

Wastewater System Expansion: To accommodate both immediate demand and future growth, approximately 2,477 linear feet of sewer lines/force main and lift station(s) as needed will be installed, connecting to the existing municipal sewer system and sized for manufacturing-scale capacity.

Road Infrastructure Improvements: Approximately 11,370 square yards of industrial-grade roadway will be constructed to loop Technology Drive and Business Park Drive, providing full

access throughout the industrial park with pavement designed for heavy truck traffic and comprehensive stormwater management systems.

As a private sector beneficiary of the proposed EDA grant award, Acutronic's investment of over 5 acres of property within the proposed site will serve as an anchor for the park's development. This infrastructure investment will directly enable Acutronic to begin construction and commence operations, creating 50 permanent jobs and leveraging over \$4 million in private investment. This strategic investment will position Bastrop as a competitive hub for advanced manufacturing in Central Texas, attracting additional businesses, expanding the local tax base, and creating long-term employment opportunities for area residents.

PART 2. CONSTRUCTION COST ESTIMATE

An Opinion of Probable Construction Cost (see Figure 2) for the project was derived using local historical costs for the area from RSMeans, TxDOT, and other local vendors and previous construction costs. Currently there is only one option for design and construction, which is to completely develop road infrastructure and utilities continuing from Technology Drive and connecting to South Jackson Street with an extension to the existing substation.

The total estimated project cost, including all engineering and construction-related fees, is \$5,000,000. This total encompasses engineering fees for basic design services, planning, permitting assistance, topographic surveying, and construction inspection throughout the construction phase to ensure quality control and conformance to plans and specifications. The construction cost alone is estimated at \$4,058,441.56. A 10% contingency of \$405,844.16 has been applied, bringing the total construction cost to \$4,464,285.72. The remaining \$535,714.28 covers the engineering and professional services fees described above.

A 10% contingency, rather than the typical 20% applied to new construction is appropriate for this project given that all work will take place in an undeveloped area on property currently owned by the City of Bastrop. The absence of existing subsurface conflicts and unknown site conditions significantly reduces the likelihood of unforeseen circumstances, thereby justifying the reduced contingency rate while still providing adequate protection against inflation and minor cost variability.

**BASTROP EDC
Industrial Park Expansion
OPINION OF PROBABLE CONSTRUCTION COST**

Water, Sewer and Road Improvements					
ITEM	DESCRIPTION	QTY	UNIT	UNIT COST	SUBTOTAL COST
A-1	Mobilization/Bonds/Insurance	1	LS	\$200,000.00	\$200,000.00
A-2	Traffic Control	1	LS	\$16,341.56	\$16,341.56
A-3	SWPPP/Erosion Control	1	LS	\$22,500.00	\$22,500.00
A-4	Site clearing and Grubbing	16,400	SY	\$3.00	\$49,200.00
A-5	Proof rolling	11,370	SY	\$1.00	\$11,370.00
A-6	6" Subgrade lime treatment	11,370	SY	\$10.00	\$113,700.00
A-7	6" Flexible base material	11,370	SY	\$35.00	\$397,950.00
A-8	8" Concrete Pavement	11,370	SY	\$148.50	\$1,688,445.00
A-9	6" Concrete Curb	5,025	LF	\$28.00	\$140,700.00
A-10	5'Ø Fiberglass Sanitary Manholes	5	EA	\$11,000.00	\$55,000.00
A-11	8" PVC Gravity Trunk Line	2,477	LF	\$125.00	\$309,625.00
A-12	Sanitary service lines	5	EA	\$1,500.00	\$7,500.00
A-13	12" PVC Water main	2,388	LF	\$130.00	\$310,440.00
A-14	Water service lines	5	EA	\$2,000.00	\$10,000.00
A-15	Tapping sleeve and valve	3	EA	\$1,600.00	\$4,800.00
A-16	6" Fire line	170	LF	\$75.00	\$12,750.00
A-17	Fire hydrant assembly	7	EA	\$9,500.00	\$66,500.00
A-18	24"Ø PVC Stormwater line	2,457	LF	\$135.00	\$331,695.00
A-19	Stormwater curb inlets	5	EA	\$7,800.00	\$39,000.00
A-20	Stormwater Junction Boxes	6	EA	\$9,500.00	\$57,000.00
A-21	Underground Electrical	2,485	LF	\$55.00	\$136,675.00
A-22	Street Lighting	9	EA	\$8,250.00	\$74,250.00
A-23	Street Signage	5	EA	\$600.00	\$3,000.00
Construction Improvements Subtotal:					\$4,058,441.56
Construction Contingency (10%):					\$405,844.16
Construction Total:					\$4,464,285.72
Engineering Services (12% of Construction)					
				Planning (0.5%):	\$22,321.43
				Engineering and Design (7.0%):	\$312,500.00
				Environmental (1.0%):	\$44,642.86
				Permitting Assistance (0.5%):	\$22,321.43
				Topographic Survey (2.0%):	\$89,285.71
				Construction Inspection Services (1.0%):	\$44,642.86
TOTAL ENGINEERING, DESIGN AND PROJECT ADMINISTRATION:					\$535,714.29

Total Estimated Project Cost:	\$5,000,000.00
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The document is released for the purpose of review under the authority of Jesus Jimenez, P.E. 100765, on January 27, 2026, it is not to be used for any other purpose. (TBPE Firm F-10837).

Figure 2. Opinion of Probable Construction Cost

PART 3. PROJECT CONSTRAINTS

The primary constraint for this project is the site's distance from the nearest wastewater treatment plant, which necessitates the installation of a lift station within the development to ensure adequate sanitary sewer flow. Additionally, new stormwater lines will be installed and connected to the existing drainage infrastructure to manage site runoff effectively. While lift stations are common components of industrial development in outlying areas, the associated construction cost represents an additional line item that has been accounted for in the project budget.

A secondary constraint is the landlocked configuration of the property, where the planned terminus of Technology Drive abuts the rear boundary of adjacent residential parcels. This condition requires the installation of a cul-de-sac at the end of Technology Drive, as well as a cul-de-sac at the end of a new connector street between Tracts 6 and 8 of the Bastrop EDC properties. These cul-de-sacs are a necessary design feature to provide adequate turning radius for fire trucks and other emergency vehicles serving the industrial park.

While these constraints require careful engineering consideration, they are well within the scope of standard industrial development practice. The project team has the experience and technical capacity to address both the lift station installation and the cul-de-sac configurations effectively, and all associated costs have been incorporated into the project budget. No conditions exist on the site that would pose undue risk to design, construction, or long-term operations.

PART 4. PROPOSED METHOD OF CONSTRUCTION PROCUREMENT

The entirety of this project is expected to follow a traditional design/bid/build delivery method with a sealed competitive bid process, should funding be awarded to the Bastrop EDC. In the event that full project funding is not available, awarded funds should be directed toward completing engineering and design plans for the entire project scope. Certain elements — such as the eastward extension of Technology Drive past South Jackson Street — would be designated as additive bid items. This approach would ensure that shovel-ready plans are in place for the full project, allowing additive portions to be deferred and constructed at a later date using a future grant funding cycle, should initial bids exceed the available budget.

Through the design/bid/build process, it is anticipated that a single construction contract will be awarded to construct the project in its entirety. Project phasing is not recommended at this time, as the total estimated construction cost falls within the parameters of the available grant budget, making a unified construction effort both practical and cost-effective.

PART 5. PROJECT PERMITS

Permits anticipated for this project include a standard City of Bastrop Construction Permit and the TCEQ TXR150000 Stormwater Permit for Small Construction Activities, which applies to sites disturbing more than 1 acre but less than 5 acres. Because the project area is not located within

a FEMA flood zone and contains no wetlands within the project limits, neither a FEMA flood zone permit nor a USACE permit is required. Both permits are typically applied for once a construction contractor has been awarded the project. Approval timelines vary depending on comment responses from reviewing entities but generally require up to one month for each permit. The project site currently contains an on-site outfall pond that serves as the final destination for stormwater runoff. This existing feature will continue to function as the primary stormwater management outlet for the project, providing drainage continuity throughout construction and long-term operations.

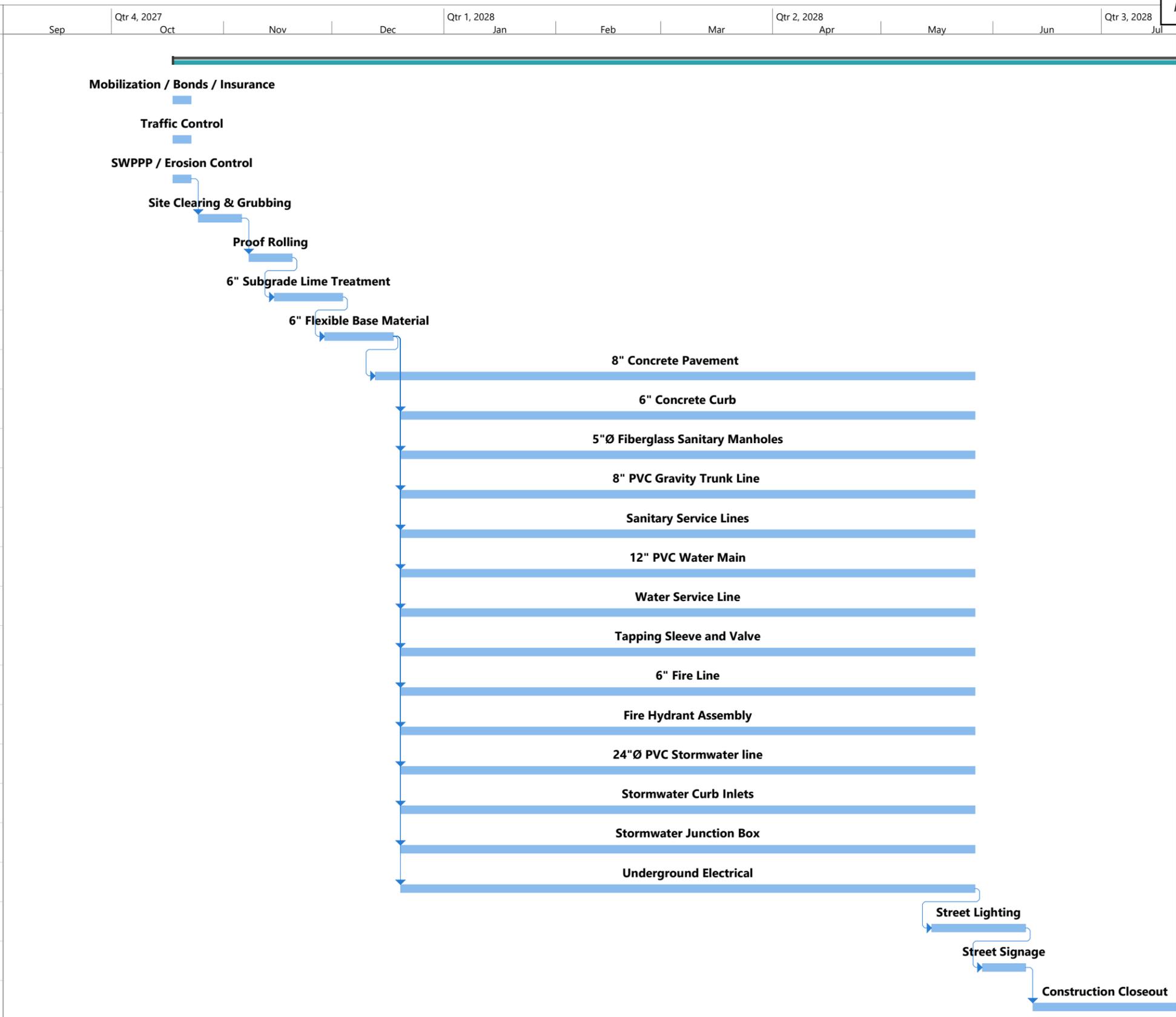
PART 6. PROJECT SCHEDULE

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ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors	Gantt Chart																													
							Half 2, 2026							Half 1, 2027							Half 2, 2027							Half 1, 2028							Half 2, 2028	
							M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	
1		Industrial Park EDA Grant	600 days	Mon 6/1/26	Fri 9/15/28																															
2		Environmental	7 mons	Mon 6/1/26	Fri 12/11/26																															
3		Survey	2 mons	Mon 10/19/26	Fri 12/11/26	2FS-2 mons																														
4		Design	10 mons	Mon 11/16/26	Fri 8/20/27	3FS-1 mon																														
5		Bid Phase	2 mons	Mon 8/23/27	Fri 10/15/27	4																														
6		Construction	10 mons	Mon 10/18/27	Fri 7/21/28	5																														
7		Close Out	2 mons	Mon 7/24/28	Fri 9/15/28	6																														

Project: Grant Schedule_rev031 Date: Mon 3/16/26	Task		Project Summary		Manual Task		Start-only		Deadline	
	Split		Inactive Task		Duration-only		Finish-only		Progress	
	Milestone		Inactive Milestone		Manual Summary Rollup		External Tasks		Manual Progress	
	Summary		Inactive Summary		Manual Summary		External Milestone			

ID	Task Mode	Task Name	Duration	Start	Finish	Predecessors
1		Industrial Park EDA Construction	200 days	Mon 10/18/27	Fri 7/21/28	
2		Mobilization / Bonds / Insurance	5 days	Mon 10/18/27	Fri 10/22/27	
3		Traffic Control	5 days	Mon 10/18/27	Fri 10/22/27	
4		SWPPP / Erosion Control	5 days	Mon 10/18/27	Fri 10/22/27	
5		Site Clearing & Grubbing	10 days	Mon 10/25/27	Fri 11/5/27	4
6		Proof Rolling	10 days	Mon 11/8/27	Fri 11/19/27	5
7		6" Subgrade Lime Treatment	15 days	Mon 11/15/27	Fri 12/3/27	6FS-5 days
8		6" Flexible Base Material	15 days	Mon 11/29/27	Fri 12/17/27	7FS-5 days
9		8" Concrete Pavement	120 days	Mon 12/13/27	Fri 5/26/28	8FS-5 days
10		6" Concrete Curb	115 days	Mon 12/20/27	Fri 5/26/28	8
11		5"Ø Fiberglass Sanitary Manholes	115 days	Mon 12/20/27	Fri 5/26/28	8
12		8" PVC Gravity Trunk Line	115 days	Mon 12/20/27	Fri 5/26/28	8
13		Sanitary Service Lines	115 days	Mon 12/20/27	Fri 5/26/28	8
14		12" PVC Water Main	115 days	Mon 12/20/27	Fri 5/26/28	8
15		Water Service Line	115 days	Mon 12/20/27	Fri 5/26/28	8
16		Tapping Sleeve and Valve	115 days	Mon 12/20/27	Fri 5/26/28	8
17		6" Fire Line	115 days	Mon 12/20/27	Fri 5/26/28	8
18		Fire Hydrant Assembly	115 days	Mon 12/20/27	Fri 5/26/28	8
19		24"Ø PVC Stormwater line	115 days	Mon 12/20/27	Fri 5/26/28	8
20		Stormwater Curb Inlets	115 days	Mon 12/20/27	Fri 5/26/28	8
21		Stormwater Junction Box	115 days	Mon 12/20/27	Fri 5/26/28	8
22		Underground Electrical	115 days	Mon 12/20/27	Fri 5/26/28	8
23		Street Lighting	20 days	Mon 5/15/28	Fri 6/9/28	22FS-10 days
24		Street Signage	10 days	Mon 5/29/28	Fri 6/9/28	23FS-10 days
25		Construction Closeout	30 days	Mon 6/12/28	Fri 7/21/28	24



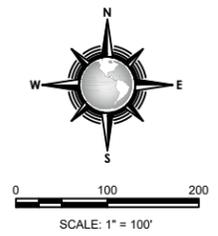
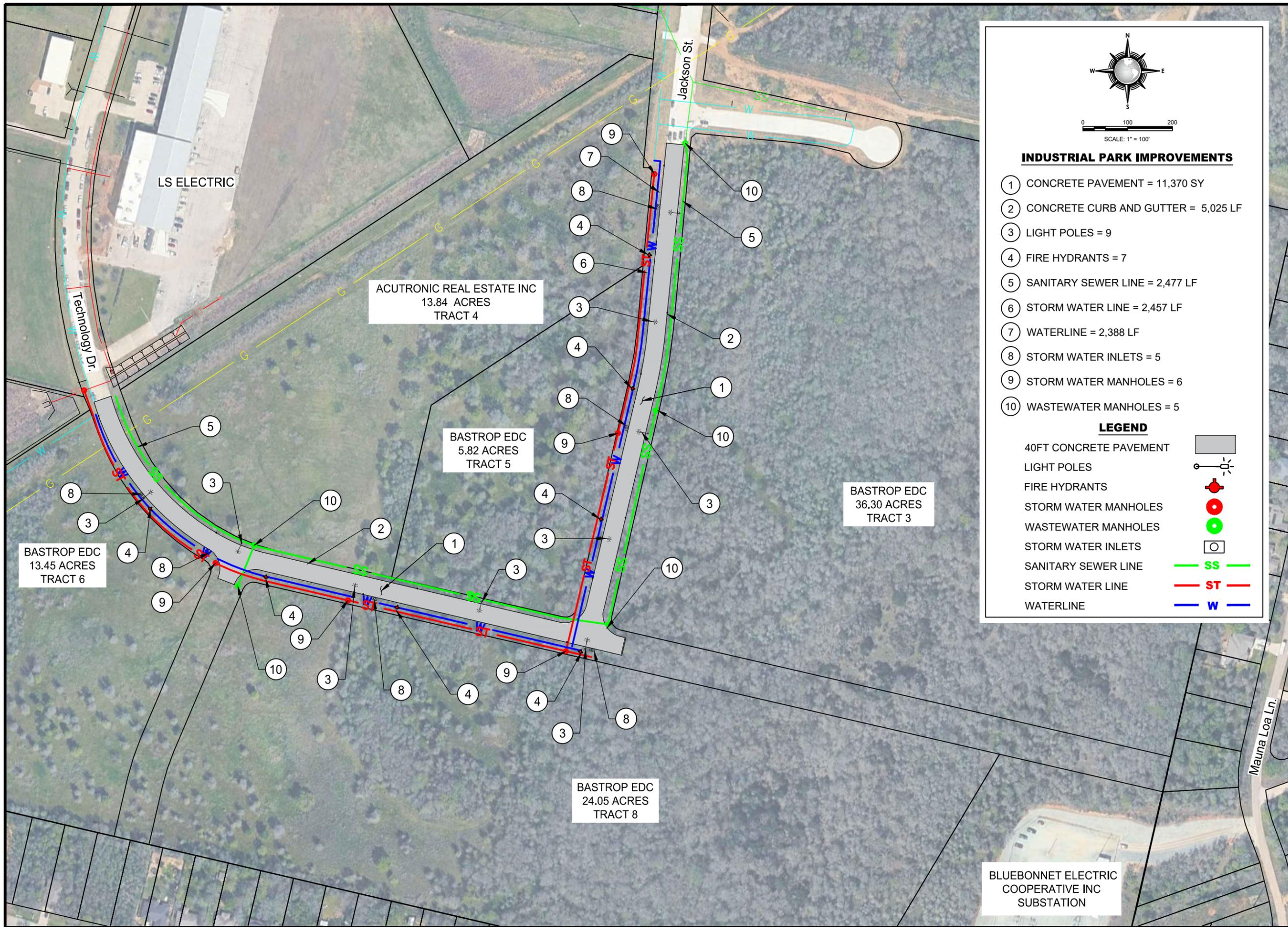
Project: Construction Schedule
Date: Mon 3/16/26

Task	Summary	Inactive Milestone	Duration-only	Start-only	External Milestone	Manual Progress
Split	Project Summary	Inactive Summary	Manual Summary Rollup	Finish-only	Deadline	
Milestone	Inactive Task	Manual Task	Manual Summary	External Tasks	Progress	

APPENDIX A

Map of Proposed Business & Industrial Park Improvements

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INDUSTRIAL PARK IMPROVEMENTS

- ① CONCRETE PAVEMENT = 11,370 SY
- ② CONCRETE CURB AND GUTTER = 5,025 LF
- ③ LIGHT POLES = 9
- ④ FIRE HYDRANTS = 7
- ⑤ SANITARY SEWER LINE = 2,477 LF
- ⑥ STORM WATER LINE = 2,457 LF
- ⑦ WATERLINE = 2,388 LF
- ⑧ STORM WATER INLETS = 5
- ⑨ STORM WATER MANHOLES = 6
- ⑩ WASTEWATER MANHOLES = 5

LEGEND

- 40FT CONCRETE PAVEMENT 
- LIGHT POLES 
- FIRE HYDRANTS 
- STORM WATER MANHOLES 
- WASTEWATER MANHOLES 
- STORM WATER INLETS 
- SANITARY SEWER LINE 
- STORM WATER LINE 
- WATERLINE 

CONSULTANT PROJECT N
Item 4.C

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF JESUS J. JIMENEZ, P.E. # ON IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.



BASTROP ECONOMIC DEVELOPMENT CORPORATION
INDUSTRIAL PARK IMPROVEMENTS

REVISION NO. DATE BY DESCRIPTION
DATE BY DESCRIPTION
EX-1
SHEET of 39