Bastrop Economic Development Corporation
Board of Directors - Meeting Agenda

Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8870

Tuesday, November 17, 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. REGULAR BUSINESS

3.A Approval of meeting minutes from the Regular Board Meeting of October 19, 2026.

Submitted by:Angela Ryan, BEDC Operations Manager, CEcD

3.B Consider and act on election of BEDC Board Chair, Vice Chair, and Secretary/Treasurer.

Submitted by:Angela Ryan, BEDC Operations Manager, CEcD

3.C Consider and act on approving an updated support agreement with the Bastrop Main Street Program.

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

3.D Consider and act on an amendment to the BEDC's budget for Fiscal Year 2027 in the amount of $50,000 for increased funding of the Main Street Program.

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

3.E Consider and act on a request that the Interim Executive Director be authorized to sign a nondisclosure agreement (NDA) with Project Sosa.

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

4. EXECUTIVE SESSION

4.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:

Section 551.087 Deliberation regarding economic development negotiations - Marriott Partners

4.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.

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: November 10, 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

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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Approval of meeting minutes from the Regular Meeting of October 19, 2026.

AGENDA ITEM SUBMITTED BY:
Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:
The minutes from the Regular BEDC Board Meeting of 10/19/26 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 October 19, 2026

Bastrop Economic Development Corporation
Board of Directors – Meeting Minutes
October 19, 2026

The Bastrop Economic Development Corporation (BEDC) met on Monday, October 19, 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, Lisa Holcomb, Rick Womble, Mayor Ishmael Harris, Mayor Pro Tem John Kirkland, and Councilmember Cynthia Meyer. Staff members present: Angela Ryan and Jill Strube. BEDC attorney Bennett Sandlin 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 Update and discussion, including but not limited to receiving any necessary direction from the Board on the BEDC Small Business Emergency Stabilization and Reinvestment (Downtown Pilot Program) Grant Projects. Dr. Strube and Michaela Joyce with Discover Bastrop updated the Board on the two grant programs. The consensus of the Board was to move forward with them and to hold a public input session.

4. REGULAR BUSINESS

4.A Approval of meeting minutes from the Regular Meeting of August 24, 2026. Mr. Womble had a correction to the minutes Mayor Harris made the motion to approve the minutes as correct, Councilmember Meyer seconded, and the motion passed.

4.B. Consideration, discussion, and possible action on BEDC Resolution 2026-13 approving the subdivision of property located at 1500 Business Park Drive in the Bastrop Business and Industrial Park, owned by Terry Coghlan. Mayor Pro Tem Kirkland made the motion to approve the resolution, Mr. McCool seconded, and the motion passed.

5. EXECUTIVE SESSION

There was no executive session held.

6. ADJOURNMENT – Mayor Pro Tem Kirkland made the motion to adjourn the meeting and Mayor Harris seconded. The meeting was adjourned at 5:35 p.m.

APPROVED: _____ ATTEST: _____

Gary Blake, Board Chair Angela Ryan, Operations Manager

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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on election of BEDC Board Chair, Vice Chair, and Secretary/Treasurer.

AGENDA ITEM SUBMITTED BY:
Angela Ryan, BEDC Operations Manager, CEcD

BACKGROUND/HISTORY:
The annual election of board officers needs to be held for the upcoming year.

Per the current BEDC's Bylaws, the office of Chair and Vice Chair may not be held by a member of the City Council. All BEDC board members are eligible to serve as Secretary or Treasurer. The offices of Vice Chair, Secretary, and Treasurer may be combined.

Typically, the BEDC officers have consisted of a Chair, Vice Chair, and Secretary/Treasurer.

Last year's officers were Gary Blake, Chair; Chris McCool, Vice Chair; and Lisa Holcomb, Secretary/Treasurer. A list of current board members is included below.

FISCAL IMPACT:
N/A

RECOMMENDATION:
A board member may make a nomination for the current officers to continue to serve for the upcoming year, or each office can be voted on separately.

ATTACHMENT:
None

FY 2026/2027 BEDC Board Members

Seat #	Board Member	Term Expiration
Seat 1	Ishmael Harris	September 2027
Seat 2	Gary Blake	September 2028
Seat 3	John Kirkland	September 2027
Seat 4	Rick Womble	September 2028
Seat 5	Cynthia Meyer	September 2027
Seat 6	Lisa Holcomb	September 2028
Seat 7	Chris McCool	September 2027

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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on approving an updated support agreement with the Bastrop Main Street Program.

AGENDA ITEM SUBMITTED BY:
Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director and City Manager

BACKGROUND/HISTORY:
The BEDC has an agreement with the Bastrop Main Street Program to provide annual funding support. For fiscal year 2026, the amount of funding for the program in the BEDC budget has been increased by $50,000. The attached draft agreement has been updated to reflect that change.

FISCAL IMPACT:
$100,000 annually

RECOMMENDATION:
Approve the attached agreement.

ATTACHMENT:
1. Draft Main Street Support Agreement

AGREEMENT FOR PROVISION OF MAIN STREET PROGRAM SUPPORT BETWEEN THE CITY OF BASTROP AND THE BASTROP ECONOMIC DEVELOPMENT CORPORATION

THE STATE OF TEXAS §
§ KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF BASTROP §

THIS AGREEMENT ("Agreement") is entered into and executed the _____ day of _____, 2026 ("Effective Date"), by and between the CITY OF BASTROP, a municipal corporation, acting by and through its City Manager as authorized by its City Council, situated in Bastrop County, Texas (hereinafter referred to as "City"), and the Bastrop Economic Development Corporation (hereinafter referred to as "BEDC") acting by and through its Chair of the Board, and provides as follows:

WHEREAS, the City maintains a department within the City whose function is to advance the Bastrop Main Street Program to foster, encourage, support and direct downtown revitalization, while preserving the historical significance of Bastrop's downtown district; and

WHEREAS, the vision of the Bastrop Main Street Program is to positively influence the continued preservation, enhancement and commercial vitality of Bastrop's historic downtown as a distinctive destination that engages and inspires both residents and visitors; and

WHEREAS, this vision is implemented through the Bastrop Main Street Program's mission that provides that the Program "through collaboration with other organizations and with volunteers' insights, talents and energies, will be a catalyst for the continued revitalization, preservation and economic health of our historic downtown area."

WHEREAS, the Program will be "Guided by the Main Street Four Point Approach of organization, design, promotion and economic vitality, we can continue positively transforming our historic downtown;" and

WHEREAS, the role of the BEDC is to enhance the quality of life in Bastrop by advancing the investment, development, growth and relocation of companies within the area. In addition to providing appropriate infrastructure, the BEDC promotes and supports economic development in the community that offers the people of Bastrop sustainable, meaningful and rewarding employment opportunities, and greater access to desirable goods and services; and

WHEREAS, the BEDC has continued to work collaboratively with the City and the Bastrop Main Street Program to foster economic development, investment and growth within the downtown area, participating actively with planning and development activities of the same; and

WHEREAS, the BEDC desires to monetarily support the Bastrop Main Street Program in exchange for economic development services that will assist both the City and the BEDC to achieve their respective missions; and

WHEREAS, the BEDC and the City are authorized under the laws of the State of Texas to enter into this Agreement; and

WHEREAS, the City acknowledges and agrees that the funds provided under this Agreement may, consistent with Title 12, Subtitle C1 Chapter 505 of the Texas Local Government Code, only be expended for the purpose of promoting new or expanded business development in the Main Street Program area and the general promotion of the Main Street Program Area; and

NOW, THEREFORE, in consideration of the mutual benefits described in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree to the following:

I. Findings

The foregoing recitals are hereby found to be true and correct and are hereby adopted and made a part of this Agreement for all purposes.

II. City Obligations

The City agrees to utilize any funding provided under this Agreement solely for the purpose of promoting new or expanded business development in the Main Street Program area and the general promotion of the Main Street Program area consistent with Title 12, Subtitle C1 Chapter 505 of the Texas Local Government Code. The Funding shall be expended as follows:

1. Supporting new businesses, business expansion, and/or business retention of existing and future Main Street Program Area businesses;
2. Collaboratively marketing the Main Street Program Area and its assets;
3. Collaboratively providing training and small business resources for businesses in the Main Street Program Area, as well as the rest of the community;
4. Assisting with business recruitment in the Main Street Program Area;
5. Supporting the BEDC and community in its entrepreneurial and small business programs

The City shall, at least twice per fiscal year, provide a report, either verbally or in writing or both, to the BEDC establishing how the Funding was expended and that it was expended for the purpose of promoting new or expanded business development, or business retention in the Main Street Program area and the general promotion of the Main Street Program area.

III. BEDC Obligations

The BEDC shall provide funding to the City in the amount of ~~Fifty~~ One Hundred Thousand Dollars ($10~~5~~0,000) per fiscal year (the "Funding"), conditioned upon the City's obligations herein. The funding shall be prorated and paid monthly over the budget year.

IV. General Provisions

1. **Non-Appropriations.** In the event that the BEDC's Board of Directors does not appropriate funds to make any payment under this Agreement for a fiscal year after the BEDC's fiscal year in which this Agreement becomes effective, or in the event that the City's City Council does not appropriate funds to continue the Main Street Program department, then this Agreement will automatically terminate at the beginning of the first day of the successive fiscal year. The BEDC or the City, as applicable, shall use their best efforts to provide prior written notice of such impending termination as soon as possible following the formal determination of said non-appropriation.

2. **Term & Termination.** In addition to automatic termination upon an event of non-appropriation provided above, either party may terminate this Agreement upon giving prior written notice to the other party, which termination shall be deemed effective the last day of the then current fiscal year. Further, if any state or federal law or regulation is enacted or promulgated which prohibits the performance of any of the duties herein, or if any law is interpreted to prohibit such performance, this Agreement shall automatically terminate as of the effective date of such prohibition. This Agreement is effective from the date approved by both parties and continues in effect for consecutive one-year terms until terminated by either party giving the other thirty (30) days prior written notice of termination.

3. **Severability.** If any clause or provision of this Agreement is held invalid, illegal or unenforceable under present or future federal, state or local laws, then and in that event it is the intention of the Parties hereto that such invalidity, illegality or unenforceability shall not affect any other clause or provision hereof and that the remainder of this Agreement shall be construed as if such invalid, illegal or unenforceable clause or provision was never contained herein; it is also the intention of the Parties hereto that in lieu of each clause or provision of this Agreement that is invalid, illegal, or unenforceable, there be added as a part of the Agreement a clause or provision as similar in terms to such invalid, illegal or unenforceable clause or provision as may be possible, legal, valid and enforceable.

4. **Entire Agreement.** This Agreement constitutes the final and entire agreement between the Parties hereto and contains all of the terms and conditions agreed upon. No other agreements, oral or otherwise, regarding the subject matter of this Agreement, shall be deemed to exist or to bind the Parties hereto, unless same be in writing, dated after the date hereto, and duly executed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement in the year and on the day indicated.

BASTROP ECONOMIC DEVELOPMENT CORPORATION	**CITY OF BASTROP, TEXAS**
_____	_____
Gary Blake, Board Chair	Sylvia Carrillo, City Manager

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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on an amendment to the BEDC's budget for Fiscal Year 2027 in the amount of $50,000 for increased funding of the Main Street Program.

AGENDA ITEM SUBMITTED BY:
Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director and City Manager

BACKGROUND/HISTORY:
The BEDC wishes to increase annual funding of the Main Street Program by $50,000, which requires a budget amendment.

FISCAL IMPACT:
$50,000 budget amendment

RECOMMENDATION:
Approve Resolution 2026-14 approving the budget amendment.

ATTACHMENT
Resolution 2026-14

RESOLUTION 2026-14

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE BASTROP ECONOMIC DEVELOPMENT CORPORATION APPROVING OF AN AMENDMENT TO THE BASTROP ECONOMIC DEVELOPMENT CORPORATION'S FY 2027 ANNUAL BUDGET, AUTHORIZING ALL NECESSARY ACTIONS, INCLUDING EXECUTION OF NECESSARY DOCUMENTATION; REPEALING ALL RESOLUTIONS IN CONFLICT; AND, PROVIDING 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 is acting with the approval of the governing body of the City of Bastrop, Texas (the "City"); and

WHEREAS, the Bastrop Main Street Program supports the preservation, promotion, and economic vitality of historic downtown Bastrop through community partnerships and support for local businesses; and

WHEREAS, the BEDC desires to continue its support of the Bastrop Main Street Program and its efforts to foster economic development, investment, and growth within the downtown area; and

WHEREAS, the BEDC desires to increase its FY 2027 funding for the Bastrop Main Street Program by Fifty Thousand Dollars ($50,000), for a total funding amount of One Hundred Thousand Dollars ($100,000); and

WHEREAS, the additional funding is intended to increase the resources available to the Bastrop Main Street Program to assist businesses located in downtown Bastrop; and

WHEREAS, the FY 2027 Annual Budget must be amended to account for the increase in funding; 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.

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

SECTION 1. The findings set out above are hereby found to be true and correct and are incorporated herein for all purposes.

SECTION 2. On this date the BEDC hereby approves amending the FY 2027 budget by $50,000, for a total of $100,000 for the Main Street Program.

SECTION 3. The Board recommends and requests that the Budget Amendment approved hereby by the BEDC be considered and approved by the City of Bastrop City Council for the purposes stated herein.

RESOLUTION 2026-14

SECTION 4. The Interim Executive Director is hereby authorized and directed to prepare any instruments reasonably necessary to fulfill the intent expressed herein.

SECTION 5. This Resolution is effective upon passage.

PASSED AND APPROVED on the 17th day of November 2026 by the Board of Directors of the Bastrop Economic Development Corporation.

BASTROP ECONOMIC
DEVELOPMENT CORPORATION

_____
Gary Blake, Board Chair

ATTEST:

_____
Lisa Holcomb, Board Secretary/Treasurer

APPROVED AS TO FORM:

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

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STAFF REPORT

MEETING DATE: November 17, 2026

TITLE:
Consider and act on a request that the Interim Executive Director be authorized to sign a nondisclosure agreement (NDA) with Project Sosa.

AGENDA ITEM SUBMITTED BY:
Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director and City Manager

BACKGROUND/HISTORY:
The BEDC has been approached by a prospect (code named Project Sosa) that requires the BEDC to sign a nondisclosure agreement (NDA).

FISCAL IMPACT:
N/A

RECOMMENDATION:
Authorize Ms. Carrillo to sign the NDA.

ATTACHMENT
None