

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



AMENDED

Monday, March 18, 2024

5:30 PM

Amendments include adding item 3 & amendment to item 4C

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. DIRECTOR'S REPORT

[3.A](#) Director's Report from the Interim Director regarding existing and future projects.

Submitted by: Sylvia Carrillo-Trevino, Interim Executive Director of the BEDC and City Manager

4. REGULAR BUSINESS & PRESENTATIONS

[4.A](#) Approval of meeting minutes from the Regular BEDC Board Meeting of February 26, 2024.

Submitted by: Angela Ryan, BEDC Operations Manager

[4.B](#) Receive financial reports for the periods ending February 2024.

Submitted by: Laura Allen, Assistant Finance Director

[4.C](#) Discussion and possible action on a request by MOCA Ventures.

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager & Interim Executive Director, Bastrop Economic Development Corporation

[4.D](#) Presentation and possible action on amending the FY24 budget.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director of the Bastrop Economic Development Corporation and City Manager

[4.E](#) Discussion and possible action on a job description for a professional level position titles Business Attraction, Retention, and Expansion Manager within the EDC.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director of the Bastrop Economic Development Corporation and City 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 of convenience 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 14, 2024, at 5:30 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 18, 2024

TITLE:

Director's Report

- Existing Projects
- Future Projects

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, Interim Executive Director of the BEDC and City Manager

EXISTING PROJECTS:

- Project Fiesta – Working through a revised agreement and building plan. Plans have been amended from 2 separate buildings to 1 large building and will also include classroom space for workforce development use.
- Technical Adhesives – Project continues through construction phase at the park.
- Financial Way – Final project completion expected the first half of April.
- MOCA Ventures – Board to meet on 3.18.23
- Acutronic – Site plan and building plans continue through submittal process. Acutronic would still like the small segment of street completed as opposed to only a construction entrance.
- Doucet Contract – Final numbers are in still in progress; potential \$166K plus owed according to Doucet, which would change the financials from a \$700K projected expense to a \$866K expense to close this item out.
- Environmental Study for Houston Toad – Underway
- Office clearing and record destruction in conjunction with the City Secretary is ongoing.

FUTURE PROJECTS:

- Sports Complex – Ideation and renderings assigned to Luck Designs. Initial proposal was \$10,200 which did not include renderings. A revised proposal is en route but was not received at the posting of this agenda.



STAFF REPORT

MEETING DATE: March 18, 2024

TITLE:

Approval of meeting minutes from the Regular BEDC Board Meeting of February 26, 2024.

AGENDA ITEM SUBMITTED BY:

Angela Ryan, BEDC Operations Manager

BACKGROUND/HISTORY:

The minutes from the Regular BEDC Board Meeting of February 26, 2024, are attached for the Board's review and approval.

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the meeting minutes as submitted.

ATTACHMENT:

Draft Board Meeting Minutes from February 26, 2024

Bastrop Economic Development Corporation
Board of Directors – Meeting Minutes
February 26, 2024



The Bastrop Economic Development Corporation (BEDC) met on Monday, February 26, 2024, at 4:30 p.m. for a Regular Board Meeting at Bastrop City Hall, 1311 Chestnut Street. Board members present: Ron Spencer, Connie Schroeder, Frank Urbanek, Cheryl Lee, John Kirkland, Amberley Palmer, and Lyle Nelson. Staff members present: Interim Executive Director Sylvia Carrillo and Angela Ryan. BEDC attorney Charles Zech was in attendance for the majority of the meeting.

1. **CALL TO ORDER** – Board Chair Spencer called the meeting to order at 4:30 p.m.
2. **PUBLIC COMMENT(S)** – There were no public comments.
3. **WORKSHOP SESSION**
 - 3.A. Workshop and possible action to discuss collaborative efforts and future partnerships with workforce development partners to include Smithville Workforce Training Center (SWTC), Austin Community College (ACC), Texas State Technical College (TSTC), Community Action, Workforce Solutions, Bastrop Independent School District (BISD), Bastrop Chamber of Commerce, and others as may be necessary. Each entity made a brief presentation to the Board about the programs they offer, followed by questions and answers.
 - 3.B. Workshop and possible action to discuss the BEDC financial reports for December 2023 and January 2024, as well as the budget and future amendments as a result of the reduction of revenues in FY 2024. The Board discussed items that could be removed from the budget due to the reduction in revenues. The budget will be updated and brought back to a future board meeting for amendment.

At 5:48, the BEDC Board of Directors took a recess, reconvening at 5:59.

4. **REGULAR BUSINESS & PRESENTATIONS**

- 4.A. Approval of meeting minutes from the Regular BEDC Board Meeting of January 22, 2024. Mr. Kirkland made the motion to approve the minutes as submitted, Mr. Urbanek seconded, and the motion passed.
- 4.B. Discussion and possible action on a possible amendment to the MOCA Ventures agreement. Ms. Carrillo reviewed the current status of the MOCA project with the Board. John and Riley Baasch asked to speak to the Board about a possible 12 to 18-month extension, and they explained they are the developer of a build-to-suit for the project and MOCA Financial would be the tenant. Ms. Carrillo stated she could not recommend approving the third extension. After discussion, Ms. Palmer made the motion to accept the recommendation of Ms. Carrillo to not approve the extension, Mr. Urbanek seconded, and the motion passed.

5. **ADJOURNMENT** – Ms. Lee made the motion to adjourn the meeting and Mr. Urbanek seconded. The meeting was adjourned at 7:43 p.m.

APPROVED: _____
Ron Spencer, Board Chair

ATTEST: _____
Angela Ryan, Operations Manager

DRAFT



STAFF REPORT

MEETING DATE: March 18, 2024

TITLE:

Receive financial reports for the period ending February 2024.

AGENDA ITEM SUBMITTED BY:

Laura Allen, Assistant Finance Director

BACKGROUND/HISTORY:

Attached for the Board's review and consideration are the BEDC financial summary reports for the period ending February 2024.

FISCAL IMPACT:

N/A

RECOMMENDATION:

None; item presented for informational purposes.

ATTACHMENTS:

1. Financial report for period ending February 2024

Bastrop Economic Development Corporation

Financial Summary
For Period Ending
February 2024

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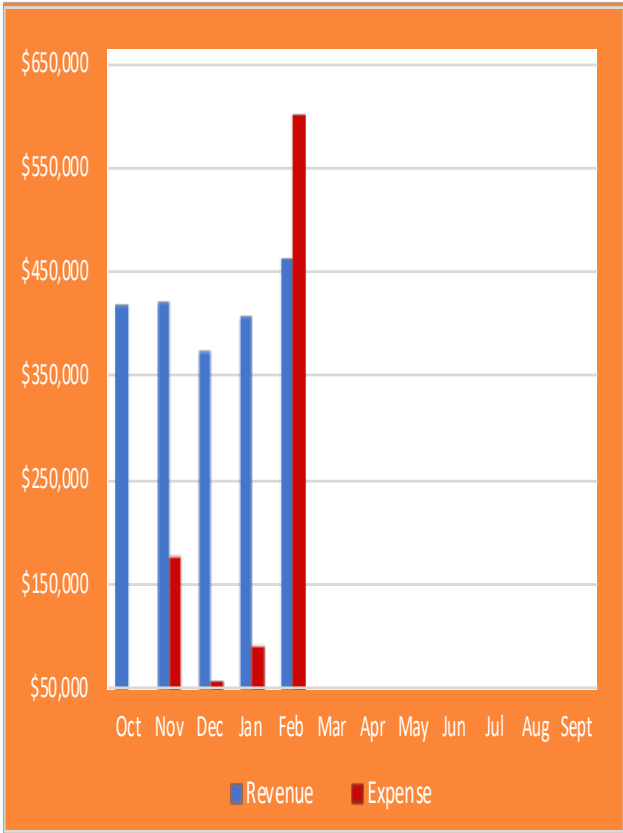
Summary of Revenues and Expenditures

As of February 29, 2024

OVERALL FUND PERFORMANCE

REVENUES VS EXPENSES

Month	FY2024 Revenue	FY2024 Expense	Monthly Variance
Oct	\$ 416,818	\$ 47,060	\$ 369,758
Nov	\$ 418,907	\$ 176,674	\$ 242,232
Dec	\$ 370,744	\$ 57,863	\$ 312,881
Jan	\$ 405,337	\$ 89,989	\$ 315,348
Feb	\$ 460,436	\$ 597,234	\$ (136,799)
Mar			\$ -
Apr			\$ -
May			\$ -
Jun			\$ -
Jul			\$ -
Aug			\$ -
Sept			\$ -
Total	\$ 2,072,242	\$ 968,821	\$ 1,103,421



Positive

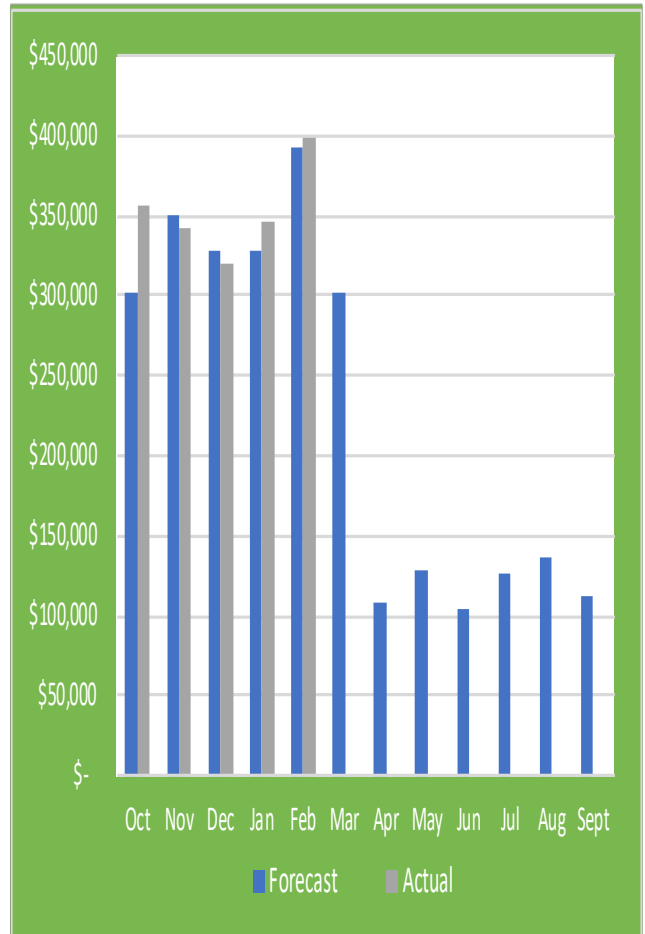
Summary of Sales Tax Revenue

As of February 29, 2024

REVENUE ANALYSIS

SALES TAX REVENUE

<u>Month</u>	<u>FY2024 Forecast</u>	<u>FY2024 Actual</u>	<u>Monthly Variance</u>
Oct	\$ 301,212	\$ 356,212	\$ 55,000
Nov	\$ 350,658	\$ 343,063	\$ (7,595)
Dec	\$ 328,138	\$ 321,171	\$ (6,967)
Jan	\$ 327,923	\$ 346,403	\$ 18,480
Feb	\$ 393,693	\$ 399,580	\$ 5,887
Mar	\$ 302,268		\$ (302,268)
Apr	\$ 107,369		\$ (107,369)
May	\$ 128,716		\$ (128,716)
Jun	\$ 104,404		\$ (104,404)
Jul	\$ 127,166		\$ (127,166)
Aug	\$ 135,716		\$ (135,716)
Sept	\$ 112,823		\$ (112,823)



Total	\$ 2,720,086	\$ 1,766,429	\$ 55,000
Forecast YTD	\$ 1,701,624		
Actual to Forecast	\$ 64,805	3.8%	

Positive

Sales Tax revenue is 99% of total revenue. This budget was a 3.2% increase over FY2023 projected. However a future budget amendment will be required due to passing of the street maintenance and repair sales use tax levy to be effective April 2024.

Expenditures Budget to Actual Comparison

As of February 29, 2024

OPERATING EXPENDITURES COMPARISON

<u>Category</u>	FY20243 <u>Forecast</u>	FY2024 <u>Actual</u>	Monthly <u>Variance</u>
Personnel	\$ 413,532	\$ 139,408	\$ 274,124
Supplies & Material	\$ 6,073	\$ 619	\$ 5,454
Maintenance & Repairs	\$ 8,802	\$ 640	\$ 8,162
Occupancy	\$ 26,417	\$ 19,217	\$ 7,200
Contractual Service	\$ 220,469	\$ 78,871	\$ 141,598
Marketing/Advertising	\$ 151,686	\$ 20,687	\$ 130,999
Contingency	\$ 20,833	\$ -	\$ 20,833
Debt Service	<u>\$ 26,000</u>	<u>\$ 25,113</u>	<u>\$ 887</u>
Total	<u>\$ 873,812</u>	<u>\$ 284,556</u>	<u>\$ 589,256</u>

Forecast to Actual % 67.4%

Positive

The forecast to actual comparison is a positive 67.4.8% year-to-date.

Expenditures Budget to Actual Comparison

As of February 29, 2024

CAPITAL OUTLAY PROJECTS

<u>Project</u>	<u>FY2024 Budget</u>	<u>FY2024 Actual</u>	<u>Budget Balance</u>
Jackson St Extension	\$ 1,400,000	\$ -	\$ 1,400,000
Bus. Ind. Park-Tech/MLK Infra*	2,000,000	684,265	\$ 1,315,735
Total	\$ 3,400,000	\$ 684,265	\$ 2,715,735
CO, Series 2013			
Bus. Ind. Park-Tech/MLK Infra*	\$ 144,875	\$ -	\$ 144,875

** This project funded by bond funds budgeted from the 2013 CO.*

**BASTROP ECONOMIC DEVELOPMENT CORPORATION FUND
FY 2022-2023 BUDGET**

Working Capital 9-30-2023 audited	\$	12,780,228
 FY 2023-2024		
Budgeted		
Revenues	\$	4,746,140
Total FY 2023 Resources	\$	17,526,368
 Budgeted Expenditures:		
Operating Expenses	\$	(6,675,743)
Capital Expenses	\$	(3,400,000)
Debt Service	\$	(275,227)
	\$	(10,350,970)
 Projected Working Capital Balance 09-30-2024	 \$	 7,175,398
 Reserve 25% of Operating Expense	 \$	 1,668,937

Revised 10.01.2023



City of Bastrop, TX

Item 4.B
Detail Report
Account Detail

Date Range: 10/01/2023 - 02/29/2024

Account	Name		Beginning Balance	Total Activity	Ending Balance			
Fund: 601 - BASTROP E.D.C. FUND								
<u>601-00-00-4006</u>	SALES TAX		0.00	-1,766,429.31	-1,766,429.31			
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07435	25405		OCT SALES TAX ACCRL			-353,514.19	-353,514.19
10/01/2023	GLPKT07437	25408		OCT SALES TAX ACCRL			353,514.19	0.00
10/31/2023	GLPKT06687	25201		BEDC SALES TAX 2310			-2,698.53	-2,698.53
10/31/2023	GLPKT06952	25302		BEDC SALES TAX TRANSFER OCT 2023			-353,514.19	-356,212.72
11/01/2023	GLPKT07435	25407		NOV SALES TAX ACCRL			-340,622.03	-696,834.75
11/01/2023	GLPKT07437	25409		NOV SALES TAX ACCRL			340,622.03	-356,212.72
11/30/2023	GLPKT06953	25303		BEDC SALES TAX TRANSFER NOV			-340,622.03	-696,834.75
11/30/2023	GLPKT07083	25360		BEDC SALES TAX 2311			-2,440.98	-699,275.73
12/09/2023	GLPKT06951	25301		BEDC SALES TAX TRANSFER DEC 2023			-318,561.46	-1,017,837.19
12/31/2023	GLPKT07396	25377		2312 BEDC SALES TAX			-2,609.92	-1,020,447.11
01/27/2024	GLPKT07542	25491		BEDC SALES TAX TRANSFER NOV RCS JAN			-343,530.10	-1,363,977.21
01/31/2024	GLPKT07831	25612		2401 BEDC SALES TAX			-2,872.53	-1,366,849.74
02/27/2024	GLPKT07931	25636		BEDC SALES TAX TRANSFER			-399,579.57	-1,766,429.31
 <u>601-00-00-4047</u>								
LEASE AGREEMENT								
						0.00	-8,289.38	-8,289.38
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER UNEAR...			-1,504.17	-1,504.17
11/01/2023	GLPKT07028	25332		NOV BEDC MONTHLY TRANSFER UNEA...			-1,504.17	-3,008.34
11/30/2023	GLPKT06800	25214		BEDC TOWER PROCEEDS NOV 2023			-521.30	-3,529.64
12/01/2023	GLPKT07028	25335		DEC BEDC MONTHLY TRANSFER UNEAR...			-1,504.17	-5,033.81
01/01/2024	GLPKT07505	25468		JAN BEDC MONTHLY TRANSFER UNEAR...			-1,504.17	-6,537.98
01/04/2024	GLPKT07720	25560		BEDC PROCEEDS LEASE DEC			-521.30	-7,059.28
02/06/2024	GLPKT07656	25529		BEDC TOWER PROCEEDS JAN			-521.30	-7,580.58
02/27/2024	GLPKT07938	25643		TOWER LEASE PROCEEDS FEB			-708.80	-8,289.38

Detail Report

Date Range: 10/01/2023 Item 4.B 4

Account	Name		Beginning Balance	Total Activity	Ending Balance			
601-00-00-4400	INTEREST INCOME		0.00	-265,023.83	-265,023.83			
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/31/2023	BRPKT00223	TEXPOOLINT EARN TE...		INT EARN TEXPOOL			-4,965.19	-4,965.19
10/31/2023	BRPKT00226	TEXAS CLASSALLOC IN...		ALLOC INT EARNED TX CLASS			-31,626.68	-36,591.87
10/31/2023	BRPKT00234	DREYFUS MM ACCTINT..		INT ALLOC FNC			-9,951.46	-46,543.33
10/31/2023	BRPKT00225	BEDC OPERATING ACC...		ACCR INT EARN BEDC OPER			-58.24	-46,601.57
11/30/2023	BRPKT00241	TEXAS CLASSINT ALLO...		INT ALLOC TX CLASS			-30,922.08	-77,523.65
11/30/2023	BRPKT00237	DREYFUS MM ACCTINT..		INT ALLOC BEDC FNC			-17,936.48	-95,460.13
11/30/2023	BRPKT00248	TEXPOOLINT ALLOC T...		INT ALLOC TEXPOOL			-4,839.12	-100,299.25
11/30/2023	BRPKT00239	BEDC OPERATING ACC...		EDC OPER INT ALLOC			-120.79	-100,420.04
12/31/2023	BRPKT00252	DREYFUS MM ACCTINT..		INT ALLOC BEDC FNC			-9,266.39	-109,686.43
12/31/2023	BRPKT00253	BEDC OPERATING ACC...		INT ALLOC BEDC OPER			-141.15	-109,827.58
12/31/2023	BRPKT00254	TEXAS CLASSINT ALLO...		INT ALLOC BEDC TX CLASS			-33,641.41	-143,468.99
12/31/2023	BRPKT00264	TEXPOOLBEDC TEXPO...		BEDC TEXPOOL INT ALLOC			-5,019.72	-148,488.71
01/31/2024	BRPKT00262	DREYFUS MM ACCTBE...		BEDC FNC INT ALLOC			-16,383.11	-164,871.82
01/31/2024	BRPKT00265	TEXPOOLBEDC TEXPO...		BEDC TEXPOOL INT ALLOC			-5,020.11	-169,891.93
01/31/2024	BRPKT00266	TEXAS CLASSBEDC TX ...		BEDC TX CLASS INT ALLOC			-35,433.87	-205,325.80
01/31/2024	BRPKT00263	BEDC OPERATING ACC...		BEDC OPER INT ALLOC			-71.91	-205,397.71
02/29/2024	BRPKT00281	DREYFUS MM ACCTFN...		FNC INT ALLOC			-26,549.28	-231,946.99
02/29/2024	BRPKT00282	TEXAS CLASSBEDC TX ...		BEDC TX CLASS INT ALLOC			-32,964.31	-264,911.30
02/29/2024	BRPKT00284	BEDC OPERATING ACC...		BEDC OPER INT ALLOC			-112.53	-265,023.83

Detail Report

Date Range: 10/01/2023 Item 4.B 4

Account	Name				Beginning Balance	Total Activity	Ending Balance	
<u>601-1010</u>	BEDC OPERATING ACCT				241,749.23	140,985.33	382,734.56	
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/02/2023	APPKT01651	13292		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		-3,915.19	237,834.04
10/02/2023	APPKT01651	13293		E&M PROPERTIES	999145E - E&M PROPERTIES		-3,600.00	234,234.04
10/02/2023	APPKT01651	13294		FIBERLIGHT, LLC	9911054E - FIBERLIGHT, LLC		-6,880.00	227,354.04
10/09/2023	GLPKT06190	25034		BEDC SALES TAX FUNDS			3,490.80	230,844.84
10/09/2023	GLPKT06191	25037		SAL & BEN ALLOC SEPT 2023			-8,506.18	222,338.66
10/14/2023	APPKT01708	13295		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		-3,231.63	219,107.03
10/15/2023	APPKT01814	DFT0001893		PNC BANK NATIONAL ASSOCIATION	9931264E - PNC BANK NATIONAL ASSOCIAT...		-2,512.52	216,594.51
10/16/2023	GLPKT06691	25203		BEDC EXP REIMB JORGENSON CONSULT...			12,500.00	229,094.51
10/30/2023	APPKT01744	13297		BASTROP CHAMBER OF COMMERCE	993009E - BASTROP CHAMBER OF COMME...		-250.00	228,844.51
10/30/2023	APPKT01744	13298		DILLS, WESLEY	997212E - DILLS, WESLEY		-10,000.00	218,844.51
10/30/2023	APPKT01744	13299		E&M PROPERTIES	999145E - E&M PROPERTIES		-3,600.00	215,244.51
10/30/2023	APPKT01744	13300		FIBERLIGHT, LLC	9911054E - FIBERLIGHT, LLC		-6,880.00	208,364.51
10/30/2023	APPKT01744	13301		TERRY HAGERTY PHOTOGRAPHY	9939388E - TERRY HAGERTY PHOTOGRAPHY		-100.00	208,264.51
10/31/2023	BRPKT00225	INT0000301		ACCR INT EARN BEDC OPER			58.24	208,322.75
10/31/2023	GLPKT06952	25302		BEDC SALES TAX TRANSFER OCT 2023			353,514.19	561,836.94
11/09/2023	APPKT01793	10016		CNA SURETY	995186E - CNA SURETY		-430.50	561,406.44
11/09/2023	APPKT01793	13297		BASTROP CHAMBER OF COMMERCE	993009E - BASTROP CHAMBER OF COMME...		-2,500.00	558,906.44
11/15/2023	APPKT01956	DFT0002092		PNC BANK NATIONAL ASSOCIATION	9931264E - PNC BANK NATIONAL ASSOCIAT...		-1,238.92	557,667.52
11/20/2023	GLPKT06687	25202		EDC TX COMP SALES TAX TRANSFER			2,698.53	560,366.05
11/22/2023	APPKT01851	13298		DOUCET & ASSOCIATES, INC.	997196E - DOUCET & ASSOCIATES, INC.		-1,420.00	558,946.05
11/22/2023	APPKT01851	13299		E&M PROPERTIES	999145E - E&M PROPERTIES		-3,600.00	555,346.05
11/30/2023	GLPKT06800	25213		ROSCOE BANK ANNUAL SPONERSHIP			20,000.00	575,346.05
11/30/2023	GLPKT06800	25214		BEDC TOWER PROCEEDS NOV 2023			521.30	575,867.35
11/30/2023	GLPKT06953	25303		BEDC SALES TAX TRANSFER NOV			340,622.03	916,489.38
11/30/2023	BRPKT00239	INT0000328		EDC OPER INT ALLOC			120.79	916,610.17
12/01/2023	APPKT01972	10003		JIM BOB DOOLEY Reversal	997122E - JIM BOB DOOLEY		1,250.00	917,860.17
12/09/2023	GLPKT06951	25301		BEDC SALES TAX TRANSFER DEC 2023			318,561.46	1,236,421.63
12/14/2023	GLPKT07025	25323		BEDC SAL & BEN ALLOC OCT 203			-16,634.34	1,219,787.29
12/14/2023	GLPKT07025	25326		BEDC SAL & BEN ALLOC NOV 2023			-16,688.44	1,203,098.85
12/14/2023	GLPKT07028	25336		BEDC FNB TRANSFER FOR OCT, NOV & ...			-21,250.02	1,181,848.83
12/15/2023	APPKT01869	13300		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		-1,860.00	1,179,988.83
12/15/2023	APPKT01869	13301		DOUCET & ASSOCIATES, INC.	997196E - DOUCET & ASSOCIATES, INC.		-151,013.61	1,028,975.22
12/15/2023	APPKT01869	13302		FIBERLIGHT, LLC	9911054E - FIBERLIGHT, LLC		-6,880.00	1,022,095.22
12/15/2023	APPKT02025	DFT0002177		PNC BANK NATIONAL ASSOCIATION	9931264E - PNC BANK NATIONAL ASSOCIAT...		-641.15	1,021,454.07
12/18/2023	GLPKT07459	25432		BEDC OPER TRANSFER TO TX CLASS			-750,000.00	271,454.07
12/19/2023	GLPKT07083	25361		BEDC SALES TAX FUNDS 2311			2,440.98	273,895.05
12/21/2023	APPKT01948	10017		WILSON, CHARLES	9945213E - WILSON, CHARLES		-500.00	273,395.05
12/22/2023	APPKT01948	13303		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		-2,233.60	271,161.45
12/22/2023	APPKT01948	13304		E&M PROPERTIES	999145E - E&M PROPERTIES		-3,600.00	267,561.45
12/22/2023	APPKT01948	13305		FIBERLIGHT, LLC	9911054E - FIBERLIGHT, LLC		-6,880.00	260,681.45
12/31/2023	BRPKT00253	INT0000349		INT ALLOC BEDC OPER			141.15	260,822.60
01/04/2024	APPKT01974	10018		JIM BOB DOOLEY	997122E - JIM BOB DOOLEY		-1,250.00	259,572.60

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Account		Name				Beginning Balance	Total Activity	Ending Balance
601-1010		BEDC OPERATING ACCT - Continued				241,749.23	140,985.33	382,734.56
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/04/2024	GLPKT07720	25560		BEDC PROCEEDS			662.80	260,235.40
01/05/2024	APPKT01974	13306		AHA! CREATIVE, LLC	991481 - AHA! CREATIVE, LLC		-8,475.00	251,760.40
01/16/2024	APPKT02097	DFT0002259		PNC BANK NATIONAL ASSOCIATION	9931264E - PNC BANK NATIONAL ASSOCIAT...		-1,354.29	250,406.11
01/18/2024	GLPKT07535	25484		BEDC SAL & BEN ALLOC DEC 2023			-22,524.68	227,881.43
01/19/2024	GLPKT07396	25378		BEDC SALES TAX TRANSFER DEC			2,609.92	230,491.35
01/25/2024	GLPKT07505	25469		BEDC FNB TRNASFER FOR JAN MONTHLY..			-7,083.34	223,408.01
01/27/2024	GLPKT07535	25481		BEDC SAL & BEN ALOOC NOV 2023			-26.61	223,381.40
01/27/2024	GLPKT07542	25491		BEDC SALES TAX TRANSFER NOV RCS JAN			343,530.10	566,911.50
01/31/2024	BRPKT00263	INT0000365		BEDC OPER INT ALLOC			71.91	566,983.41
02/01/2024	APPKT02078	10019		JIM BOB DOOLEY	997122E - JIM BOB DOOLEY		-1,250.00	565,733.41
02/02/2024	APPKT02078	13307		COMMUNITY ACTION, INC OF CENTRAL ...	995435E - COMMUNITY ACTION, INC OF C...		-15,000.00	550,733.41
02/02/2024	APPKT02078	13308		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		-1,196.00	549,537.41
02/02/2024	APPKT02078	13309		E&M PROPERTIES	999145E - E&M PROPERTIES		-3,600.00	545,937.41
02/02/2024	APPKT02078	13310		FIBERLIGHT, LLC	9911054E - FIBERLIGHT, LLC		-6,880.00	539,057.41
02/06/2024	GLPKT07656	25529		BEDC TOWER PROCEEDS JAN			521.30	539,578.71
02/07/2024	GLPKT07656	25533		LOAN PYMT JAN BEARDE BAKING CO			195.08	539,773.79
02/15/2024	APPKT02192	DFT0002395		PNC BANK NATIONAL ASSOCIATION	9931264E - PNC BANK NATIONAL ASSOCIAT...		-656.94	539,116.85
02/16/2024	APPKT02110	10020		304 CONSTRUCTION, LLC.	991368 - 304 CONSTRUCTION, LLC.		-272,649.36	266,467.49
02/20/2024	GLPKT07831	25613		2401 BEDC SALES TAX FUNDS			2,872.53	269,340.02
02/20/2024	GLPKT07840	25619		BEDC SAL & BEN ALLOC JAN 2023			-41,054.10	228,285.92
02/27/2024	GLPKT07931	25636		BEDC SALES TAX TRANSFER			399,579.57	627,865.49
02/27/2024	GLPKT07938	25642		BEARDED BAKING LOAN REPYMT FEB			300.00	628,165.49
02/27/2024	GLPKT07938	25643		TOWER LEASE PROCEEDS FEB			708.80	628,874.29
02/29/2024	APPKT02154	10021		304 CONSTRUCTION, LLC.	991368 - 304 CONSTRUCTION, LLC.		-246,252.26	382,622.03
02/29/2024	BRPKT00284	INT0000401		BEDC OPER INT ALLOC			112.53	382,734.56
601-1012		TEXAS CLASS				6,688,754.59	914,588.35	7,603,342.94
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/31/2023	BRPKT00226	INT0000302		ALLOC INT EARNED TX CLASS			31,626.68	6,720,381.27
11/30/2023	BRPKT00241	INT0000330		INT ALLOC TX CLASS			30,922.08	6,751,303.35
12/18/2023	GLPKT07459	25432		BEDC OPER TRANSFER TO TX CLASS			750,000.00	7,501,303.35
12/31/2023	BRPKT00254	INT0000350		INT ALLOC BEDC TX CLASS			33,641.41	7,534,944.76
01/31/2024	BRPKT00266	INT0000368		BEDC TX CLASS INT ALLOC			35,433.87	7,570,378.63
02/29/2024	BRPKT00282	INT0000398		BEDC TX CLASS INT ALLOC			32,964.31	7,603,342.94
601-1100		TEXPOOL				1,090,930.39	-5,269.11	1,085,661.28
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/31/2023	BRPKT00223	INT0000299		INT EARN TEXPOOL			4,965.19	1,095,895.58
11/30/2023	BRPKT00248	INT0000345		INT ALLOC TEXPOOL			4,839.12	1,100,734.70
12/31/2023	BRPKT00264	INT0000366		BEDC TEXPOOL INT ALLOC			5,019.72	1,105,754.42
01/31/2024	APPKT02062	DFT0002230		REGIONS BANK	9935172E - REGIONS BANK		-25,113.25	1,080,641.17
01/31/2024	BRPKT00265	INT0000367		BEDC TEXPOOL INT ALLOC			5,020.11	1,085,661.28

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Account	Name		Beginning Balance	Total Activity	Ending Balance			
601-1135	DREYFUS MM ACCT		122,759.07		74,845.79			
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/20/2023	GLPKT06672	25189		BEDC FNC CD PURCH 09644EAP7			-129,000.00	-6,240.93
10/26/2023	GLPKT06672	25190		BEDC FNC CD PURCH 444425AG7			-245,000.00	-251,240.93
10/27/2023	GLPKT06672	25191		BEDC FNC CD REDEEM 39729LAC5			249,000.00	-2,240.93
10/31/2023	BRPKT00234	INT0000324		INT ALLOC FNC			9,951.46	7,710.53
11/03/2023	GLPKT06986	25318		BEDC FNC CD REDEEM 80280JVE8			241,000.00	248,710.53
11/08/2023	GLPKT06881	25236		BEDC FNC CD PURCH 01882MAF9			-247,000.00	1,710.53
11/30/2023	BRPKT00237	INT0000326		INT ALLOC BEDC FNC			17,936.48	19,647.01
12/31/2023	BRPKT00252	INT0000348		INT ALLOC BEDC FNC			9,266.39	28,913.40
01/25/2024	GLPKT07710	25551		BEDC FNC CD REDEEM 90307LAB0			248,000.00	276,913.40
01/26/2024	GLPKT07709	25547		BEDC FNC CD REDEEM 052392CR6			248,000.00	524,913.40
01/30/2024	GLPKT07709	25542		BEDC FNC CD PURCH 89841MBB2			-248,000.00	276,913.40
01/30/2024	GLPKT07709	25543		BEDC FNC CD PURCH 89854LAL7			-249,000.00	27,913.40
01/30/2024	GLPKT07709	25544		BEDC FNC CD PURCH 59934MBC1			-240,000.00	-212,086.60
01/31/2024	GLPKT07709	25545		BEDC FNC CD PURCH 06251A6M7			-240,000.00	-452,086.60
01/31/2024	GLPKT07709	25548		BEDC FNC CD REDDEM 33651FAF6			248,000.00	-204,086.60
01/31/2024	GLPKT07709	25549		BEDC FNC CD REDEEM 920133AM7			248,000.00	43,913.40
01/31/2024	BRPKT00262	INT0000364		BEDC FNC INT ALLOC			16,383.11	60,296.51
02/01/2024	GLPKT08006	25671		BEDC FNC CD REDEEM 00832KBH1			248,000.00	308,296.51
02/02/2024	GLPKT08006	25672		BEDC FNC CD REDEM 15987UAN8			238,000.00	546,296.51
02/16/2024	GLPKT08006	25673		BEDC FNC CD PURCH 64017ABL7			-249,000.00	297,296.51
02/21/2024	GLPKT08006	25674		BEDC FNC CD PURCH 39573LET1			-249,000.00	48,296.51
02/29/2024	BRPKT00281	INT0000397		FNC INT ALLOC			26,549.28	74,845.79

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Account	Name					Beginning Balance	Total Activity	Ending Balance
601-1224	ACCOUNTS RECEIVABLE SALES TAX					1,320,939.13	-3,490.80	1,317,448.33
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07435	25405		OCT SALES TAX ACCRL			353,514.19	1,674,453.32
10/01/2023	GLPKT07437	25408		OCT SALES TAX ACCRL			-353,514.19	1,320,939.13
10/09/2023	GLPKT06190	25034		BEDC SALES TAX FUNDS			-3,490.80	1,317,448.33
10/13/2023	CLPKT01519	R01277620		Miscellaneous Receipt ACCOUNTS RECE...			-353,514.19	963,934.14
10/31/2023	GLPKT06687	25201		BEDC SALES TAX 2310			2,698.53	966,632.67
10/31/2023	GLPKT06952	25302		BEDC SALES TAX TRANSFER OCT 2023			353,514.19	1,320,146.86
11/01/2023	GLPKT07435	25407		NOV SALES TAX ACCRL			340,622.03	1,660,768.89
11/01/2023	GLPKT07437	25409		NOV SALES TAX ACCRL			-340,622.03	1,320,146.86
11/10/2023	CLPKT01621	R01279260		SALES TAX PROCEEDS SPET RCVD IN NO...			-340,622.03	979,524.83
11/20/2023	GLPKT06687	25202		EDC TX COMP SALES TAX TRANSFER			-2,698.53	976,826.30
11/30/2023	GLPKT06953	25303		BEDC SALES TAX TRANSFER NOV			340,622.03	1,317,448.33
11/30/2023	GLPKT07083	25360		BEDC SALES TAX 2311			2,440.98	1,319,889.31
12/08/2023	CLPKT01625	R01279264		SALES TAX PROCEEDS OCT RCVD DEC A...			-318,561.46	1,001,327.85
12/09/2023	GLPKT06951	25301		BEDC SALES TAX TRANSFER DEC 2023			318,561.46	1,319,889.31
12/19/2023	GLPKT07083	25361		BEDC SALES TAX FUNDS			-2,440.98	1,317,448.33
12/31/2023	GLPKT07396	25377		2312 BEDC SALES TAX			2,609.92	1,320,058.25
01/12/2024	CLPKT01782	R01282227		SALES TAX PROCEEDS NOV RCVD JAN A...			-343,530.10	976,528.15
01/19/2024	GLPKT07396	25378		BEDC SALES TAX TRANSFER DEC			-2,609.92	973,918.23
01/27/2024	GLPKT07542	25491		BEDC SALES TAX TRANSFER NOV RCS JAN			343,530.10	1,317,448.33
01/31/2024	GLPKT07831	25612		2401 BEDC SALES TAX			2,872.53	1,320,320.86
02/09/2024	CLPKT01878	R01283810		SALES TAX PROCEEDS DEC RCVD IN FEB ...			-399,579.57	920,741.29
02/20/2024	GLPKT07831	25613		2401 BEDC SALES TAX FUNDS			-2,872.53	917,868.76
02/27/2024	GLPKT07931	25636		BEDC SALES TAX TRANSFER			399,579.57	1,317,448.33

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Account		Name				Beginning Balance	Total Activity	Ending Balance
<u>601-2000</u>		ACCOUNTS PAYABLE				-19,046.82	15,099.23	-3,947.59
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/02/2023	APPKT01651	13292		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		3,915.19	-15,131.63
10/02/2023	APPKT01651	13293		E&M PROPERTIES PBL	999145E - E&M PROPERTIES		3,600.00	-11,531.63
10/02/2023	APPKT01651	13294		FIBERLIGHT, LLC PBL	9911054E - FIBERLIGHT, LLC		6,880.00	-4,651.63
10/14/2023	APPKT01708	13295		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		3,231.63	-1,420.00
10/15/2023	APPKT01814	DFT0001893		PNC BANK NATIONAL ASSOCIATION PBL	9931264E - PNC BANK NATIONAL ASSOCIAT...		2,512.52	1,092.52
10/15/2023	APPKT01814	INV0007814	DFT0001893	AUGUST 2023 UTILITIES FOR BEDC OFFI...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-306.36	786.16
10/15/2023	APPKT01814	INV0007814	DFT0001893	AUGUST 2023 UTILITIES FOR BUSINESS ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-27.72	758.44
10/15/2023	APPKT01814	INV0007814	DFT0001893	ANGELA RYAN'S TEDC MEMBERSHIP RE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-550.00	208.44
10/15/2023	APPKT01814	INV0007814	DFT0001893	MEMBERSHIP FOR DUN & BRADSTREET ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-271.80	-63.36
10/15/2023	APPKT01814	INV0007814	DFT0001893	INTERNET BILL FOR AUGUST AND SEPT...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-534.68	-598.04
10/15/2023	APPKT01814	INV0007814	DFT0001893	DICKENS LOCKSMITH CHANGED THE LO...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-140.00	-738.04
10/15/2023	APPKT01814	INV0007814	DFT0001893	MEMBERSHIP FOR DUN & BRADSTREET ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-681.96	-1,420.00
10/19/2023	APPKT01743	2310	13298	REVOLVING LOAN FUND \$10K 09/25/23...	997212E - DILLS, WESLEY		-10,000.00	-11,420.00
10/27/2023	POPKT02085	2310	13301	Photography Svcs PBL	9939388E - TERRY HAGERTY PHOTOGRAPHY		-100.00	-11,520.00
10/27/2023	POPKT02085	2311	13299	Office rent PBL	999145E - E&M PROPERTIES		-3,600.00	-15,120.00
10/27/2023	POPKT02085	24934	13297	Sponsorship of Chamber programs PBL	993009E - BASTROP CHAMBER OF COMME...		-250.00	-15,370.00
10/27/2023	POPKT02085	IN-00085139	13300	BIP Fiber PBL	9911054E - FIBERLIGHT, LLC		-6,880.00	-22,250.00
10/30/2023	APPKT01744	13297		BASTROP CHAMBER OF COMMERCE PBL	993009E - BASTROP CHAMBER OF COMME...		250.00	-22,000.00
10/30/2023	APPKT01744	13298		DILLS, WESLEY PBL	997212E - DILLS, WESLEY		10,000.00	-12,000.00
10/30/2023	APPKT01744	13299		E&M PROPERTIES PBL	999145E - E&M PROPERTIES		3,600.00	-8,400.00
10/30/2023	APPKT01744	13300		FIBERLIGHT, LLC PBL	9911054E - FIBERLIGHT, LLC		6,880.00	-1,520.00
10/30/2023	APPKT01744	13301		TERRY HAGERTY PHOTOGRAPHY PBL	9939388E - TERRY HAGERTY PHOTOGRAPHY		100.00	-1,420.00
11/01/2023	POPKT02303	2306073.	13301	Industrial Park Design Project PBL	997196E - DOUCET & ASSOCIATES, INC.		-60,000.00	-61,420.00
11/01/2023	POPKT02303	2307028	13301	Industrial Park Design Project PBL	997196E - DOUCET & ASSOCIATES, INC.		-64,162.50	-125,582.50
11/01/2023	POPKT02303	2308007	13301	Industrial Park Design Project PBL	997196E - DOUCET & ASSOCIATES, INC.		-26,851.00	-152,433.50
11/01/2023	APPKT01908	2308007	13301	Industrial Park Design Project	997196E - DOUCET & ASSOCIATES, INC.		26,851.00	-125,582.50
11/01/2023	APPKT01908	2308007	13301	Industrial Park Design Project	997196E - DOUCET & ASSOCIATES, INC.		-26,851.11	-152,433.61
11/07/2023	POPKT02164	25466	13297	Sponsorship of Chamber programs PBL	993009E - BASTROP CHAMBER OF COMME...		-2,500.00	-154,933.61
11/08/2023	POPKT02164	231121-241121	10016	Bonds for EDC officers PBL	995186E - CNA SURETY		-430.50	-155,364.11
11/09/2023	APPKT01793	10016		CNA SURETY PBL	995186E - CNA SURETY		430.50	-154,933.61
11/09/2023	APPKT01793	13297		BASTROP CHAMBER OF COMMERCE PBL	993009E - BASTROP CHAMBER OF COMME...		2,500.00	-152,433.61
11/15/2023	POPKT02245	2312	13299	Office rent PBL	999145E - E&M PROPERTIES		-3,600.00	-156,033.61
11/15/2023	APPKT01956	DFT0002092		PNC BANK NATIONAL ASSOCIATION PBL	9931264E - PNC BANK NATIONAL ASSOCIAT...		1,238.92	-154,794.69
11/15/2023	APPKT01956	INV0008604	DFT0002092	CITY OF BASTROP CONTROL ACCOUNT ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-335.18	-155,129.87
11/15/2023	APPKT01956	INV0008604	DFT0002092	SEPTEMBER 2023 UTILITIES FOR BUSINE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-27.72	-155,157.59
11/15/2023	APPKT01956	INV0008604	DFT0002092	AUSTIN AMERICAN-STATESMAN E-SUBS...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-6.38	-155,163.97
11/15/2023	APPKT01956	INV0008604	DFT0002092	NAME PLATES FOR NEW BOARD MEMB...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-105.39	-155,269.36
11/15/2023	APPKT01956	INV0008604	DFT0002092	UPDATED SIGNAGE AT ENTRANCE OF B...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-125.00	-155,394.36
11/15/2023	APPKT01956	INV0008604	DFT0002092	COFFEE FOR BEST BREAKFAST 09/29/23.	9931264E - PNC BANK NATIONAL ASSOCIAT...		-43.84	-155,438.20
11/15/2023	APPKT01956	INV0008604	DFT0002092	SEPTEMBER 2023 UTILITIES FOR BEDC O...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-260.35	-155,698.55
11/15/2023	APPKT01956	INV0008604	DFT0002092	CITY OF BASTROP CONTROL ACCOUNT ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-335.06	-156,033.61
11/22/2023	APPKT01851	13298		DOUCET & ASSOCIATES, INC. PBL	997196E - DOUCET & ASSOCIATES, INC.		1,420.00	-154,613.61

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Account		Name				Beginning Balance	Total Activity	Ending Balance
<u>601-2000</u>		ACCOUNTS PAYABLE - Continued				-19,046.82	15,099.23	-3,947.59
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/22/2023	APPKT01851	13299		E&M PROPERTIES PBL	999145E - E&M PROPERTIES		3,600.00	-151,013.61
11/22/2023	POPKT02312	IN-00087165	13302	BIP Fiber PBL	9911054E - FIBERLIGHT, LLC		-6,880.00	-157,893.61
11/30/2023	POPKT02312	50537	13300	Atty fees PBL	997140E - DENTON, NAVARRO, ROCHA, BE...		-1,860.00	-159,753.61
11/30/2023	POPKT02346	50837	13303	Atty fees PBL	997140E - DENTON, NAVARRO, ROCHA, BE...		-2,233.60	-161,987.21
11/30/2023	APPKT02025	2311	DFT0002177	BOND RENEWAL FOR BEDC OFFICERS A...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-430.50	-162,417.71
11/30/2023	APPKT02025	2311	DFT0002177	POSTAGE TO MAIL LETTER TO BASTROP ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-12.86	-162,430.57
11/30/2023	APPKT02025	2311	DFT0002177	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-6.38	-162,436.95
11/30/2023	APPKT02025	2311	DFT0002177	OCTOBER 2023 UTILITIES FOR BUSINESS...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-27.72	-162,464.67
11/30/2023	APPKT02025	2311	DFT0002177	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-6.38	-162,471.05
11/30/2023	APPKT02025	2311	DFT0002177	OCTOBER 2023 UTILITIES FOR BEDC OFF...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-157.31	-162,628.36
12/01/2023	APPKT01972	10003		JIM BOB DOOLEY PBL	997122E - JIM BOB DOOLEY		-1,250.00	-163,878.36
12/14/2023	APPKT02020	2402 BI#8271	DFT0002230	2402 GO BI#8271	9935172E - REGIONS BANK		-8,800.00	-172,678.36
12/15/2023	APPKT01869	13300		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		1,860.00	-170,818.36
12/15/2023	APPKT01869	13301		DOUCET & ASSOCIATES, INC. PBL	997196E - DOUCET & ASSOCIATES, INC.		151,013.61	-19,804.75
12/15/2023	APPKT01869	13302		FIBERLIGHT, LLC PBL	9911054E - FIBERLIGHT, LLC		6,880.00	-12,924.75
12/15/2023	POPKT02346	2401	13304	Office rent PBL	999145E - E&M PROPERTIES		-3,600.00	-16,524.75
12/15/2023	APPKT02025	DFT0002177		PNC BANK NATIONAL ASSOCIATION PBL	9931264E - PNC BANK NATIONAL ASSOCIAT...		641.15	-15,883.60
12/18/2023	POPKT02375	231218	15966	Photography Svcs PBL	9139388 - TERRY HAGERTY PHOTOGRAPHY		-800.00	-16,683.60
12/18/2023	APPKT01979	231218	15966	Photography Svcs	9139388 - TERRY HAGERTY PHOTOGRAPHY		800.00	-15,883.60
12/20/2023	POPKT02346	15	10017	BIP mowing PBL	9945213E - WILSON, CHARLES		-500.00	-16,383.60
12/20/2023	POPKT02346	IN-00089095	13305	BIP Fiber PBL	9911054E - FIBERLIGHT, LLC		-6,880.00	-23,263.60
12/21/2023	APPKT01948	10017		WILSON, CHARLES PBL	9945213E - WILSON, CHARLES		500.00	-22,763.60
12/22/2023	APPKT01948	13303		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		2,233.60	-20,530.00
12/22/2023	APPKT01948	13304		E&M PROPERTIES PBL	999145E - E&M PROPERTIES		3,600.00	-16,930.00
12/22/2023	APPKT01948	13305		FIBERLIGHT, LLC PBL	9911054E - FIBERLIGHT, LLC		6,880.00	-10,050.00
12/27/2023	POPKT02387	0211318	13306	Target Industry Analysis PBL	991481 - AHA! CREATIVE, LLC		-8,475.00	-18,525.00
01/01/2024	APPKT02020	2402 BI#11917	DFT0002230	2402 GORB BI#11917 SERIES 2021A	9935172E - REGIONS BANK		-16,313.25	-34,838.25
01/04/2024	APPKT01974	10018		JIM BOB DOOLEY PBL	997122E - JIM BOB DOOLEY		1,250.00	-33,588.25
01/05/2024	APPKT01974	13306		AHA! CREATIVE, LLC PBL	991481 - AHA! CREATIVE, LLC		8,475.00	-25,113.25
01/09/2024	POPKT02506	50915	13308	Atty fees PBL	997140E - DENTON, NAVARRO, ROCHA, BE...		-1,196.00	-26,309.25
01/16/2024	APPKT02097	DFT0002259		PNC BANK NATIONAL ASSOCIATION PBL	9931264E - PNC BANK NATIONAL ASSOCIAT...		1,354.29	-24,954.96
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF BUYBASTROP DOMAIN.	9931264E - PNC BANK NATIONAL ASSOCIAT...		-123.17	-25,078.13
01/16/2024	APPKT02097	INV0009121	DFT0002259	SPLIT - OFFICE EQUIPMENT - NEW LAPT...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-13.88	-25,092.01
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF BUILDITINBASTROP DOMA...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-22.17	-25,114.18
01/16/2024	APPKT02097	INV0009121	DFT0002259	MUST HAVE BEEN A SUBSTITUTION CH...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-1.54	-25,115.72
01/16/2024	APPKT02097	INV0009121	DFT0002259	THREE MONTHS OF SPECTRUM BILLS W...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-730.97	-25,846.69
01/16/2024	APPKT02097	INV0009121	DFT0002259	NOVEMBER 2023 UTILITIES FOR BEDC O...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-129.79	-25,976.48
01/16/2024	APPKT02097	INV0009121	DFT0002259	PAYMENT FOR BONDS FOR BEDC OFFIC...	9931264E - PNC BANK NATIONAL ASSOCIAT...		430.50	-25,545.98
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF SUBSCRIPTION TO AUSTIN...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-170.00	-25,715.98
01/16/2024	APPKT02097	INV0009121	DFT0002259	B&W COPIES AND COLOR COPIES FOR T...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-144.74	-25,860.72
01/16/2024	APPKT02097	INV0009121	DFT0002259	SPLIT - OFFICE SUPPLIES DELIVERED BY ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-193.64	-26,054.36
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF CREATEITINBASTROP DO...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-22.17	-26,076.53

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Account		Name				Beginning Balance	Total Activity	Ending Balance
601-2000		ACCOUNTS PAYABLE - Continued				-19,046.82	15,099.23	-3,947.59
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/16/2024	APPKT02097	INV0009121	DFT0002259	REGISTRATION FOR ANGELA RYAN TO T...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-200.00	-26,276.53
01/16/2024	APPKT02097	INV0009121	DFT0002259	NOVEMBER 2023 UTILITIES FOR BUSINE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-32.72	-26,309.25
01/20/2024	POPKT02506	2401	10019	BIP Appraisals PBL	997122E - JIM BOB DOOLEY		-1,250.00	-27,559.25
01/22/2024	POPKT02506	IN-00091080	13310	BIP Fiber PBL	9911054E - FIBERLIGHT, LLC		-6,880.00	-34,439.25
01/23/2024	POPKT02506	FY24	13307	Workforce training programs PBL	995435E - COMMUNITY ACTION, INC OF C...		-15,000.00	-49,439.25
01/31/2024	APPKT02062	DFT0002230		REGIONS BANK PBL	9935172E - REGIONS BANK		25,113.25	-24,326.00
02/01/2024	POPKT02506	2402	13309	Office rent PBL	999145E - E&M PROPERTIES		-3,600.00	-27,926.00
02/01/2024	APPKT02078	10019		JIM BOB DOOLEY PBL	997122E - JIM BOB DOOLEY		1,250.00	-26,676.00
02/02/2024	APPKT02078	13307		COMMUNITY ACTION, INC OF CENTRAL ...	995435E - COMMUNITY ACTION, INC OF C...		15,000.00	-11,676.00
02/02/2024	APPKT02078	13308		DENTON, NAVARRO, ROCHA, BERNAL & ...	997140E - DENTON, NAVARRO, ROCHA, BE...		1,196.00	-10,480.00
02/02/2024	APPKT02078	13309		E&M PROPERTIES PBL	999145E - E&M PROPERTIES		3,600.00	-6,880.00
02/02/2024	APPKT02078	13310		FIBERLIGHT, LLC PBL	9911054E - FIBERLIGHT, LLC		6,880.00	0.00
02/09/2024	POPKT02629	51561	13312	Atty fees PBL	997140E - DENTON, NAVARRO, ROCHA, BE...		-3,697.59	-3,697.59
02/13/2024	POPKT02552	PAYAPP1	10020	RETAINAGE PBL	991368 - 304 CONSTRUCTION, LLC.		14,349.97	10,652.38
02/13/2024	POPKT02552	PAYAPP1	10020	Construction of Financial Way PBL	991368 - 304 CONSTRUCTION, LLC.		-286,999.33	-276,346.95
02/15/2024	APPKT02192	DFT0002395		PNC BANK NATIONAL ASSOCIATION PBL	9931264E - PNC BANK NATIONAL ASSOCIAT...		656.94	-275,690.01
02/15/2024	APPKT02192	INV0009709	DFT0002395	DECEMBER 2023 UTILITIES BUSINESS PA...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-32.72	-275,722.73
02/15/2024	APPKT02192	INV0009709	DFT0002395	DECEMBER 2023 UTILITIES BEDC OFFICE	9931264E - PNC BANK NATIONAL ASSOCIAT...		-142.22	-275,864.95
02/15/2024	APPKT02192	INV0009709	DFT0002395	CERTIFIED MAIL POSTAGE AND STAMPS	9931264E - PNC BANK NATIONAL ASSOCIAT...		-22.33	-275,887.28
02/15/2024	APPKT02192	INV0009709	DFT0002395	INTERNET FOR BEDC OFFICE 01/01/24	9931264E - PNC BANK NATIONAL ASSOCIAT...		-265.55	-276,152.83
02/15/2024	APPKT02192	INV0009709	DFT0002395	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-6.38	-276,159.21
02/15/2024	APPKT02192	INV0009709	DFT0002395	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		-6.38	-276,165.59
02/15/2024	APPKT02192	INV0009709	DFT0002395	DOMAIN RENEWALS	9931264E - PNC BANK NATIONAL ASSOCIAT...		-181.36	-276,346.95
02/16/2024	APPKT02110	10020		304 CONSTRUCTION, LLC. PBL	991368 - 304 CONSTRUCTION, LLC.		272,649.36	-3,697.59
02/16/2024	POPKT02629	24949	13311	Sponsorship of Chamber programs PBL	993009E - BASTROP CHAMBER OF COMME...		-250.00	-3,947.59
02/29/2024	POPKT02609	PAYAPP2	10021	Construction of Financial Way PBL	991368 - 304 CONSTRUCTION, LLC.		-246,252.26	-250,199.85
02/29/2024	APPKT02154	10021		304 CONSTRUCTION, LLC. PBL	991368 - 304 CONSTRUCTION, LLC.		246,252.26	-3,947.59
601-2235		DEFERRED REVENUE				-30,417.50	6,016.68	-24,400.82
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER UNEAR...			1,504.17	-28,913.33
11/01/2023	GLPKT07028	25332		NOV BEDC MONTHLY TRANSFER UNEA...			1,504.17	-27,409.16
12/01/2023	GLPKT07028	25335		DEC BEDC MONTHLY TRANSFER UNEAR...			1,504.17	-25,904.99
01/01/2024	GLPKT07505	25468		JAN BEDC MONTHLY TRANSFER UNEAR...			1,504.17	-24,400.82

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Account	Name				Beginning Balance	Total Activity	Ending Balance			
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance		
601-2346				DUE TO CLEARING FUND				-16,027.85	-39,750.19	-55,778.04
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER			-7,083.34	-23,111.19		
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER			-0.03	-23,111.22		
10/01/2023	GLPKT07644	25524		FY23 Payroll Accrual			7,521.83	-15,589.39		
10/09/2023	GLPKT06191	25037		SAL & BEN ALLOC SEPT 2023			8,506.18	-7,083.21		
10/13/2023	CLPKT01519	SALES TAX PROCEEDS		CLPKT01519			353,514.19	346,430.98		
10/31/2023	GLPKT06952	25302		BEDC SALES TAX TRANSFER OCT 2023			-353,514.19	-7,083.21		
10/31/2023	GLPKT07025	25322		BEDC SAL & BEN ALLOC OCT 2023			-16,634.34	-23,717.55		
11/01/2023	GLPKT07028	25332		NOV BEDC MONTHLY TRANSFER			-7,083.34	-30,800.89		
11/10/2023	CLPKT01621	SALES TAX PROCEEDS		CLPKT01621			340,622.03	309,821.14		
11/30/2023	GLPKT06953	25303		BEDC SALES TAX TRANSFER NOV			-340,622.03	-30,800.89		
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			-16,688.44	-47,489.33		
11/30/2023	GLPKT07535	25480		BEDC SAL & BEN ALLOC NOV 2023			-26.61	-47,515.94		
12/01/2023	GLPKT07028	25335		DEC BEDC MONTHLY TRANSFER			-7,083.34	-54,599.28		
12/08/2023	CLPKT01625	SALES		CLPKT01625			318,561.46	263,962.18		
12/09/2023	GLPKT06951	25301		BEDC SALES TAX TRANSFER DEC 2023			-318,561.46	-54,599.28		
12/14/2023	GLPKT07025	25323		BEDC SAL & BEN ALLOC OCT 203			16,634.34	-37,964.94		
12/14/2023	GLPKT07025	25326		BEDC SAL & BEN ALLOC NOV 2023			16,688.44	-21,276.50		
12/14/2023	GLPKT07028	25336		BEDC FNB TRANSFER FOR OCT, NOV & ...			21,250.02	-26.48		
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			-22,524.68	-22,551.16		
01/01/2024	GLPKT07505	25468		JAN BEDC MONTHLY TRANSFER			-7,083.34	-29,634.50		
01/12/2024	CLPKT01782	SALES TAX PROCEEDS		CLPKT01782			343,530.10	313,895.60		
01/18/2024	GLPKT07535	25484		BEDC SAL & BEN ALLOC DEC 2023			22,524.68	336,420.28		
01/25/2024	GLPKT07505	25469		BEDC FNB TRNASFER FOR JAN MONTHLY..			7,083.34	343,503.62		
01/25/2024	GLPKT07709	25546		BEDC FNC CD REDEEM 90307LAB0			248,000.00	591,503.62		
01/25/2024	GLPKT07710	25550		REV BEDC FNC CD REDEEM 90307LAB0			-248,000.00	343,503.62		
01/27/2024	GLPKT07535	25481		BEDC SAL & BEN ALOOC NOV 2023			26.61	343,530.23		
01/27/2024	GLPKT07542	25491		BEDC SALES TAX TRANSFER NOV RCS JAN			-343,530.10	0.13		
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			-41,054.10	-41,053.97		
02/09/2024	CLPKT01878	SALES TAX		CLPKT01878			399,579.57	358,525.60		
02/20/2024	GLPKT07840	25619		BEDC SAL & BEN ALLOC JAN 2023			41,054.10	399,579.70		
02/27/2024	GLPKT07931	25636		BEDC SALES TAX TRANSFER			-399,579.57	0.13		
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			-55,778.17	-55,778.04		
601-70-00-5101				OPERATIONAL SALARIES				0.00	113,462.25	113,462.25
10/01/2023	GLPKT07644	25524		FY23 Payroll Accrual			-6,308.67	-6,308.67		
10/31/2023	GLPKT07025	25322		BEDC SAL & BEN ALLOC OCT 2023			11,535.97	5,227.30		
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			10,454.60	15,681.90		
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			15,681.90	31,363.80		
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			32,298.96	63,662.76		
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			49,799.49	113,462.25		

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Account		Name				Beginning Balance	Total Activity	Ending Balance
601-70-00-5150		SOCIAL SECURITY				0.00	5,431.11	5,431.11
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07644	25524		FY23 Payroll Accrual			-482.62	-482.62
10/31/2023	GLPKT07025	25322		BEDC SAL & BEN ALLOC OCT 2023			870.67	388.05
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			850.28	1,238.33
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			1,184.54	2,422.87
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			2,468.02	4,890.89
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			540.22	5,431.11
601-70-00-5151		RETIREMENT				0.00	9,593.27	9,593.27
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07644	25524		FY23 Payroll Accrual			-730.54	-730.54
10/31/2023	GLPKT07025	25322		BEDC SAL & BEN ALLOC OCT 2023			1,468.17	737.63
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			1,434.80	2,172.43
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			1,981.44	4,153.87
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			4,432.22	8,586.09
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			1,007.18	9,593.27
601-70-00-5155		GROUP INSURANCE				0.00	9,415.06	9,415.06
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/31/2023	GLPKT07025	25322		BEDC SAL & BEN ALLOC OCT 2023			2,512.22	2,512.22
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			1,631.44	4,143.66
11/30/2023	GLPKT07535	25480		BEDC SAL & BEN ALLOC NOV 2023			26.61	4,170.27
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			3,197.08	7,367.35
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			1,226.68	8,594.03
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			821.03	9,415.06
601-70-00-5201		SUPPLIES				0.00	584.19	584.19
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/15/2023	APPKT01956	INV0008604	DFT0002092	NAME PLATES FOR NEW BOARD MEMB...	9931264E - PNC BANK NATIONAL ASSOCIAT...		105.39	105.39
11/15/2023	APPKT01956	INV0008604	DFT0002092	UPDATED SIGNAGE AT ENTRANCE OF B...	9931264E - PNC BANK NATIONAL ASSOCIAT...		125.00	230.39
01/16/2024	APPKT02097	INV0009121	DFT0002259	B&W COPIES AND COLOR COPIES FOR T...	9931264E - PNC BANK NATIONAL ASSOCIAT...		144.74	375.13
01/16/2024	APPKT02097	INV0009121	DFT0002259	SPLIT - OFFICE EQUIPMENT - NEW LAPT...	9931264E - PNC BANK NATIONAL ASSOCIAT...		13.88	389.01
01/16/2024	APPKT02097	INV0009121	DFT0002259	MUST HAVE BEEN A SUBSTITUTION CH...	9931264E - PNC BANK NATIONAL ASSOCIAT...		1.54	390.55
01/16/2024	APPKT02097	INV0009121	DFT0002259	SPLIT - OFFICE SUPPLIES DELIVERED BY ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		193.64	584.19

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Account		Name				Beginning Balance	Total Activity	Ending Balance
601-70-00-5401		COMMUNICATIONS				0.00	3,001.71	3,001.71
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/15/2023	APPKT01814	INV0007814	DFT0001893	INTERNET BILL FOR AUGUST AND SEPT...	9931264E - PNC BANK NATIONAL ASSOCIAT...		534.68	534.68
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			661.89	1,196.57
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			319.80	1,516.37
01/16/2024	APPKT02097	INV0009121	DFT0002259	THREE MONTHS OF SPECTRUM BILLS W...	9931264E - PNC BANK NATIONAL ASSOCIAT...		730.97	2,247.34
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			169.14	2,416.48
02/15/2024	APPKT02192	INV0009709	DFT0002395	INTERNET FOR BEDC OFFICE 01/01/24	9931264E - PNC BANK NATIONAL ASSOCIAT...		265.55	2,682.03
02/29/2024	GLPKT08103	25689		SAL & BEN ALLOC FEB 2024			319.68	3,001.71
601-70-00-5402		OFFICE RENTAL				0.00	14,400.00	14,400.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/27/2023	POPKT02085	2311	13299	Office rent	999145E - E&M PROPERTIES		3,600.00	3,600.00
11/15/2023	POPKT02245	2312	13299	Office rent	999145E - E&M PROPERTIES		3,600.00	7,200.00
12/15/2023	POPKT02346	2401	13304	Office rent	999145E - E&M PROPERTIES		3,600.00	10,800.00
02/01/2024	POPKT02506	2402	13309	Office rent	999145E - E&M PROPERTIES		3,600.00	14,400.00
601-70-00-5403		UTILITIES				0.00	1,814.87	1,814.87
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/15/2023	APPKT01814	INV0007814	DFT0001893	AUGUST 2023 UTILITIES FOR BUSINESS ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		27.72	27.72
10/15/2023	APPKT01814	INV0007814	DFT0001893	AUGUST 2023 UTILITIES FOR BEDC OFFI...	9931264E - PNC BANK NATIONAL ASSOCIAT...		306.36	334.08
11/15/2023	APPKT01956	INV0008604	DFT0002092	SEPTEMBER 2023 UTILITIES FOR BUSINE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		27.72	361.80
11/15/2023	APPKT01956	INV0008604	DFT0002092	CITY OF BASTROP CONTROL ACCOUNT ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		335.06	696.86
11/15/2023	APPKT01956	INV0008604	DFT0002092	CITY OF BASTROP CONTROL ACCOUNT ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		335.18	1,032.04
11/15/2023	APPKT01956	INV0008604	DFT0002092	SEPTEMBER 2023 UTILITIES FOR BEDC O...	9931264E - PNC BANK NATIONAL ASSOCIAT...		260.35	1,292.39
11/30/2023	APPKT02025	2311	DFT0002177	OCTOBER 2023 UTILITIES FOR BUSINESS...	9931264E - PNC BANK NATIONAL ASSOCIAT...		27.72	1,320.11
11/30/2023	APPKT02025	2311	DFT0002177	OCTOBER 2023 UTILITIES FOR BEDC OFF...	9931264E - PNC BANK NATIONAL ASSOCIAT...		157.31	1,477.42
01/16/2024	APPKT02097	INV0009121	DFT0002259	NOVEMBER 2023 UTILITIES FOR BUSINE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		32.72	1,510.14
01/16/2024	APPKT02097	INV0009121	DFT0002259	NOVEMBER 2023 UTILITIES FOR BEDC O...	9931264E - PNC BANK NATIONAL ASSOCIAT...		129.79	1,639.93
02/15/2024	APPKT02192	INV0009709	DFT0002395	DECEMBER 2023 UTILITIES BUSINESS PA...	9931264E - PNC BANK NATIONAL ASSOCIAT...		32.72	1,672.65
02/15/2024	APPKT02192	INV0009709	DFT0002395	DECEMBER 2023 UTILITIES BEDC OFFICE	9931264E - PNC BANK NATIONAL ASSOCIAT...		142.22	1,814.87
601-70-00-5525		LEGALS				0.00	9,542.01	9,542.01
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/30/2023	POPKT02312	50537	13300	Atty fees	997140E - DENTON, NAVARRO, ROCHA, BE...		1,860.00	1,860.00
11/30/2023	GLPKT07025	25325		BEDC SAL & BEN ALLOC NOV 2023			131.65	1,991.65
11/30/2023	POPKT02346	50837	13303	Atty fees	997140E - DENTON, NAVARRO, ROCHA, BE...		2,233.60	4,225.25
12/31/2023	GLPKT07535	25483		BEDC SAL & BEN ALLOC DEC2023			159.92	4,385.17
01/09/2024	POPKT02506	50915	13308	Atty fees	997140E - DENTON, NAVARRO, ROCHA, BE...		1,196.00	5,581.17
01/31/2024	GLPKT07840	25617		BEDC SAL & BEN ALLOC JAN 2024			263.25	5,844.42
02/09/2024	POPKT02629	51561	13312	Atty fees	997140E - DENTON, NAVARRO, ROCHA, BE...		3,697.59	9,542.01

Detail Report

Date Range: 10/01/2023 Item 4.B 4

Account		Name				Beginning Balance	Total Activity	Ending Balance
601-70-00-5580		BIP TECHNOLOGY/MLK INFRASTRUCT				0.00	27,520.00	27,520.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/27/2023	POPKT02085	IN-00085139	13300	BIP Fiber	9911054E - FIBERLIGHT, LLC		6,880.00	6,880.00
11/22/2023	POPKT02312	IN-00087165	13302	BIP Fiber	9911054E - FIBERLIGHT, LLC		6,880.00	13,760.00
12/20/2023	POPKT02346	IN-00089095	13305	BIP Fiber	9911054E - FIBERLIGHT, LLC		6,880.00	20,640.00
01/22/2024	POPKT02506	IN-00091080	13310	BIP Fiber	9911054E - FIBERLIGHT, LLC		6,880.00	27,520.00
601-70-00-5596		MAIN STREET PROG SUPPORT				0.00	16,666.71	16,666.71
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER BEDC ...			4,166.70	4,166.70
11/01/2023	GLPKT07028	25332		NOV BEDC MONTHLY TRANSFER MAIN S...			4,166.67	8,333.37
12/01/2023	GLPKT07028	25335		DEC BEDC MONTHLY TRANSFER MAIN ST..			4,166.67	12,500.04
01/01/2024	GLPKT07505	25468		JAN BEDC MONTHLY TRANSFER MAIN ST..			4,166.67	16,666.71
601-70-00-5598		CITY ADMINISTRATIVE SUPPORT				0.00	8,333.32	8,333.32
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/01/2023	GLPKT07028	25329		OCT BEDC MONTHLY TRANSFER - GF A...			2,083.33	2,083.33
11/01/2023	GLPKT07028	25332		NOV BEDC MONTHLY TRANSFER ADMIN...			2,083.33	4,166.66
12/01/2023	GLPKT07028	25335		DEC BEDC MONTHLY TRANSFER GF ADM..			2,083.33	6,249.99
01/01/2024	GLPKT07505	25468		JAN BEDC MONTHLY TRANSFER GF ADM...			2,083.33	8,333.32
601-70-00-5604		BUSINESS				0.00	43.84	43.84
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
11/15/2023	APPKT01956	INV0008604	DFT0002092	COFFEE FOR BEST BREAKFAST 09/29/23.	9931264E - PNC BANK NATIONAL ASSOCIAT...		43.84	43.84
601-70-00-5605		TRAINING TRAVEL				0.00	200.00	200.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
01/16/2024	APPKT02097	INV0009121	DFT0002259	REGISTRATION FOR ANGELA RYAN TO T...	9931264E - PNC BANK NATIONAL ASSOCIAT...		200.00	200.00
601-70-00-5615		DUES, SUBSCRIPTIONS & PUBLICAT				0.00	2,054.53	2,054.53
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/15/2023	APPKT01814	INV0007814	DFT0001893	MEMBERSHIP FOR DUN & BRADSTREET ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		681.96	681.96
10/15/2023	APPKT01814	INV0007814	DFT0001893	ANGELA RYAN'S TEDC MEMBERSHIP RE...	9931264E - PNC BANK NATIONAL ASSOCIAT...		550.00	1,231.96
10/15/2023	APPKT01814	INV0007814	DFT0001893	MEMBERSHIP FOR DUN & BRADSTREET ...	9931264E - PNC BANK NATIONAL ASSOCIAT...		271.80	1,503.76
11/15/2023	APPKT01956	INV0008604	DFT0002092	AUSTIN AMERICAN-STATESMAN E-SUBS...	9931264E - PNC BANK NATIONAL ASSOCIAT...		6.38	1,510.14
11/30/2023	APPKT02025	2311	DFT0002177	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		6.38	1,516.52
11/30/2023	APPKT02025	2311	DFT0002177	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		6.38	1,522.90
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF SUBSCRIPTION TO AUSTIN...	9931264E - PNC BANK NATIONAL ASSOCIAT...		170.00	1,692.90
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF CREATEITINBASTROP DO...	9931264E - PNC BANK NATIONAL ASSOCIAT...		22.17	1,715.07
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF BUILDITINBASTROP DOMA...	9931264E - PNC BANK NATIONAL ASSOCIAT...		22.17	1,737.24
01/16/2024	APPKT02097	INV0009121	DFT0002259	RENEWAL OF BUYBASTROP DOMAIN.	9931264E - PNC BANK NATIONAL ASSOCIAT...		123.17	1,860.41
02/15/2024	APPKT02192	INV0009709	DFT0002395	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		6.38	1,866.79
02/15/2024	APPKT02192	INV0009709	DFT0002395	DOMAIN RENEWALS	9931264E - PNC BANK NATIONAL ASSOCIAT...		181.36	2,048.15
02/15/2024	APPKT02192	INV0009709	DFT0002395	SUBSCRIPTION TO AUSTIN AMERICAN-S...	9931264E - PNC BANK NATIONAL ASSOCIAT...		6.38	2,054.53

Detail Report

Date Range: 10/01/2023 Item 4.B 4

Account		Name				Beginning Balance	Total Activity	Ending Balance
601-70-00-5633		LOCAL/MISC ADV & SPONSORSHIP				0.00	3,000.00	3,000.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/27/2023	POPKT02085	24934	13297	Sponsorship of Chamber programs	993009E - BASTROP CHAMBER OF COMME...		250.00	250.00
11/07/2023	POPKT02164	25466	13297	Sponsorship of Chamber programs	993009E - BASTROP CHAMBER OF COMME...		2,500.00	2,750.00
02/16/2024	POPKT02629	24949	13311	Sponsorship of Chamber programs	993009E - BASTROP CHAMBER OF COMME...		250.00	3,000.00
601-70-00-5636		DIGITAL ADV & MARKETING				0.00	100.00	100.00
Post Date	Packet Number	Source Transaction	Pmt Number	Description	Vendor	Project Account	Amount	Running Balance
10/27/2023	POPKT02085	2310	13301	Photography Svcs	9939388E - TERRY HAGERTY PHOTOGRAPHY		100.00	100.00
12/18/2023	POPKT02375	231218	15966	Photography Svcs	9139388 - TERRY HAGERTY PHOTOGRAPHY		800.00	900.00
12/18/2023	APPKT01979	231218	15966	Photography Svcs	9139388 - TERRY HAGERTY PHOTOGRAPHY		-800.00	100.00
Total Fund: 601 - BASTROP E.D.C. FUND:						Beginning Balance: 9,399,640.24	Total Activity: -834,313.44	Ending Balance: 8,565,326.80
Grand Totals:						Beginning Balance: 9,399,640.24	Total Activity: -834,313.44	Ending Balance: 8,565,326.80

Fund	Beginning Balance	Total Activity	Ending Balance
601 - BASTROP E.D.C. FUND	9,399,640.24	-834,313.44	8,565,326.80
Grand Total:	9,399,640.24	-834,313.44	8,565,326.80



City of Bastrop, TX

Income Statement Account Summary

Item 4.B

For Fiscal: 2023-2024 Period Ending: 02/29/2024

		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 601 - BASTROP E.D.C. FUND						
Revenue						
RevCategory: 400 - TAXES & PENALTIES						
Department: 00 - NON-DEPARTMENT						
601-00-00-4006	SALES TAX	4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
Department: 00 - NON-DEPARTMENT Total:		4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
RevCategory: 400 - TAXES & PENALTIES Total:		4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
RevCategory: 404 - CHARGES FOR SERVICES						
Department: 00 - NON-DEPARTMENT						
601-00-00-4047	LEASE AGREEMENT	18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
Department: 00 - NON-DEPARTMENT Total:		18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
RevCategory: 404 - CHARGES FOR SERVICES Total:		18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
RevCategory: 440 - INTEREST INCOME						
Department: 00 - NON-DEPARTMENT						
601-00-00-4400	INTEREST INCOME	250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
Department: 00 - NON-DEPARTMENT Total:		250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
RevCategory: 440 - INTEREST INCOME Total:		250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
RevCategory: 450 - MISCELLANEOUS						
Department: 00 - NON-DEPARTMENT						
601-00-00-4514	MISCELLANEOUS INCOME	0.00	0.00	0.00	12,500.00	-12,500.00
601-00-00-4558	BEDC GRANT RECEIPTS	20,000.00	20,000.00	0.00	20,000.00	0.00
Department: 00 - NON-DEPARTMENT Total:		20,000.00	20,000.00	0.00	32,500.00	-12,500.00
RevCategory: 450 - MISCELLANEOUS Total:		20,000.00	20,000.00	0.00	32,500.00	-12,500.00
Revenue Total:		4,746,140.00	4,746,140.00	460,435.79	2,072,242.52	2,673,897.48
Expense						
Department: 70 - BEDC ADMINISTRATION						
ExpCategory: 51 - PERSONNEL COSTS						
601-70-00-5101	OPERATIONAL SALARIES	589,403.99	589,403.99	49,799.49	113,462.25	475,941.74
601-70-00-5114	PRE-EMPLOYMENT EXPENSE	25,000.00	25,000.00	0.00	0.00	25,000.00
601-70-00-5116	LONGEVITY	1,380.00	1,380.00	0.00	1,199.58	180.42
601-70-00-5150	SOCIAL SECURITY	41,835.80	41,835.80	540.22	5,431.11	36,404.69
601-70-00-5151	RETIREMENT	79,570.00	79,570.00	1,007.18	9,593.27	69,976.73
601-70-00-5155	GROUP INSURANCE	61,327.89	61,327.89	821.03	9,415.06	51,912.83
601-70-00-5156	WORKERS COMPENSATION	865.00	865.00	153.55	307.11	557.89
ExpCategory: 51 - PERSONNEL COSTS Total:		799,382.68	799,382.68	52,321.47	139,408.38	659,974.30
ExpCategory: 52 - SUPPLIES & MATERIALS						
601-70-00-5201	SUPPLIES	6,000.00	6,000.00	0.00	584.19	5,415.81
601-70-00-5203	POSTAGE	200.00	200.00	22.33	35.19	164.81
601-70-00-5206	OFFICE EQUIPMENT	8,000.00	8,000.00	0.00	0.00	8,000.00
ExpCategory: 52 - SUPPLIES & MATERIALS Total:		14,200.00	14,200.00	22.33	619.38	13,580.62
ExpCategory: 53 - MAINTENANCE & REPAIRS						
601-70-00-5301	MAINT OF EQUIPMENT	1,000.00	1,000.00	0.00	0.00	1,000.00
601-70-00-5331	INDUSTRIAL PARK MAINT EXP	10,000.00	10,000.00	0.00	500.00	9,500.00
601-70-00-5345	BUILDING REPAIRS & MAINT.	5,000.00	5,000.00	0.00	140.00	4,860.00
ExpCategory: 53 - MAINTENANCE & REPAIRS Total:		16,000.00	16,000.00	0.00	640.00	15,360.00
ExpCategory: 54 - OCCUPANCY						
601-70-00-5401	COMMUNICATIONS	9,000.00	9,000.00	585.23	3,001.71	5,998.29
601-70-00-5402	OFFICE RENTAL	43,200.00	43,200.00	3,600.00	14,400.00	28,800.00

Income Statement

For Fiscal: 2023-2024 Period Ending: 02

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		Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
601-70-00-5403	UTILITIES	4,000.00	4,000.00	174.94	1,814.87	2,185.13
	ExpCategory: 54 - OCCUPANCY Total:	56,200.00	56,200.00	4,360.17	19,216.58	36,983.42
	ExpCategory: 55 - CONTRACTUAL SERVICES					
601-70-00-5505	PROFESSIONAL SERVICES	65,000.00	65,000.00	0.00	9,725.00	55,275.00
601-70-00-5518	AUDIT	4,500.00	4,500.00	0.00	0.00	4,500.00
601-70-00-5525	LEGALS	75,000.00	75,000.00	3,697.59	9,542.01	65,457.99
601-70-00-5530	ENGINEERING	15,000.00	15,000.00	0.00	0.00	15,000.00
601-70-00-5540	PROPERTY INSURANCE	2,500.00	2,500.00	566.46	1,180.24	1,319.76
601-70-00-5544	UNEMPLOYMENT TAX	0.00	0.00	2,570.56	2,570.56	-2,570.56
601-70-00-5574	CITY PROJECTS & PROGRAMS	4,772,000.00	4,772,000.00	0.00	0.00	4,772,000.00
601-70-00-5575	CITY SHARED SERVICES	10,000.00	10,000.00	0.00	3,333.36	6,666.64
601-70-00-5580	BIP TECHNOLOGY/MLK INFRASTRUCT	82,560.00	82,560.00	0.00	27,520.00	55,040.00
601-70-00-5596	MAIN STREET PROG SUPPORT	50,000.00	50,000.00	0.00	16,666.71	33,333.29
601-70-00-5598	CITY ADMINISTRATIVE SUPPORT	25,000.00	25,000.00	0.00	8,333.32	16,666.68
	ExpCategory: 55 - CONTRACTUAL SERVICES Total:	5,101,560.00	5,101,560.00	6,834.61	78,871.20	5,022,688.80
	ExpCategory: 56 - OTHER CHARGES					
601-70-00-5603	MARKETING TRAVEL	8,000.00	8,000.00	0.00	0.00	8,000.00
601-70-00-5604	BUSINESS	8,000.00	8,000.00	0.00	43.84	7,956.16
601-70-00-5605	TRAINING TRAVEL	10,000.00	10,000.00	0.00	200.00	9,800.00
601-70-00-5606	AUTO ALLOWANCE - STAFF	12,000.00	12,000.00	0.00	0.00	12,000.00
601-70-00-5615	DUES, SUBSCRIPTIONS & PUBLICAT	20,000.00	20,000.00	194.12	2,054.53	17,945.47
601-70-00-5631	BONDS FOR BEDC OFFICERS	1,000.00	1,000.00	0.00	289.00	711.00
601-70-00-5633	LOCAL/MISC ADV & SPONSORSHIP	10,000.00	10,000.00	250.00	3,000.00	7,000.00
601-70-00-5634	NATIONAL/REG ADV & MARKETING	10,000.00	10,000.00	0.00	0.00	10,000.00
601-70-00-5636	DIGITAL ADV & MARKETING	30,000.00	30,000.00	0.00	100.00	29,900.00
601-70-00-5637	SPECIAL ADV & MARKETING	10,000.00	10,000.00	0.00	0.00	10,000.00
601-70-00-5641	SPL EDUC & WORKFORCE DEVELOP	150,000.00	150,000.00	0.00	15,000.00	135,000.00
601-70-00-5643	SPL RETAIL RECRUITING	15,000.00	15,000.00	0.00	0.00	15,000.00
601-70-00-5645	WATER RIGHTS PROP FUNDING	60,000.00	60,000.00	0.00	0.00	60,000.00
601-70-00-5646	LAND/GRANT REBATES	9,400.00	9,400.00	0.00	0.00	9,400.00
601-70-00-5650	SPL PRJT BUS RETEN & EXPAN	250,000.00	250,000.00	0.00	0.00	250,000.00
601-70-00-5689	OPPORTUNITY AUSTIN	10,000.00	10,000.00	0.00	0.00	10,000.00
601-70-00-5691	CLOSING COSTS	25,000.00	25,000.00	0.00	0.00	25,000.00
	ExpCategory: 56 - OTHER CHARGES Total:	638,400.00	638,400.00	444.12	20,687.37	617,712.63
	ExpCategory: 59 - CONTINGENCY					
601-70-00-5900	CONTINGENCY	50,000.00	50,000.00	0.00	0.00	50,000.00
	ExpCategory: 59 - CONTINGENCY Total:	50,000.00	50,000.00	0.00	0.00	50,000.00
	ExpCategory: 60 - CAPITAL OUTLAY					
601-70-00-6711	BUS INDUSTRIAL PARK IMPROV	1,400,000.00	1,400,000.00	533,251.59	684,265.20	715,734.80
601-70-00-6715	BIP TECHNOLOGY/MLK INFRASTRUCT	2,000,000.00	2,000,000.00	0.00	0.00	2,000,000.00
	ExpCategory: 60 - CAPITAL OUTLAY Total:	3,400,000.00	3,400,000.00	533,251.59	684,265.20	2,715,734.80
	ExpCategory: 70 - DEBT SERVICE					
601-70-00-7155	GO REFUNDING 2017-PRINC	65,000.00	65,000.00	0.00	0.00	65,000.00
601-70-00-7156	GO REFUNDING 2017-INT	17,600.00	17,600.00	0.00	8,800.00	8,800.00
601-70-00-7176	GO REF, SERIES 2021A - PRINC	160,000.00	160,000.00	0.00	0.00	160,000.00
601-70-00-7177	GO REF, SERIES 2021A - INT	32,627.00	32,627.00	0.00	16,313.25	16,313.75
	ExpCategory: 70 - DEBT SERVICE Total:	275,227.00	275,227.00	0.00	25,113.25	250,113.75
	Department: 70 - BEDC ADMINISTRATION Total:	10,350,969.68	10,350,969.68	597,234.29	968,821.36	9,382,148.32
	Expense Total:	10,350,969.68	10,350,969.68	597,234.29	968,821.36	9,382,148.32
	Fund: 601 - BASTROP E.D.C. FUND Surplus (Deficit):	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	
	Total Surplus (Deficit):	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	

Income Statement

For Fiscal: 2023-2024 Period Ending: 02

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Group Summary

ExpCategory	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
Fund: 601 - BASTROP E.D.C. FUND					
Revenue					
RevCategory: 400 - TAXES & PENALTIES					
Department: 00 - NON-DEPARTMENT					
	4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
Department: 00 - NON-DEPARTMENT Total:	4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
RevCategory: 400 - TAXES & PENALTIES Total:	4,458,090.00	4,458,090.00	399,579.57	1,766,429.31	2,691,660.69
RevCategory: 404 - CHARGES FOR SERVICES					
Department: 00 - NON-DEPARTMENT					
	18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
Department: 00 - NON-DEPARTMENT Total:	18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
RevCategory: 404 - CHARGES FOR SERVICES Total:	18,050.00	18,050.00	1,230.10	8,289.38	9,760.62
RevCategory: 440 - INTEREST INCOME					
Department: 00 - NON-DEPARTMENT					
	250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
Department: 00 - NON-DEPARTMENT Total:	250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
RevCategory: 440 - INTEREST INCOME Total:	250,000.00	250,000.00	59,626.12	265,023.83	-15,023.83
RevCategory: 450 - MISCELLANEOUS					
Department: 00 - NON-DEPARTMENT					
	20,000.00	20,000.00	0.00	32,500.00	-12,500.00
Department: 00 - NON-DEPARTMENT Total:	20,000.00	20,000.00	0.00	32,500.00	-12,500.00
RevCategory: 450 - MISCELLANEOUS Total:	20,000.00	20,000.00	0.00	32,500.00	-12,500.00
Revenue Total:	4,746,140.00	4,746,140.00	460,435.79	2,072,242.52	2,673,897.48
Expense					
Department: 70 - BEDC ADMINISTRATION					
51 - PERSONNEL COSTS	799,382.68	799,382.68	52,321.47	139,408.38	659,974.30
52 - SUPPLIES & MATERIALS	14,200.00	14,200.00	22.33	619.38	13,580.62
53 - MAINTENANCE & REPAIRS	16,000.00	16,000.00	0.00	640.00	15,360.00
54 - OCCUPANCY	56,200.00	56,200.00	4,360.17	19,216.58	36,983.42
55 - CONTRACTUAL SERVICES	5,101,560.00	5,101,560.00	6,834.61	78,871.20	5,022,688.80
56 - OTHER CHARGES	638,400.00	638,400.00	444.12	20,687.37	617,712.63
59 - CONTINGENCY	50,000.00	50,000.00	0.00	0.00	50,000.00
60 - CAPITAL OUTLAY	3,400,000.00	3,400,000.00	533,251.59	684,265.20	2,715,734.80
70 - DEBT SERVICE	275,227.00	275,227.00	0.00	25,113.25	250,113.75
Department: 70 - BEDC ADMINISTRATION Total:	10,350,969.68	10,350,969.68	597,234.29	968,821.36	9,382,148.32
Expense Total:	10,350,969.68	10,350,969.68	597,234.29	968,821.36	9,382,148.32
Fund: 601 - BASTROP E.D.C. FUND Surplus (Deficit):	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	-6,708,250.84
Total Surplus (Deficit):	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	

Fund Summary

Fund	Original Total Budget	Current Total Budget	MTD Activity	YTD Activity	Budget Remaining
601 - BASTROP E.D.C. FUND	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	-6,708,250.84
Total Surplus (Deficit):	-5,604,829.68	-5,604,829.68	-136,798.50	1,103,421.16	



STAFF REPORT

MEETING DATE: March 18, 2024

TITLE:

Discussion and possible action on a request by MOCA Ventures.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager & Interim Executive Director, Bastrop Economic Development Corporation

BACKGROUND/HISTORY:

The First Amended and Restated Economic Development Agreement with Moca Ventures was approved by the board on February 7, 2022. The agreement called for the purchase of approximately 28 acres of land at a cost of \$900,000. Additionally, the incentive package included installation of a road called Financial Way at an estimated cost of \$1,000,000. In return, Moca was to build a minimum 40,000 square foot building, and hire up to 700 employees within five years, with average wages ranging from \$48,000 for call center employees to \$150,000 for software engineers.

Per the original contract, construction on the project should have commenced within one year of the effective date, or February 7, 2023. A request for an extension was approved on January 23, 2023. The board granted a second extension on July 24, 2023, making the new commencement date August 7, 2024, and the Certificate of Occupancy date January 1, 2027.

Moca has now approached staff and requested a third extension, which includes construction to commence in phases, with phase one consisting of a 12,000 to 13,000 square foot administration building. Phase two would be the 40,000 square foot call center.

Construction may commence by summer of 2025.

Legal has reviewed the contract and has stated the options for the board regarding Moca include:

- 1) Allow the extension
- 2) Void the incentive agreement and attempt to recoup any incentives paid.

At the February board meeting, the board voted to not allow an extension. MOCA Ventures would like to revisit that decision, **and has submitted documents for the boards review on 3.14.24.**

FISCAL IMPACT:

Dependent upon the choice made by the board to allow the extension or void the contract.

RECOMMENDATION:

Continue with the prior board recommendation.

ATTACHMENTS:

1. Letter from Moca Ventures LLC to BEDC
2. Requested Contract Amendment

3. Revised Development Plan
4. Additional information provided by MOCA Ventures on 3.14.24 (amended)

Moca Timeline

Application Timeline

Project Type	2023							2024								
	June	July	August	Sep	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept.
23-000159 Prelim. Drainage	Submitted 6/29	Accepted 7/11/2023		Approved 9/21												
23-000239 Final Drainage *1					Submitted 10/16		Approved 12/14									
24-000011 Land Disturbance *2 <i>Utility Evaluation</i>								Submitted 1/22		Canceled by applicant						
<i>Site Development/Tree Survey *3</i>													Tentative timeline for application to be submitted for review *4		Tentative timeline for application review complete *5	
<i>Building Permit</i>													Tentative timeline for application to be submitted for review *4		Tentative timeline for application review complete *5	
<i>Sign Permit</i>													Tentative timeline for application to be submitted for review *4		Tentative timeline for application review complete *5	

*Items noted in RED have NOT been submitted for review

*1 – Drainage – If the applicant plans on developing the site in phases in the Site Development Plan, then the Final Drainage Plan will need to be amended to show the phases, and each phase of the project in the drainage plan will need to show how the addressing the drainage in each phase

*2 – Staff spoke with the contractor on 3/8/2023 and this permit is no longer needed because they were able to hand trim the trees to accommodate the space needed for boring the soil samples. The contractor is assuming the soil boring will be complete in the next 30 days.

*3 – Assuming the engineering for the site has not been completed due to the boring for soil analysis being incomplete (Land Disturbance Permit)

*4 & *5 – The applicant is anticipating they will be able to submit both the Side Development Plan package and the Building Permit package in June 2024, and is hoping to have the reviews completed by August 2024.



MOCA VENTURES NEBRASKA
REVISED DEVELOPMENT PLAN

Proposed Office Development in Two Phases on 27.954 Acres
in the Bastrop Industrial Park
Bastrop, Texas

Phase 1: 1-Story Office Buildings – 12, 977 sf
Phase 2: 2 to 4 Story Buildings -- 30,000-60,000 sf (TBD)

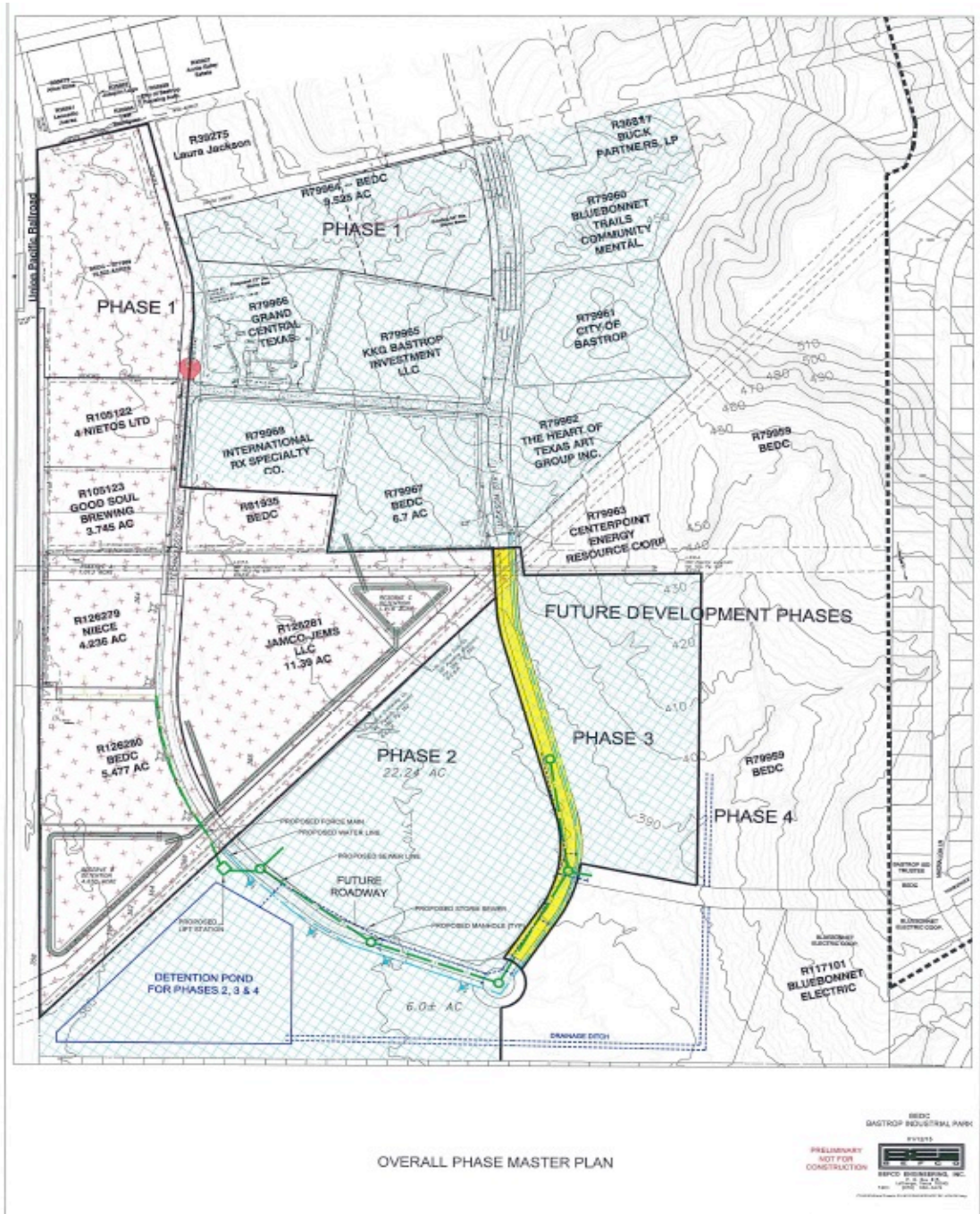
Owner: Moca Ventures Nebraska, LLC

Tenant: Moca Financial Inc

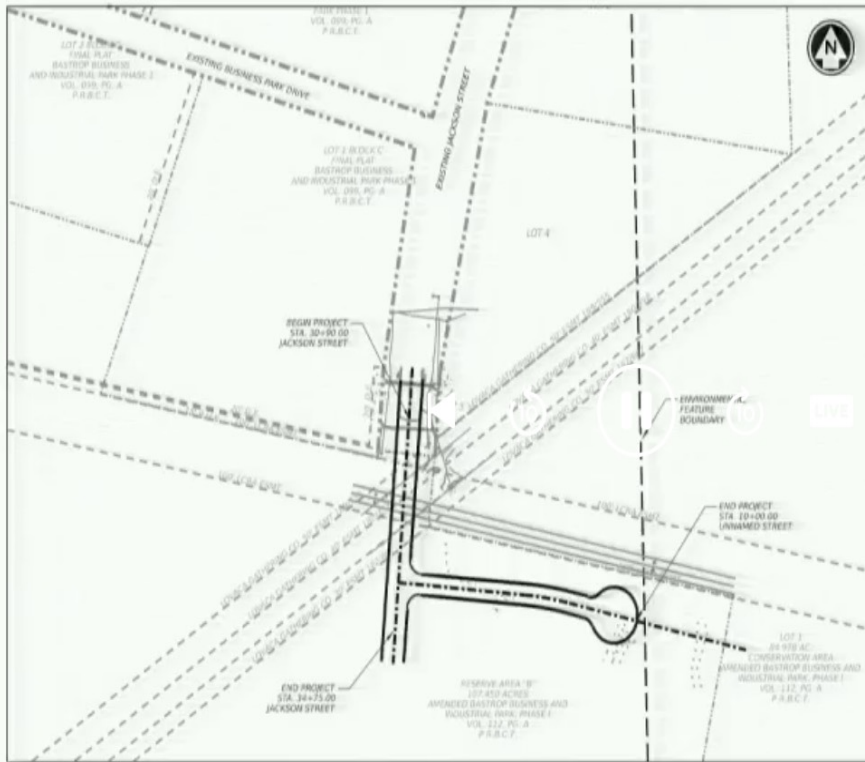
February __ 2024

DRAFT

Moca Ventures Nebraska Revised Development Plan Utilities



Moca Ventures Nebraska Revised Development Plan Road Access (under construction)

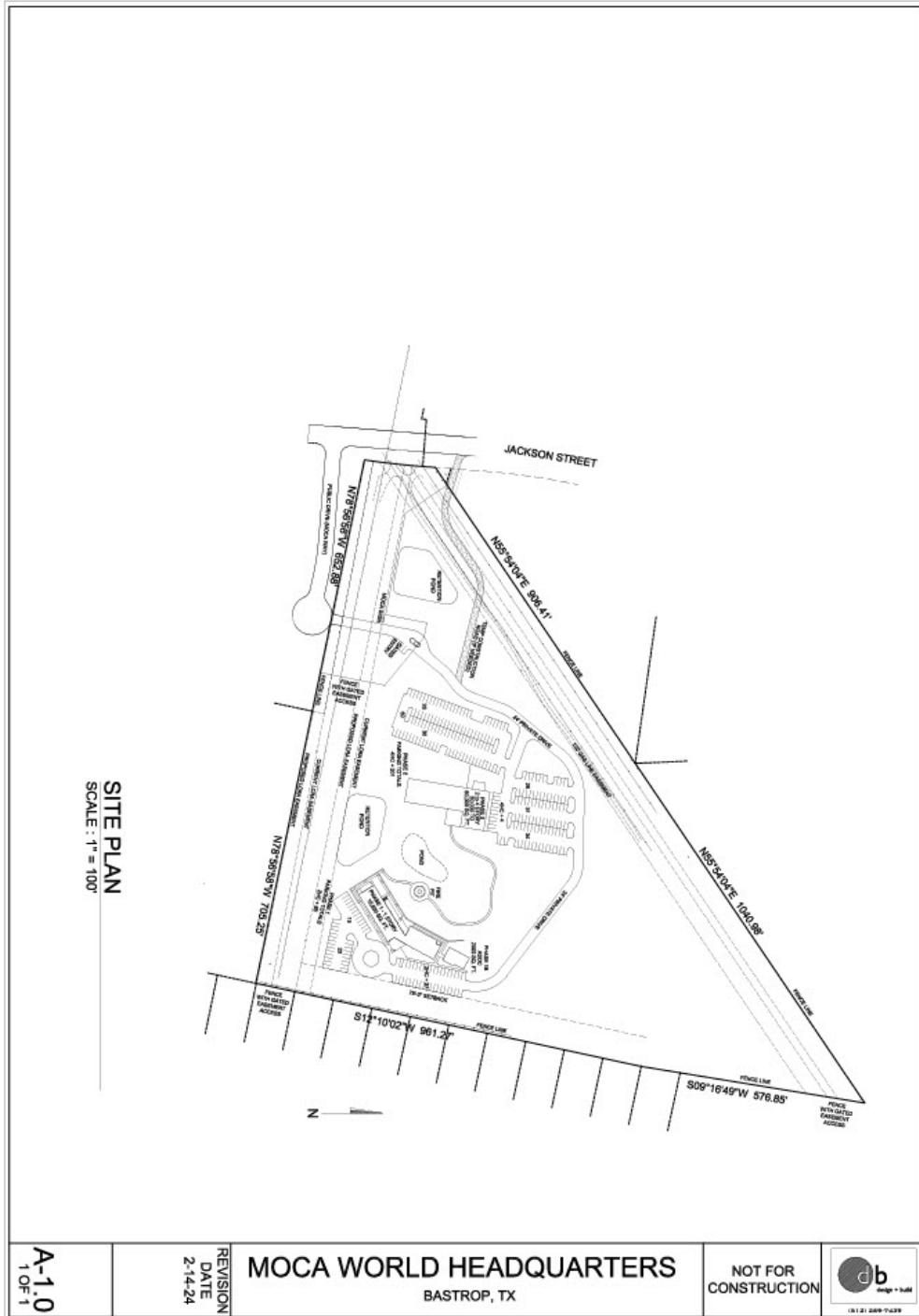


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:
DAVID T. SPEACER
NO. 94630
ON: SERIAL DATES:
IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

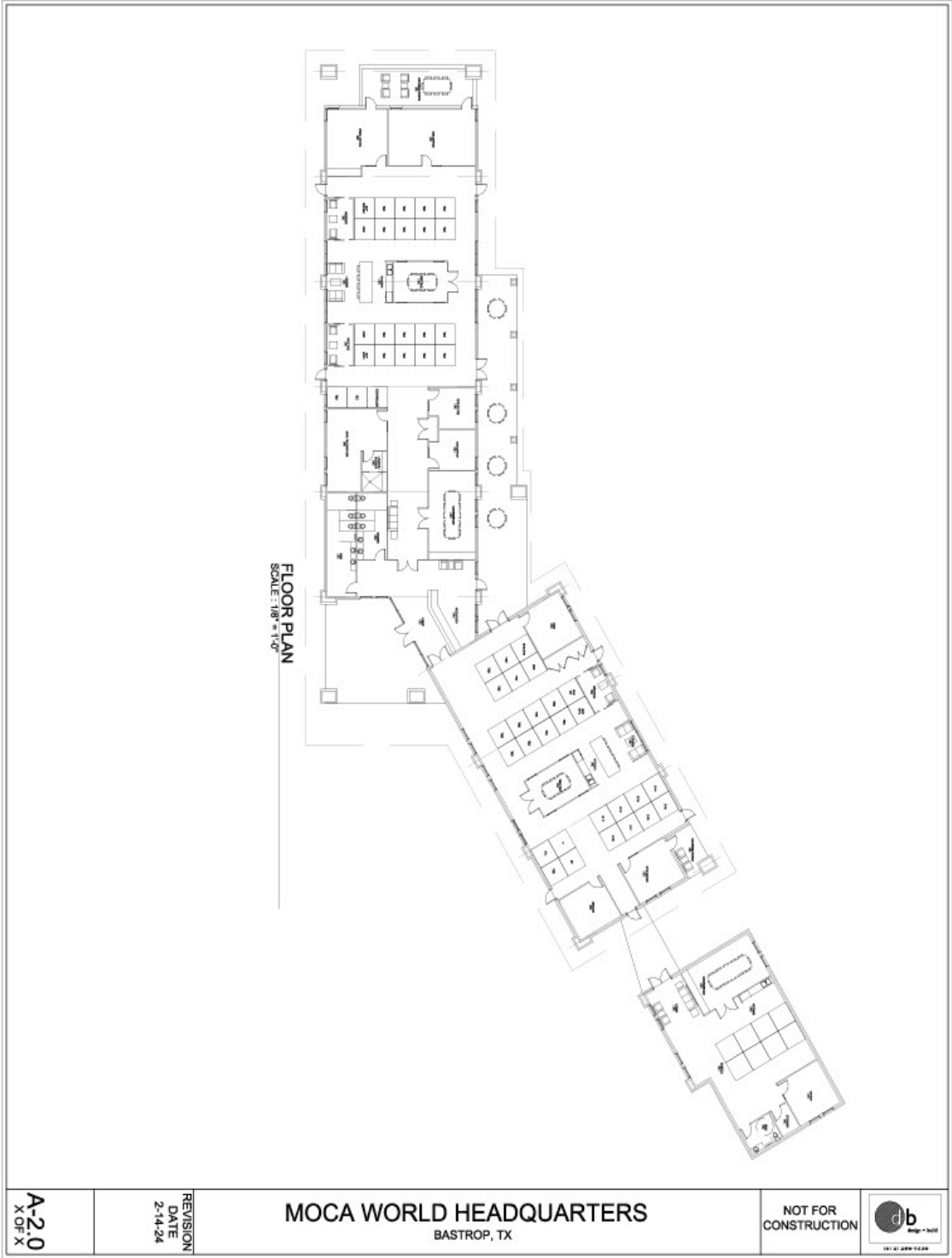
DOUCET
Civil Engineering - Planning - Geospatial
7401 S. Highway 71 W. Suite 140
Austin, Texas 78735, Phone: (512) 583-2400
www.DoucetEngineers.com
Firm Registration Number: 2937

JACKSON ST EXTENSION
PROJECT LAYOUT

Moca Ventures Nebraska REVISED DEVELOPMENT PLAN SITE PLAN

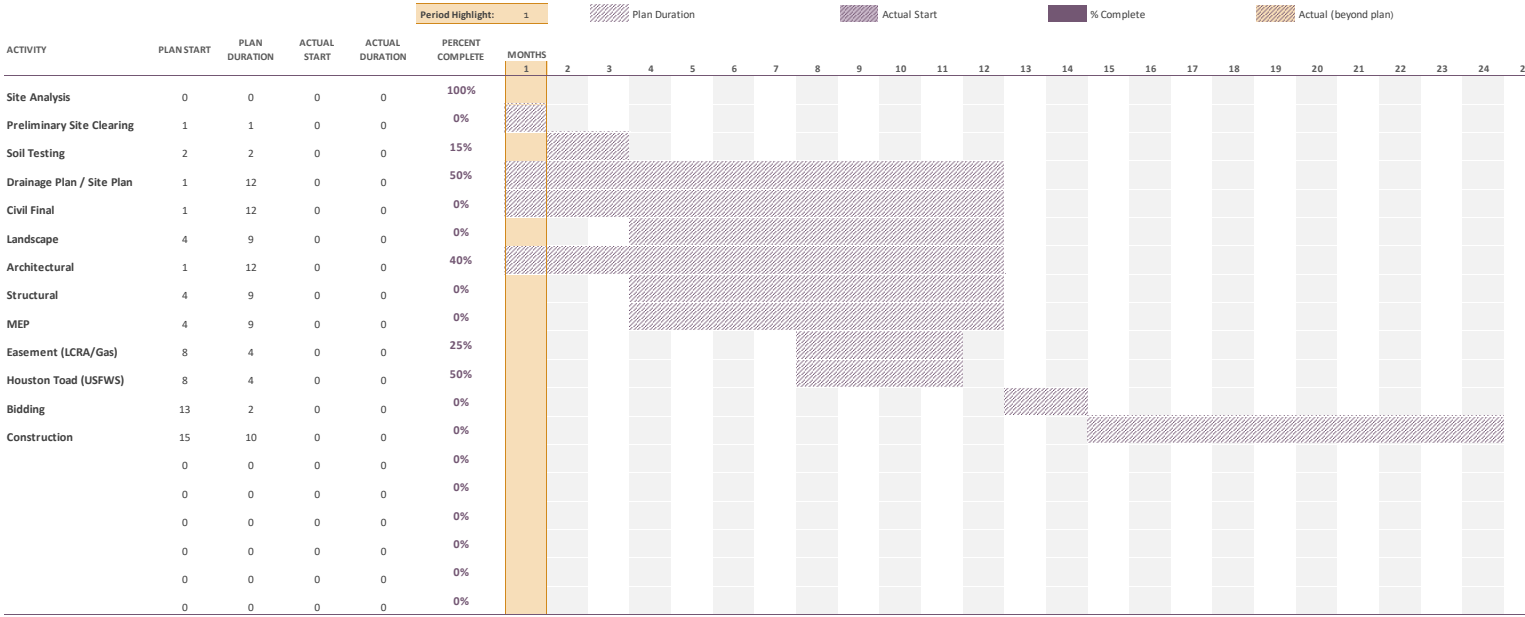


Moca Ventures Nebraska REVISED DEVELOPMENT PLAN Phase I Overall Plan



Moca Ventures Nebraska REVISED DEVELOPMENT PLAN Phase I Development Schedule

MOCA Headquarters



**Moca Ventures Nebraska
Proforma Project Analysis-Costs of Site and Improvements**

I. Third Party Expenditures by Moca Nebraska to Date (Rounded to Nearest \$1000)

1.1 Land Purchase and Associated Expenses	901,000
1.2 Surveying	38,000
1.3 Engineering, Environmental & Endangeredd Species Assessments]	134,000
1.4 Site Preparation	1000
1.5 Taxes	26,000
1.6 Legal & Accounting	___55,000_____
Total Expenditures to February 1, 2024	\$1,155,000

**Moca Ventures Nebraska
Proforma Project Analysis (cont)**

II.	Phase I--Projected Pro Forma Development Costs- Horizontal Infrastructure, including Erosion Control, Street & Drainage Improvements, and Wet Utilities	
2.1	Phase 1 Third Party Horizontal Infrastructure Improvements	1,965,000
2.2	Phase 1 Moca Ventures Costs	393,000
2.3	Total Phase I Horizontal Infrastructure	2,358,000
III.	Phase 1--Projected Pro Forma Development Costs-Vertical Buildings	2,596,000
IV.	Total Phase I Projected Additional Development Costs	4,954,000
	Phase II-- Projected Pro Forma Development Costs	TBD

SECOND AMENDED & RESTATED ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This Second Amended & Restated Performance Agreement (“Agreement”) is entered into to be effective as of the Effective Date (as defined in Article III below), by and between the Bastrop Economic Development Corporation, located in Bastrop County, Texas (hereinafter called “BEDC”), a Texas non-profit industrial development corporation under the Development Corporation Act and governed by TEX. LOC. GOV. CODE chapters 501, 502 and 505 and the Texas Non-Profit Corporation Act, and Moca Ventures Nebraska, LLC, a Texas entity (hereinafter called “Developer”), otherwise known as the “Parties” to this Agreement to amend and restate the original First Amended & Restated Economic Development and Performance Agreement entered into between the Parties dated as of February 7, 2022 (“First Amended Performance Agreement”).

RECITALS

WHEREAS, the Development Corporation Act of 1979, as amended (Section 501.001 *et seq.*, Texas Local Government Code, formerly the Development Corporation Act of 1979) (the “Act”) authorizes a development corporation to fund certain projects as defined by the Act and requires development corporations to enter into performance agreements to establish and provide for the direct incentive or make an expenditure on behalf of a business enterprise under a project; and

WHEREAS, Section 501.158 of the Act requires a performance agreement to provide at a minimum for a schedule of additional payroll or jobs to be created or retained, capital investment, and workforce training and development are all factors to consider for any direct incentives provided or expenditures made by the BEDC under the agreement and to specify the terms under which repayment must be made if the business enterprise does not meet the performance requirements specified in the agreement; and

WHEREAS, Developer desires to purchase approximately 27.954 acres of land from BEDC for Nine Hundred Thousand Dollars (\$900,000.00) pursuant to the Commercial Contract-Unimproved Property between the Parties attached as Exhibit A and develop and construct a corporate headquarters, office complex, and campus that would be designed for, and to be leased by, Moca Financial Inc, a Delaware corporation, on a long-term basis for software engineering and development, call center operations; and

WHEREAS, following the execution of the original Commercial Contract-Unimproved Property attached to the First Amended Performance Agreement, the Parties determined that the Property to be purchased from the BEDC was not readily accessible by vehicles from a public road;

WHEREAS, the Parties have developed a plan to provide improved public road access to the Property by having Jackson Street extended to the south to a new public drive to be constructed to the east to provide for the entrance to the Project by Developer from the south, and to include all required utilities (the proposed “Infrastructure Improvements”);

WHEREAS, the Board of the BEDC on November 5, 2021, approved and authorized funding for the Infrastructure Improvements up to \$1,000,000.00;

WHEREAS, the City Council of the City of Bastrop adopted Resolution No. R-2021-108 on December 14, 2021, wherein it authorized partial funding for the Infrastructure Improvements;

WHEREAS, the improvements made to Property by Developer, as proposed, will contribute to the infrastructure needs and economic development of the City of Bastrop by promoting and developing expanded business enterprises, increased development, increased real property value and tax revenue for the City of Bastrop, and will have both a direct and indirect positive overall improvement/stimulus in the local and state economy; and

WHEREAS, the BEDC desires to offer incentives to Developer to enable Developer to develop and attract additional operations and business enterprises, to bring corporate headquarters and to expand its operations within the City pursuant to this Agreement in substantial conformity with the Act; and

WHEREAS, the Parties are executing and entering into this Agreement to set forth certain terms and obligations of the Parties with respect to such matters; and

WHEREAS, the Parties recognize that all agreements of the Parties hereto and all terms and provisions hereof are subject to the laws of the State of Texas and all rules, regulations and interpretations of any agency or subdivision thereof at any time governing the subject matters hereof; and

WHEREAS, the Parties agree that all conditions precedent for this Agreement to become a binding agreement have occurred and been complied with, including all requirements pursuant to the Texas Open Meetings Act and all public notices and hearings, if any, have been conducted in accordance with Texas law; and

WHEREAS, on the Effective Date, the commitments contained in this Agreement shall become legally binding obligations of the Parties.

NOW, THEREFORE, in consideration of the mutual covenants, benefits and agreements described and contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and further described herein, the Parties agree as follows:

**ARTICLE I
RECITALS**

1. Recitals. The recitals set forth above are declared true and correct by the Parties and are hereby incorporated as part of this Agreement.

**ARTICLE II
AUTHORITY AND TERM**

1. Authority. The BEDC’s execution of this Agreement is authorized by the Act and constitutes a valid and binding obligation of the BEDC. The BEDC acknowledges that Developer is acting in reliance upon the BEDC’s performance of its obligations under this Agreement in making the decision to commit substantial resources to the establishment of the Project, hereinafter established.

2. Term. This Agreement shall become enforceable upon the Effective Date, hereinafter established, and shall continue until the terminated herein or extended by mutual agreement of the Parties in the manner provided for herein.

3. Purpose. The purpose of this Agreement is to formalize the agreements between the Developer and the BEDC for the granting of funds to cover certain costs associated with the Project and specifically state the covenants, representations of the Parties, and the incentives associated with Developer’s commitment to abide by the provisions of the Act and to abide by the terms of this Agreement, which has been approved by the BEDC and the Developer as complying with the specific requirements of the Act. It is expressly agreed that this Agreement constitutes a single transaction. A failure to perform any obligation by the Developer may constitute a breach of the entire Agreement and terminate any further commitments (if any) by the BEDC unless an alternative penalty or remedy is provided for herein.

4. Administration of Agreement. Upon the Effective Date, the BEDC delegates the administration and oversight of this Agreement to the Executive Director of the BEDC, or its designee. Any proposed amendments to the Agreement shall require the approval of the Board of Directors of the BEDC.

ARTICLE III DEFINITIONS

As used in this Agreement, the following terms shall have the meanings ascribed below. All undefined terms shall retain their usual and customary meaning as ascribed by common and ordinary usage.

“Bankruptcy” shall mean the dissolution or termination of a Party’s existence as a going business, insolvency, appointment of receiver for any part of such Party’s property and such appointment is not terminated within ninety (90) days after such appointment is initially made, any general assignment for the benefit of creditors, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against such party and such proceeding is not dismissed within ninety (90) days after the filing thereof.

“Capital Investment” shall mean the investment of a minimum of four million five hundred thousand dollars (\$4,500,000.00) during Phase 1 and ten million seven hundred thousand dollars (\$10,700,000) in capital improvements in the Structures in total.

“Certificate of Occupancy” shall mean the signed certificate issued by the City of Bastrop Planning & Development Department granting the Developer the right to occupy a Structure and confirming that the entire work covered by the permits and plans are in place.

“Closing Costs” shall mean those final costs paid by the BEDC as established on the final closing disclosure statement in the sale of the Property to Developer.

“Commencement of Construction” shall mean the issuance of the building permit.

“Effective Date” shall be the date of the last signing by a party to this Agreement.

“Force Majeure” shall mean any contingency or cause beyond the reasonable control of a party, including, without limitation, acts of God or the public enemy, war, riot, civil commotion, terrorism, insurrection, epidemics, pandemics, government, or de facto governmental action (unless caused by the intentionally wrongful acts or omissions of a party), fires, explosions or floods, strikes, slowdowns or work stoppages.

“Incentive Payment” means four hundred fifty thousand dollars (\$450,000.00) at the completion of the Phase 1 Structures and a cumulative total of nine hundred thousand dollars (\$900,000.00) less the Developer Infrastructure Costs, Closing Costs on the Property and \$3,500.00 which represents the BEDC’s reasonable attorney’s fees associated with the closing and the negotiation of this Agreement to be paid as an incentive for developing and constructing the Structures and completing the Capital Investment.

“Developer Infrastructure Costs” means 50% of the costs for the design and construction of a maximum of 400 linear feet of infrastructure for a public drive, which will begin at the southern terminus of Jackson Street (as to be extended 350’ pursuant to Article IV, Section 1, *infra*) and extend to the east, terminating at the entrance of the Project by Developer, and to include all required utilities; provided however, that the Developer’s share of such costs shall not exceed five hundred thousand dollars (\$500,000.00).

“Property/Location” these terms, interchangeably, mean the 27.954 Acres, more or less, located at the Bastrop Business and Industrial Park, Phase 1, Block A, Lot 1, all in Bastrop, Texas.

“Purchase Price” means nine hundred thousand dollars (\$900,000.00).

“Phase 1 Structures” shall mean the office buildings/campus consisting of a minimum of twelve thousand (12,000) square feet which may be split between multiple buildings and related improvements.

“Structures” shall mean the office complex/campus consisting of a minimum of forty thousand (40,000) square feet which may be split between multiple buildings and related improvements.

ARTICLE IV BEDC OBLIGATIONS

1. BEDC Performance Obligations.

BEDC shall pay the Developer the Phase 1 Incentive Payment within thirty (30) days following the BEDC’s receipt, from the Developer, of a copy of a Certificate of Occupancy(s) issued for

the Phase 1 Structures and Developer's written, notarized verification, and evidence of, the Capital Investment prior to January 1st, 2028. BEDC shall pay the Developer the Phase 2 Incentive Payment within thirty (30) days following the BEDC's receipt, from the Developer, of a copy of a Certificate of Occupancy(s) issued for the Phase 2 Structures and Developer's written, notarized verification, and evidence of, the Capital Investment prior to January 1st, 2030. Payment is subject to BEDC's right to access and inspect the books and records of Developer for the purpose of ensuring compliance as to the Capital Investment.

BEDC shall grant Developer a temporary easement in and over BEDC property adjacent to the Property, so that Developer may access the Property for the installation and construction of Improvements as contemplated by this Agreement, and in a form consistent with the attached Exhibit B.

BEDC shall construct the necessary public improvements to provide permanent access to the Property; said improvements to consist of an extension of Jackson Street to the south of approximately 350 feet, adjoined by an improved public road extending approximately 400 feet east from Jackson Street, from which the Property would gain access from its southern boundary, and as provided on the attached Exhibit C. The BEDC shall not be liable for any delays or failures in constructing said improvements if such failure or delay is due to Force Majeure; the BEDC shall then be excused from such performance for such period of time as is reasonably necessary after such occurrence to remedy the effects hereto. The BEDC estimates that such improvements will be substantially completed within twenty-four (24) months. Time is of the Essence.

2. Confidentiality. The BEDC agrees to the extent allowed by law to keep all tax information and documentation received, pursuant to this Agreement hereof, confidential. In the event a request is made for such information, BEDC will not disclose the information unless required to do so by the Attorney General of Texas.
3. Current Revenue. The funds distributed hereunder shall be paid solely from lawfully available funds of the BEDC. Under no circumstances shall the obligations hereunder be deemed to create any debt within the meaning of any constitutional or statutory provision. None of the obligations under this Agreement shall be pledged or otherwise encumbered in favor of any commercial lender and/or similar financial institution.

ARTICLE V PERFORMANCE OBLIGATIONS OF DEVELOPER

The obligation of the BEDC to pay the Incentive Payment shall be conditioned upon Developer's continued compliance with and satisfaction of each of the performance obligations set forth below in this Agreement.

1. Construction of Improvements. Developer shall construct the Structures.
2. Capital Investment. Developer shall make the Capital Investment into the Structures.

3. Infrastructure Costs. Developer shall pay the Developer Infrastructure Costs as described in Article III as a reduction in the Incentive Payment to be made by the BEDC to Developer.
4. Completion Date. A Certificate of Occupancy(s) for the Phase 1 Structures shall be obtained, and the Capital Investment shall be completed prior to January 1st, 2028. A Certificate of Occupancy(s) for the Phase 2 Structures shall be obtained, and the Capital Investment shall be completed prior to January 1st, 2030.
5. Additional Payroll or Jobs to be Created or Retained. This Agreement does not require the creation or retention of additional payroll or jobs.
6. Payment of Legal Fees. Developer commits to reimburse the BEDC for the necessary legal fees, in the amount of two hundred seventy-five dollars (\$275.00) an hour, in the preparation of any amendment to this Agreement requested by Developer. Timely payment shall be made within sixty (60) days of submittal of invoice to Developer by the BEDC or its assigns. Each Party shall bear its own legal fees in connection with the negotiation of this Agreement.

ARTICLE VI COVENANTS AND DUTIES

1. Developer's Covenants and Duties. Developer makes the following covenants and warranties to the BEDC and agrees to timely and fully perform the obligations and duties contained in Article V of this Agreement. Any false or substantially misleading statements contained herein or failure to timely and fully perform those obligations and duties within this Agreement shall be an act of Default by the Developer.
 - (a) Developer is authorized to do business and is in good standing in the State of Texas and shall remain in good standing in the State of Texas and the United States of America during any term of this Agreement.
 - (b) The execution of this Agreement has been duly authorized by Developer's authorized agent, and the individual signing this Agreement is empowered to execute such Agreement and bind the entity. Said authorization, signing, and binding effect is not in contravention of any law, rule, regulation, or of the provisions of Developer's formation documents, or of any agreement or instrument to which Developer is a party to or by which it may be bound.
 - (c) Developer is not a party to any Bankruptcy proceedings currently pending or contemplated, and Developer has not been informed of any potential involuntary Bankruptcy proceedings.
 - (d) To its current, actual knowledge, and subject to the Certificate of Occupancy (or other approvals and permits to be obtained under subpart (f) immediately below), Developer has acquired and maintained all necessary rights, licenses, permits, and authority to carry on its business in the City of Bastrop and will continue to use its best efforts to maintain all necessary rights, licenses, permits, and authority.

- (e) Developer shall timely and fully comply with all the terms and conditions of Article V of this Agreement.
 - (f) Developer agrees to obtain, or cause to be obtained, all necessary permits and approvals from the City of Bastrop and/or all other governmental agencies having jurisdiction over the construction of any improvements to the Locations.
 - (g) Developer shall be responsible for paying, or causing to be paid, to the City of Bastrop and all other governmental agencies the cost of all applicable permit fees and licenses required for construction of the Project. Developer agrees to develop the Project in accordance with the ordinances, rules, and regulations of the City of Bastrop in effect on the date the Project was designated, unless specified otherwise in this Agreement. Developer, in its sole discretion, may choose to comply with any or all City of Bastrop rules promulgated after the Effective Date of this Agreement.
 - (h) Developer agrees to commence and complete the Project in strict accordance with the Agreement.
 - (i) Developer shall cooperate with the BEDC in providing all necessary information to assist them in complying with this Agreement.
 - (j) During the term of this Agreement, Developer agrees to not knowingly employ any undocumented workers as part of the Project, and, if convicted of a violation under 8 U.S.C. Section 1324a(1), Developer shall be in Default (subject to the obligations in Article V and the remedies in Article VIII). Developer is not liable for an unknown violation of this Section by a subsidiary, affiliate, or franchisee of Developer or by a person with whom Developer contracts; provided, however, that identical federal law requirements provided for herein shall be included as part of any agreement or contract which Developer enters into with any subsidiary, assignee, affiliate, or franchisee for which funds provided herein will be used.
 - (k) Developer shall not be in arrears and shall be current in the payment of all City taxes and fees.
 - (l) BEDC has the right to periodically (and with reasonable advance notice) verify the terms and conditions of this Agreement.
2. BEDC's Covenants and Duties. BEDC agrees to timely and fully perform the obligations and duties contained in Article IV of this Agreement. Any false or substantially misleading statements contained herein or failure to timely and fully perform those obligations and duties within this Agreement shall be an act of Default by the BEDC.
 3. Compliance and Default. Failure by Developer to timely comply with any performance requirement, duty, or covenant set forth in Article VIII shall be considered an Event of Default and shall relieve the BEDC of any Default and give the BEDC the right to terminate this

Agreement and collect the Recapture Amount, as determined by the Board of Directors of the BEDC.

ARTICLE VII TERMINATION

1. Termination. This Agreement shall terminate upon the earliest occurrence of any one or more of the following:
 - (a) The written agreement of the Parties;
 - (b) Completion of the obligations of the Parties; or
 - (c) Default by Developer, at the option of the BEDC.

ARTICLE VIII DEFAULT/RECAPTURE

1. Developer Events of Default.
 - (a) Failure of Developer to perform any term, covenant or agreement contained in Article V;
 - (b) The BEDC determines that any representation or warranty contained herein or in any financial statement, certificate, report or opinion submitted to BEDC in connection with or pursuant to the requirements of this Agreement was incorrect or misleading in any material respect when made;
 - (c) Any judgment is assessed against Developer or any attachment or other levy against the property of Developer with respect to a claim remains unpaid, unstayed on appeal, undischarged, not bonded or not dismissed for a period of thirty (30) days; or
 - (d) Developer makes an assignment for the benefit of creditors; admits in writing its inability to pay its debts generally as they become due; files a petition in bankruptcy; is adjudicated insolvent or bankrupt; petitions or applies to any tribunal for any receiver or any trustee of Developer or any substantial part of its property, commences any action relating to Developer under any reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction whether now or hereafter in effect; or if there is commenced against Developer any such action and such action remains undismissed or unanswered for a period of sixty (60) days from such filing, or Developer by any act indicates its consent to or approval of any trustee of Developer or any substantial part of its property; or suffers any such receivership or trustee to and such appointment remains unvacated for a period of sixty (60) days.
2. BEDC Events of Default.
 - (a) BEDC materially fails to fulfill an obligation set forth within Article IV.
3. Remedies for Default; Recapture.

- (a) Developer's sole remedy under this Agreement is specific performance for BEDC's default of its obligations under Section IV of this Agreement, and only in the event Developer is not in Default of this Agreement.
- (b) In the event of Default by the Developer under subsections 1 (b), (c), or (d) under this Article prior to the Commencement of Construction, the BEDC shall have the right to terminate this Agreement and ownership of the Property shall revert to the BEDC. Upon reacquiring ownership of the Property, the BEDC shall return to Developer the Purchase Price paid for the Property less Closing Costs and \$3,500 in reasonable attorney's fees associated with the closing and the negotiation of this Agreement. Developer shall be obligated to perform any act required to assist in transferring ownership of the Property to the BEDC.
- (c) In the event Developer does not Commence Construction on Phase 1 Structures within eighteen months (18) of the Effective Date of this Second Amended and Restated Economic Development Performance Agreement, or longer if agreed to by the Parties, the BEDC shall have the right to terminate this Agreement, and ownership of the Property shall revert to the BEDC. Upon reacquiring ownership of the Property, the BEDC shall return to Developer the Purchase Price paid for the Property less Closing Costs and \$3,500 in reasonable attorney's fees associated with the closing and the negotiation of this Agreement. Developer shall be obligated to perform any act required to assist in transferring ownership of the Property to the BEDC.
- (d) In the event of Default after Commencement of Construction by the Developer under subsection 1 (a) of this Article (i.e., failure to perform under Article V), the BEDC may terminate this Agreement and shall have no obligation to pay the Incentive Payment.

4. Limitation on Use of Funds & Property in the Event of Default.

Under no circumstances will the funds received under this Agreement be used, either directly or indirectly, to pay costs or attorney fees incurred in any adversarial proceeding regarding this Agreement against the City of Bastrop or the BEDC.

**ARTICLE IX
MISCELLANEOUS**

1. Binding Agreement. The terms and conditions of this Agreement shall be binding on and inure to the benefit of the Parties, and their respective successors and assigns. The undersigned CEO or Board Chair of the BEDC shall be responsible for the administration of this Agreement and shall have the authority to execute any instruments, duly approved by the BEDC, on behalf of the Parties related thereto.
2. Mutual Assistance. The Parties will do all things reasonably necessary or appropriate to carry out the terms and provisions of this Agreement and to aid and assist each other in carrying out such terms and provisions.

3. Representations and Warranties. The BEDC represents and warrants to Developer that this Agreement is within its authority, and that it is duly authorized and empowered to enter into this Agreement, unless otherwise ordered by a court of competent jurisdiction. Developer represents and warrants to the BEDC that it has the requisite authority to enter into this Agreement.
4. Assignment. Developer shall have the right to assign all of its rights, duties, and obligations under this Agreement to a duly qualified third party with the prior written approval of the BEDC, which approval will not be unreasonably withheld or delayed. Any assignment provided for herein shall not serve to enlarge or diminish the obligations and requirements of this Agreement, nor shall they relieve Developer of any liability to the BEDC, unless agreed to in writing by the BEDC, which agreement will not be unreasonably withheld, including any required indemnity in the event that any Assignee hereof shall at any time be in Default of the terms of this Agreement. The BEDC may demand and receive adequate assurance of performance including the deposit or provision of financial security by any proposed Assignee prior to its approval of an assignment.
5. Independent Contractors.
 - (a) It is expressly understood and agreed by all Parties hereto that in performing their services hereunder, Developer at no time will be acting as an agent of the BEDC and that all consultants or contractors engaged by Developer will be independent contractors of Developer; and nothing contained in this Agreement is intended by the Parties to create a partnership or joint venture between the Parties and any implication to the contrary is hereby expressly disavowed. The Parties hereto understand and agree that the BEDC will not be liable for any claims that may be asserted by any third party occurring in connection with services performed by Developer under this Agreement, unless any such claims are due to the fault or Default of the BEDC.
 - (b) By entering into this Agreement, except as specifically set forth herein, the Parties do not waive, and shall not be deemed to have waived, any rights, immunities, or defenses either may have, including the defense of parties, and nothing contained herein shall ever be construed as a waiver of sovereign or official immunity by the BEDC with such rights being expressly reserved to the fullest extent authorized by law and to the same extent which existed prior to the execution hereof.
 - (c) No employee of the BEDC, or any board member, or agent of the BEDC, shall be personally responsible for any liability arising under or growing out of this Agreement.
6. Notice. Any notice required or permitted to be delivered hereunder shall be deemed delivered by actual delivery, or on the third business day after depositing the same in the hands of a reputable overnight courier (such as United States Postal Service, FedEx or UPS) and addressed to the Party at the address set forth below:

If intended for BEDC: Bastrop Economic Development Corporation
 Attention: Executive Director
 301 Highway 71 W, Suite 214
 Bastrop TX 78602
 jean@bastropedc.org

With a copy to: Denton, Navarro, Rocha, Bernal, & Zech PC
 Attention: Charles E. Zech
 2500 W. William Cannon Drive, Suite 609
 Austin, TX 78745
 cezech@rampagelaw.com

If to the Developer: Moca Ventures Nebraska, LLC
 Attention: John Baasch
 114 N. Custer Avenue
 Grand Island, Nebraska 68803
 (308) 390-0351
 john@johnbaaschauger.com

Any Party may designate a different address at any time upon written notice to the other Parties.

7. Governmental Records. All invoices, records and other documents required for submission to the City pursuant to the terms of this Agreement are Governmental Records for the purposes of Texas Penal Code Section 37.10.
 - (a) Governing Law. The Agreement shall be governed by the laws of the State of Texas, and the venue for any action concerning this Agreement (subject to the dispute resolution mechanisms of Article VIII above) shall be in the Courts of Bastrop County. The Parties agree to submit to the personal and subject matter jurisdiction of said court.
 - (b) Amendment. This Agreement may be amended by mutual written agreement of the Parties, as approved by the Board of Directors of the BEDC and paid for by the Developer.
8. Legal Construction. In the event any one or more of the provisions contained in this Agreement shall, for any reason, be held invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect other provisions of this Agreement, and it is the intention of the Parties to this Agreement that, in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid, or unenforceable.

Each of the Parties has been represented by counsel of their choosing in the negotiation and preparation of this Agreement. Regardless of which Party prepared the initial draft of this Agreement, this Agreement shall, in the event of any dispute, whatever its meaning or

application, be interpreted fairly and reasonably and neither more strongly for or against any Party.

9. Entire Agreement. This Agreement, together with the Commercial Contract-Unimproved Property, as amended contemporaneously with this Agreement, and the Temporary Public Access Easement Agreement constitute the entire agreement between the Parties with respect to the subject matter covered in this Agreement. There is no other collateral oral or written agreement between the Parties that, in any manner, relates to the subject matter of this Agreement, except as provided for in any Exhibits attached hereto or duly approved amendments to this Agreement, as approved by the Board of Directors of the BEDC.
10. Paragraph Headings. The paragraph headings contained in this Agreement are for convenience only and will in no way enlarge or limit the scope or meaning of the various and several paragraphs.
11. Counterparts. This Agreement may be executed in counterparts. Each of the counterparts shall be deemed an original instrument, but all of the counterparts shall constitute one and the same instrument.
12. Exhibits. Any Exhibits attached hereto are incorporated by reference for all purposes.
13. Survival of Covenants. Any of the representations, warranties, covenants, and obligations of the Parties, as well as any rights and benefits of the Parties, pertaining to a period of time following the termination of this Agreement shall survive termination.
14. Indemnification.

DEVELOPER AGREES TO DEFEND, INDEMNIFY AND HOLD THE BEDC AND THE CITY OF BASTROP (“CITY”), AND THEIR RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, HARMLESS FROM AND AGAINST ANY AND ALL REASONABLE LIABILITIES, DAMAGES, CLAIMS, LAWSUITS, JUDGMENTS, ATTORNEY FEES, COSTS, EXPENSES AND ANY CAUSE OF ACTION THAT DIRECTLY RELATES TO ANY OF THE FOLLOWING: ANY CLAIMS OR DEMANDS BY THE STATE OF TEXAS THAT THE BEDC HAS BEEN ERRONEOUSLY OR OVER-PAID SALES AND USE TAX FOR ANY PERIOD DURING THE TERM OF THIS AGREEMENT, OR AS A RESULT OF ANY ACT OR OMISSION OR BREACH OR NON-PERFORMANCE BY DEVELOPER UNDER THIS AGREEMENT EXCEPT THAT THE INDEMNITY PROVIDED HEREIN SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE ACTION OR OMISSIONS OF THE BEDC OR CITY. THE PROVISIONS OF THIS SECTION ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY, IT BEING THE INTENTION OF THE PARTIES THAT DEVELOPER SHALL BE RESPONSIBLE FOR THE REPAYMENT OF ANY FUNDS PAID AND PROPERTY GRANTED TO DEVELOPER HEREIN THAT INCLUDES CITY SALES TAX RECEIPTS THAT THE STATE OF

TEXAS HAS DETERMINED WAS ERRONEOUSLY PAID, DISTRIBUTED OR ALLOCATED TO THE BEDC.

15. Additional Instruments. The Parties agree and covenant to cooperate, negotiate in good faith, and to execute such other and further instruments and documents as may be reasonably required to fulfill the public purposes provided for and included within this Agreement.
16. Force Majeure. Whenever a period of time is herein prescribed for action to be taken by the Developer, the Developer shall not be liable or responsible for, and there shall be excluded from the computation of any such period of time, any delays due to causes of any kind whatsoever which are caused by Force Majeure.

[SIGNATURE PAGES FOLLOW]

Executed on this _____ day of _____, _____.

MOCA VENTURES NEBRASKA, LLC

By: _____

Name: _____

Title: President

STATE OF _____ }

COUNTY OF _____ }

This document was acknowledged before me on this _____ day of _____, _____, by _____ for Moca Ventures Nebraska, LLC, a Texas limited liability company, on behalf of said company.

Notary Public, State of _____

Notary's typed or printed name

My commission expires

Executed on this _____ day of _____, _____.

**BASTROP ECONOMIC
DEVELOPMENT CORPORATION**

By: _____

Name: Genora Young

Title: Interim Executive Director

STATE OF TEXAS }
COUNTY OF BASTROP }

This document was acknowledged before me on this _____ day of _____,
_____, by _____ for the Bastrop Economic Development Corporation,
a Texas non-profit industrial development corporation, on behalf of said agency.

Notary Public, State of Texas

Notary's typed or printed name

My commission expires

APPROVED AS TO FORM:

By: _____
Charlie Zech, BEDC Counsel
DNRB&Z P.C.

Exhibit A

Purchase and Sale Agreement (Commercial Contract-Unimproved Property) with Amendments
and Rider

[SEE ATTACHED]

EXHIBIT B

Temporary Public Access Easement Agreement

[SEE ATTACHED]

EXHIBIT C

Moca Building Site Plan/BEDC Roads

[SEE ATTACHED]

February 15, 2024

Bastrop Economic Development Corporation
Attention: Executive Director
301 Highway 71 W, Suite 214
Bastrop TX 78602

Attn: Executive Director

Re: MVNL Lease Intent with Moca Financial Inc

Ladies and Gentlemen:

I am providing this letter at the request of Moca Ventures Nebraska, LLC (“Landlord”) with an address of 114 N. Custer Ave, Grand Island, NE 68803. Landlord has entered into a lease with Moca Financial Inc (“Tenant”) with an address of 702 Main Street, Suite 102, Bastrop, TX 78602, for the development of 27.954 acres of land located in the Bastrop Industrial Park, which is to include build-to-suit improvements to be designed and constructed by Landlord for use by Moca Financial Inc.

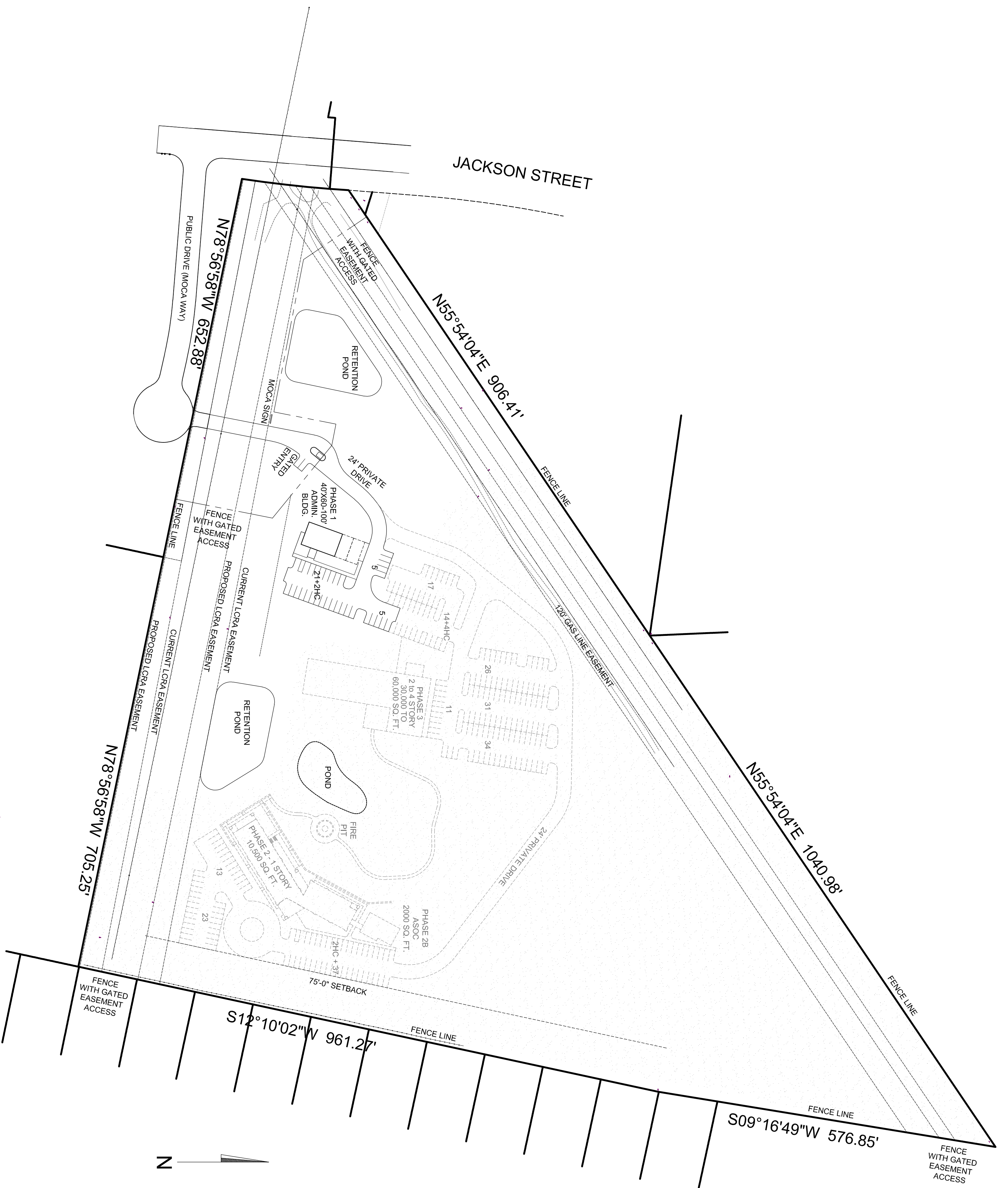
The lease commences upon completion of construction of Phase I of the improvements and receipt of a Certificate of Occupancy from the City of Bastrop. The improvements for Phase I of the development have been revised, as reflected in a revised Development Plan to be submitted to the BEDC. The lease remains in effect, and Tenant intends on being the first occupant of the development.

Warm regards,



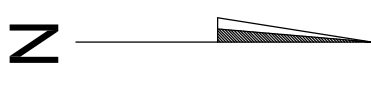
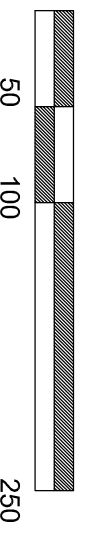
Shawn Sinner
President
MOCA Financial Inc

Cc: Mr. John Baasch
Moca Ventures Nebraska, LLC
114 N. Custer Ave
Grand Island, NE 68803



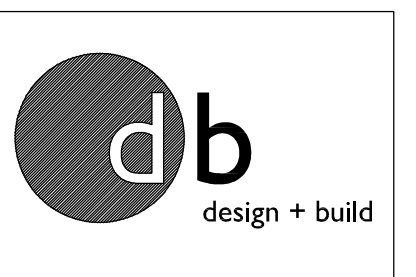
SITE PLAN

SCALE :



MOCA WORLD HEADQUARTERS
BASTROP, TX

NOT FOR
CONSTRUCTION



(512) 269-7439

REVISION
DATE
3-11-24

A-1.0
1 OF 1

Presentation to the Bastrop Economic Development Corporation

By

MOCA VENTURES NEBRASKA

Proposed Build-to-Suit Office Development on 27.954 Acres
in the Bastrop Industrial Park
Bastrop, Texas

Owner: Moca Ventures Nebraska, LLC

Tenant: Moca Financial Inc

March 18th 2024

© 2024 Moca Ventures Nebraska



- Introduction and Status

- History of Prior BEDC Actions
 - Original Performance Agreement dated September 17, 2021
 - First Amended Economic Development Performance dated February 7, 2022
 - Long-term Lease signed with Moca Financial Inc
 - Commencement of Construction Deadline within one year of the Effective Date of the Performance Agreement
 - Extended several times until August 7, 2024
 - December 14, 2021, City authorization to fund Jackson St. and Financial Way Extensions.



- Introduction and Status (cont)
- Substantial progress has not been enough to obtain a building permit to commence construction based on the original site plan.
- On February 16 2024, submitted an informal Revised Site Plan draft and proposed amendments to the Performance Agreement to the BEDC.
- February 26 2024, BEDC denied Moca Ventures proposal to amend the Performance Agreement.
- Changes in the business plan of its tenant Moca Financial in 2023
- Moca Financial's customer mix has also unexpectedly changed the scope of site development.



• New Initiatives and Proposals

- Moca Ventures engineer and architect believe it is nearly impossible for Moca Ventures to obtain all City approvals (including a building permit) and Commence Construction (based upon the last Revised Site Plan submitted to the BEDC) by the deadline presently set forth in the Performance Agreement.
- New Proposed site plan is being presented today in attempt to meet commencing construction by the Aug 7th deadline.
- Proposed alternative solutions are being pursued in tandem.



• New Initiatives and Proposals

- First, Moca Ventures is willing and able to pay its \$500,000 contribution to the construction of Financial Way from which Moca Ventures intends to have permanent road access into the Site. In addition to the original \$900,000 purchase price, Moca Venture's \$500,000 contribution for the road will result in Moca Ventures paying a cumulative \$1,400,000, which is more than the present estimated fair market value of the Site.
- Moca Ventures' concern, however, is that it will pay the contribution and, despite its future development work and its efforts to get the required building permit from the City, it does not get the required building permit to commence construction by August 7, 2024.
- Therefore, Moca Ventures is willing to terminate the BEDC obligations to pay any incentive payments under the Performance Agreement **provided** the BEDC will no longer have a right of reversion of the purchased Site to the BEDC. In effect, a termination of the Performance Agreement will be effective upon Moca Ventures payment of its \$500,000 contribution to the construction of Financial Way and the execution of a settlement agreement.



• New Initiatives and Proposals

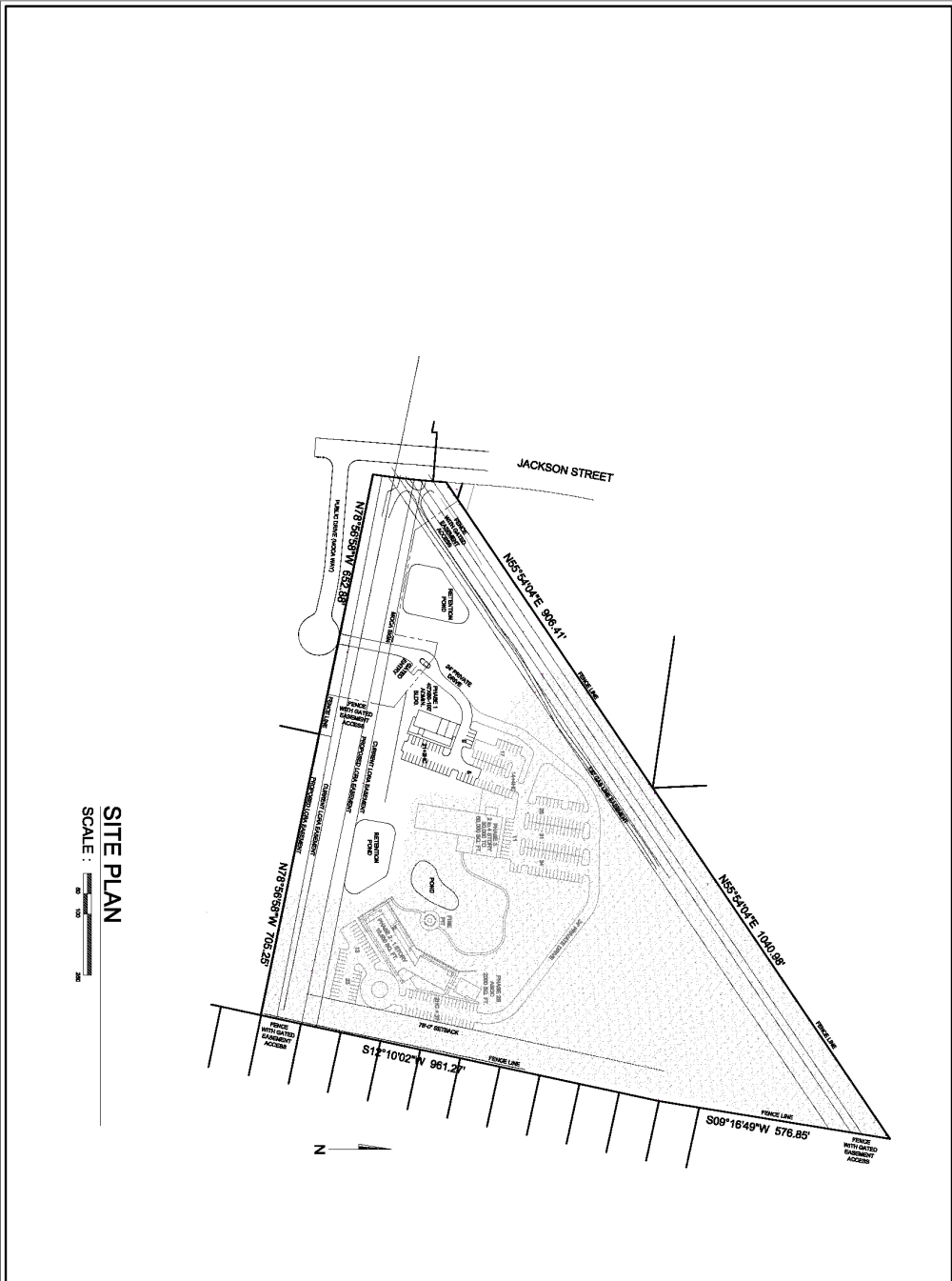
- **In the meantime, Moca Ventures intends to proceed as follows in order to make every effort to meeting the present deadline for Commence of Construction:**
- The proposed structures to be built will be divided into three phases.
- In Phase I, Moca Ventures will build a new 4,000 square foot building need the entrance to the site on the proposed interior road from Financial Way presently under construction. The construction will included an associated parking lot. The present Phase 1 would become Phase II, and the present Phase II would become Phase III.
- The City Engineer has informally indicated that Moca Ventures can submit a new revised site plan showing the proposed 4000 sq. ft. building and associated parking near the site entrance.
- This would reduce the time for review and issues to be addressed and approved by the City.



- **New Initiatives and Proposals**

- Moca Ventures would submit the newly revised site plans, drainage plans, and Phase I building structure plans for concurrent site plan and building plan review to expedite the obtaining of any required approvals.
- Even with the changes provided by this summary, it will still be challenging to obtain all the required approvals by the present August 7 deadline for Commencement of Construction in the Performance Agreement.

• Questions?





STAFF REPORT

MEETING DATE: March 18, 2024

TITLE:
Presentation and possible action on amending the FY24 budget.

AGENDA ITEM SUBMITTED BY:
Sylvia Carrillo-Trevino, ICMA-CM, CPM, City Manager

BACKGROUND/HISTORY:
The BEDC budget was reduced mid-year of FY 2024. As a result, the board must review current funding obligations, future obligations, and current requests for funding. At the prior board workshop, the board directed staff to review the expenses and trim where necessary. Staff met with board member Frank Urbanek and discussed the facets of the budget. A revised budget is attached here. A summary is presented below.

FY 24 As Restated	
BEGINNING FUND BALANCE	10,851,872.98
REVENUES:	
Sales Tax	
Quarter 1	2,064,937.00
Quarters 2-4	1,000,000.00
Cell Tower Lease	18,050.00
Interest Income	250,000.00
Grant Receipts	<u>20,000.00</u>
TOTAL REVENUES	3,352,987.00

EXPENSES:

Debt Service	274,227.00
--------------	------------

Committed Funds:

Downtown Lighting	141,500.00
Agnes Street Grant Match	123,000.00
Blakey Lane	1,000,000.00
Intersection Improvements	207,500.00
Water Rights	60,000.00
TOTAL COMMITTED FUNDS	1,532,000.00

Restricted Funds:

Acutronic	1,089,000.00
Fiesta	233,934.62
AEI Technologies	9,400.00
MOCA Ventures	400,000.00
TA Bastrop	300,000.00
TOTAL RESTRICTED FUNDS	2,032,334.62

Capital Outlay

Doucet Contract	700,000.00
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Other Contracts/Agreements

FiberLight	82,560.00
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City Agreements

Main Street	50,000.00
Admin Support	25,000.00
Shared Services	10,000.00
Total City Agreements	85,000.00

Operations – Operating Expenses	202,800.00
Operations – Personnel and Overhead	343,100.00
TOTAL EXPENSES	5,252,021.62
ENDING FUND BALANCE	8,952,838.36

The revised proposed budget includes \$75K for Business Retention and Expansion Efforts, as well as \$50K for Education and Workforce Development. Further details are provided in the backup sheets.

FISCAL IMPACT:

Reduction in expenses

RECOMMENDATION:

Approve the budget as presented

ATTACHMENTS:

- 1. Budget details

FY 24 As Restated

BEGINNING FUND BALANCE	10,851,872.98
-------------------------------	----------------------

REVENUES:

Sales Tax	
Quarter 1	2,064,937.00
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Operations - Personnel & Overhead	343,100.00

TOTAL EXPENSES	5,252,021.62
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ENDING FUND BALANCE	8,952,838.36
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INCOME STATEMENT

Reduced FY24 Stmt

REVENUES:

Sales Tax		
Quarter 1	2,064,937.00	
Quarters 2-4	1,000,000.00	
Cell Tower Lease	18,050.00	
Interest Income	250,000.00	
Grant Receipts	20,000.00	
	<u> </u>	
TOTAL REVENUES		3,352,987.00

EXPENSES:**OPERATING EXPENSES**

Marketing Travel	1,800.00	
Business Development	2,500.00	
Training Travel	5,000.00	
Auto Allowance - Staff	-	
Dues, Subscriptions, & Publications	10,000.00	
Bonds for BEDC Officers	1,000.00	
Local/Misc Adv & Sponsorships	5,000.00	
National/Reg Adv & Marketing	5,000.00	
Digital Adv & Marketing	5,000.00	
Special Advertising & Marketing	2,500.00	
Special Education & Workforce Development	50,000.00	
Special Retail Recruiting	15,000.00	
Special Project Bus Retention & Expansion	75,000.00	
Opportunity Austin	-	
Closing Costs	25,000.00	
TOTAL OPERATING EXPENSES		202,800.00

PERSONNEL & OVERHEAD

Office Lease	-	
Utilities (combined)	10,000.00	
Personnel	275,600.00	
Bonds for Staff/Officers	500.00	
Audit	4,500.00	
Property Insurance	2,500.00	
Legal Fees (est.)	50,000.00	
TOTAL PERSONNEL & OVERHEAD		343,100.00

ANNUAL SERVICE AGREEMENTS

Main Street	50,000.00	
Admin Support	25,000.00	
Shared Services	10,000.00	
TOTAL ANNUAL SERVICE AGREEMENTS		85,000.00

CAPITAL OUTLAY - Doucet Contract	700,000.00
OTHER CONTRACTS/AGREEMENTS - FiberLight	82,560.00
DEBT SERVICE	274,227.00

TOTAL EXPENSES	1,687,687.00
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NET INCOME/LOSS	1,665,300.00
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STAFF REPORT

MEETING DATE: March 18, 2023

TITLE:

Discussion and possible action on a job description for a professional level position titles Business Attraction, Retention, and Expansion Manager within the EDC.

AGENDA ITEM SUBMITTED BY:

Sylvia Carrillo-Trevino, ICMA-CM, CPM, Interim Executive Director of the Bastrop Economic Development Corporation and City Manager

BACKGROUND/HISTORY:

The reduction of sales tax revenue has prompted the board to re-review the level of personnel provided in the BEDC budget. The board determined that business retention and expansion is a primary goal and function of the BEDC and work towards hiring a professional who can fill that role is needed.

A new position entitled a Business, Retention, and Expansion Manager is proposed to be added in the FY 24 budget. The job description is attached here and is modeled after a similar position in Port Arthur, Texas.

FISCAL IMPACT:

To be determined

RECOMMENDATION:

Approve the job description and direct staff to recruit and hire for the position.

ATTACHMENTS:

1. Job Description

JOB DESCRIPTION

The **Business Attraction, Retention, and Expansion (BARE) Manager** works under the direction of the Operations Manager and performs complex administrative and managerial functions including planning, organizing, and directing the business attraction, retention, and expansion programs with the primary goal of creating new jobs, enhancing economic growth, and extend Bastrop's reach through expert discovery and exploration of new and untapped business opportunities and relationships. Initiates contact and develops relationships with landowners and key decision makers in targeted industry companies to generate new business development leads, site selection firms, prospect visitations, and successful location decisions. Possesses knowledge of economic development contract management/administration. Works with Operations Manager and the board to develop short- and long-term planning, programs, and budgets. Emphasis is on working in a collaborative setting; dealing with the issues associated with rapid growth and seeking out creative solutions to development related issues.

JOB REQUIREMENTS

PRIMARY DUTIES AND RESPONSIBILITIES:

The following list of duties is not intended to serve as a comprehensive list of all duties performed by all employees in this classification, only a representative summary of the primary duties and responsibilities. Incumbent may not be required to perform all duties listed and may be required to perform additional, position-specific duties

- Assists the City Manager and Operations Manager with implementing initiatives designed to recruit, retain, expand, and help germinate new businesses and employment to Bastrop and achieve the board's vision.
- Oversees business attraction, retention, and expansion programs including developing and implementing programs to support existing businesses to ensure their long-term success in Bastrop
- . Also supports the City of Bastrop's development activities.
- Develops and maintains a database of existing Bastrop businesses.
- Designs, coordinates, implements, and oversees a proactive business retention and expansion program activities and events; visits and communicates with businesses owners or businesses' senior management to retain Bastrop businesses or services and quickly devise solutions to problems.
- Develops a "toolkit" to help Bastrop businesses stay and thrive in Bastrop.
- Develop relationships with community organizations, stakeholders and synergistically match Bastrop businesses with resources.
- Plans and executes events such as employer appreciation events, business and industry roundtables, and others.

- Maintains community business and demographic information, including site and building availability, wages, taxes, labor market, transportation, educational attainment, area utility rates, and demographics.
- Works to form strong relationships between the business functions including sourcing leads, drafting proposals, assisting in negotiating development agreements.
- Cultivates and actively maintains meaningful professional relationships with economic development stakeholders and allies, site consultants, commercial real estate brokers, and landowners, as well as established and prospective businesses, through various forms of regular contact and communication.
- Facilitates presentations and client site visits.
- Facilitate and manage all aspects of a site location project, from initial contact, research, proposal, presentations, prospect visit, negotiation, location decision and announcement.
- Manages all incentive contracts as to compliance and acts as a liaison for the incentive recipient throughout the term of the contract.
- Maintains a BARE Program Dashboard that includes companies/site selectors contacted, number of active projects, and number of proposals submitted.
- Coordinates, oversees, and prepares financial and economic analyses of projects and potential financial incentives including conducting research, and determining potential fiscal/economic impacts.
- Works with and manages interactions with local, state, and federal economic development partners to prioritize and encourage development and infrastructure expansions that align with BEDC strategic goals as well as promote the advantages of Bastrop as a top venue for commerce.
- Researches and identifies new business opportunities - including new markets, growth areas, trends, customers, partnerships, products, and services - or new ways of reaching existing markets.
- Using lead forensics and data analytics, research and seek out potential businesses that align with the BEDC goals, assets, and strategies.
- Identifies and manages new lead generation activities and strategies, including creating and implementing a strategy to identify and build relationships with key supply chains of BEDC identified target industries.
- Identifies project risks, develops risk mitigation and contingency plans, and implements action plans to reduce or eliminate project risks.
- Interfaces with internal and external stakeholders to define project requirements and constraints.
- Tracks and reports progress of each project against goals, objectives, approved budgets, and approved timelines.
- Maintains records and develops reports concerning new or ongoing programs and programs effectiveness.

- Participates in industry and relevant professional organizations; stays abreast of new trends and innovations in the field of economic development.
- Assists in developing the annual budget for the BARE Program; manages the program's annual budget to meet strategic goals and objectives.
- Represents and promotes BEDC's interest on all assigned projects.
- Develops and maintains a calendar of events for business development, attraction, and expansion purposes and coordinates activities and events for retention purposes.
- Maintains exceptional familiarity with the community's marketable assets, business leadership, brokerage community, talent partners, etc.
- Recognizes emerging needs and interests of key stakeholders, including internal, economic development, commercial and residential real estate brokers, and prospective businesses.
- Partners with the Governor's Office of Economic Development, Tourism, and Small Business Assistance to bring prospective companies to Bastrop.
- Collaborates with the Operations Manager in the attraction of new businesses and industries including developing responses to Requests for Information (RFI's) and Requests for Proposals (RFP's).
- Collaborates Workforce Partners to identify and implement programs to meet the employment needs of Bastrop's major industry clusters and small business.
- Communicates courteously and effectively with team members, city officials, the business community, contractors, developers, site selectors, and the public in person, in writing, and by telephone - sometimes in stressful situations.
- Effectively represents the BEDC in professional organizations, governmental agencies, and outside activities as needed.
- Travels as required; and
- Performs other duties as required.

NECESSARY KNOWLEDGE, SKILLS, AND ABILITIES:

- Demonstrated knowledge of principles, practices, procedures, and strategies of economic development, community development, planning and zoning, economic trends, and related economic development principles and practices.
- Demonstrated knowledge of economic development principles, research, database management, and strategic planning.
- Demonstrated knowledge of economic development incentives, particularly the ability to analyze both financial and non-financial impact to the community.
- Demonstrated knowledge of commercial/industrial real estate development.
- Demonstrated knowledge of Customer Relationship Management (CRM) applications.
- Demonstrated ability to establish immediate credibility with stakeholders, build consensus and achieve goals through influence.
- Proven track record of successful business development accomplishments.

- Proven track record of successful ability to manage large and complex projects.
- Visionary mentality with ability to focus on overall concept and longevity of results of related projects.
- Strategic thinker with the ability to assemble customized business recruitment approaches.
- Highly skilled at business operations and sales.
- Successful track record in business-to-business sales and negotiations.
- Ability to build and maintain relationships.
- Excellent listening, negotiation, presentation, verbal, written, and electronic communication skills.
- Strong decision-making skills.
- Working experience with sales techniques.
- Proficiency with data collection, tabulation, and analysis, benefit cost return-on-investment analysis, forecasting, and budgeting.
- Proven ability to plan and manage resources.
- Ability to read complex read, analyze, and interpret industry journals, legal documents, financial reports, development agreements and contracts, development-related documents, master plans, and budget documents.
- Ability to always demonstrate confidentiality at all times; required to work with and safeguard confidential information. Confidentiality is regularly entrusted and would result in the loss of the client's trust and business as well as the trust of internal and external stakeholders if not handled properly.
- Ability to communicate clearly, orally, in writing, and uses emotional intelligence to work through challenges and issues.
- Ability to be self-sufficient, independent, and resourceful.
- Must be able to demonstrate effective public speaking skills.
- Must possess communication skills to deal and negotiate with members of all backgrounds and personalities.
- Must exhibit an entrepreneurial spirit and be results and solutions oriented.
- Ability to use creative thinking and seek innovative solutions to address complex situations.
- Must have above-average computer skills including all Microsoft Office applications.
- Must be able to effectively read, write and communicate in English, fluency in additional languages a plus.
- Must be able to use applied knowledge to formulate positive solutions to problem situations.
- Ability to travel; and
- Must be adaptable to changing priorities with short notice.
- Through knowledge of the real estate industry in Bastrop.
- Maintains established relationships with property owners in the County.

MINIMUM QUALIFICATIONS & POSITION REQUIREMENTS:

Education: Bachelor's degree in urban or Regional Development, Geography, Finance, Economics, Real Estate, Business/Public Administration, Marketing, or a closely related field; a master's degree in any of these fields is a plus.

Experience: A minimum of 10 years of experience and proven success in economic development, business development, corporate relocation assistance and expansion, re-development, community development, business assistance, real estate development, public/private finance, or a closely related field OR an equivalent combination of education and experience. Graduate of the University of Oklahoma's Economic Development Institute a plus; CECD certification a plus.

Must have a valid Texas driver's license, pass a motor vehicle check, and pass a background check. Must have a valid passport.

Work conditions: Standard office environment. Regular site visits in the field.

Activities occur inside and outside. The work environment characteristics described here are representative of those an employee encounters while performing the essential functions of this job. Reasonable accommodations may be made to enable individuals with disabilities to perform the essential functions. Activities occur inside and outside.

COMPENSATION:

Salary will be competitive and commensurate with experience and qualifications plus benefits.

REFERENCES AND BACKGROUND CHECK:

Finalists for the position will undergo extensive background and reference checks that may include:

- Credit check • Criminal records • Driving records • Drug testing • Education completion • Personality profile assessments • Professional references • Social media background

Finalists will be asked to sign an authorization to release information for the purpose of the background investigation. Should an offer be extended prior to the completion of these checks, the offer will be made contingent on the successful completion of the reference and background checks.

Finalists will be asked to provide a list of references that should include, but not be limited to, a supervisor, a peer, a development client, and a subordinate, as applicable and feasible.