



**REGULAR MEETING OF THE
CITY OF BUDA 4B CORPORATION
(Buda Economic Development Corporation)
Monday, August 8, 2022 at 6:00 PM
Buda Municipal Complex – Council Chambers
405 East Loop Street, Bldg. 100, Buda, TX 78610**

ALL AGENDA ITEMS ARE SUBJECT TO ACTION BY THE BOARD

Agenda

1.0 CALL TO ORDER

2.0 ROLL CALL

2.1 Board Members

President Jennifer Storm
Vice President/Treasurer Amy Martin
Secretary Betsy Urban
Board Director Joshua Edmond
Board Director Monica Davidson
Board Director Evan Ture
Board Director Tim Otto

2.2 Buda EDC Staff/Attorneys

EDC Interim Executive Director Vicky Rudy
EDC Economic Development Specialist Shannon Mumley
BEDC Attorney Josh Brockman Weber

3.0 PUBLIC COMMENTS / PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment or offer Public Testimony must complete a sign-in form and turn it into the Executive Director before the period provided for Public Comment and Public Testimony is called for consideration by the presiding officer.

4.0 PUBLIC HEARING- PROJECTS

In accordance with Texas Local Government Code Section 505.158 and 505.159, the City of Buda 4B Corporation (Buda EDC) provides this notice of public hearing for one or more projects being considered by the EDC that the board finds promote new or expanded business development within Buda. The

projects consist of funding certain economic development incentives to businesses in exchange for the business meeting certain performance obligations as outlined in a performance agreement. If approved, the Buda EDC proposes to fund financial incentives in the form of capital investment reimbursement for Project Nighthawk in an amount not to exceed \$60,000.00 (Sixty Thousand Dollars and no/100s).

If approved, the Buda EDC also proposes to fund financial incentives in the form of sales tax reimbursements for Project Protein in an amount not to exceed \$51,000.00 (Fifty-One Thousand Dollars and no/100s).

If approved, the Buda EDC also proposes to provide financial incentives to Bigs Meat Market – Bigs Sausage LLC in the form of a small business grant not to exceed \$10,000.00 (Ten Thousand Dollars and no/100ths).

5.0 CONSENT AGENDA

All matters listed under this item are considered to be routine by the Buda Economic Development Corporation and will be enacted by one motion. There will not be separate discussion of these items. If discussion is desired by any Board Member on any item, that item will be removed from the consent agenda and will be considered separately.

5.1 Approval of the July 11, 2022, regular Board meeting minutes

5.2 Approval of the June 2022 Financials

6.0 GENERAL AGENDA ITEMS

6.1 Presentation and discussion of City of Buda’s Broadband Initiative – CobbFendley

6.2 Presentation of Costello GIS Mapping Project

6.3 Budget Amendment – Discussion and possible action regarding a proposed budget amendment to move \$10,000 from 63001-1 Conferences to 62001-4 Accounting (\$6,000) and 62001-5 Board Costs (\$4,000)

6.4 Greater San Marcos Partnership (GSMP) – Discussion and possible action to name a Buda EDC representative to the GSMP Board

6.5 Target Industry Analysis

6.5.1 Discussion regarding research staff findings on Target Industry Analysis

6.5.2 Discussion and possible action to select and hire a professional services company to conduct the Target Industry Analysis and to authorize the board president to enter into an agreement for such services.

6.6 2022 Strategic Work Plan - Discussion and possible action regarding the Buda EDC 2022 Strategic Work Plan

6.7 Studies – Discussion and possible action regarding potential EDC funded studies for parking, retail market and office space market

6.8 Plein Air Art Festival - Discussion and possible action regarding BRE support for the Inspired Minds Art Center Plein Air Art Festival September 13-17, 2022, in the amount of \$2,000.

6.9 Incentives - Discussion and possible action regarding a new incentive program

6.10 EXECUTIVE SESSION

The Buda Economic Development Corporation Board of Directors will recess its open meeting and adjourn into executive session pursuant to the Texas Government Code, Chapter 551, to deliberate the following: **§ 551.071** – Consultation with Attorney – Legal advice regarding (1) Performance Agreement re: Project Protein; (2) Performance Agreement re: Project Night Hawk and (3) Performance Agreement with Bigs Meat Market – Bigs Sausage LLC . **§ 551.087** – Economic Development Negotiations – to deliberate the offer of a financial or other incentive to a business prospect for the following projects: (1) Project Night Hawk; (2) Project Protein.

RECONVENE INTO OPEN SESSION

The Buda Economic Development Corporation Board of Directors will reconvene into open session to discuss, consider, and/or take any action necessary related to any of the items noticed for discussion during executive session, including but not limited to, the following:

- 6.10.1** Discussion and possible action to approve funding of financial incentives related to Project Protein in the amount of \$51,000 and authorize execution of a performance agreement.
- 6.10.2** Discussion and possible action to approve funding of financial incentives related to Project Night Hawk in the amount of \$60,000 and authorize execution of a performance agreement.
- 6.10.3** Discussion and possible action to approve funding of a small business grant to Bigs Meat Market – Bigs Sausage LLC in the amount of \$10,000 and authorize execution of a performance agreement.

7.0 UPDATES

7.1 Buda EDC/Staff Report

- 7.1.1** Executive Director Search
- 7.1.2** Financial Analyst Search
- 7.1.3** Project/EDC Activities
- 7.1.4** Business Retention
- 7.1.5** Doubling Main Street Project
- 7.1.6** Buda Chamber Activities

7.2 Buda EDC Board Reports

- 7.2.1** Finance Committee (Martin, Otto, Storm)
- 7.2.2** Buda EDC Incentive Review Committee (Urban, Ture, Edmond)
- 7.2.3** Buda EDC Personnel Committee (Storm, Urban, Martin)
- 7.2.4** Events Committee (Martin, Otto, Edmond)
- 7.2.5** City/BEDC Incentive Task Force (Storm, Edmond)
- 7.2.6** Land Committee (Storm, Davidson, Urban)

7.3 Other Committee Reports

- 7.3.1** Mobile Food Truck Ad Hoc Committee (Davidson)
- 7.3.2** Small Business Task Force (Storm)
- 7.3.3** Buda Bond Oversight Committee (Urban)
- 7.3.4** Parks Ad Hoc Committee (Storm)
- 7.3.5** Greater San Marcos Partnership (Storm)
- 7.3.6** Buda Chamber of Commerce (Otto)

7.4 City Activities - Capital Improvement Projects, Road Projects, Finance, Grants, Tourism, Events, Parks & Recreation, Legislative, Library, Development Projects.

8.0 FUTURE AGENDA ITEMS

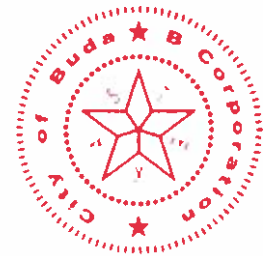
9.0 ADJOURNMENT

Attendance by Other Elected or Appointed Officials and Other Notice:

It is anticipated that members of other governmental bodies, and/or city boards, commissions and/or committees may attend the meeting in numbers that may constitute a quorum of the body, board, commission and/or committee. Notice is hereby given that the meeting, to the extent required by law, is also noticed as a possible meeting of the other body, board, commission and/or committee, whose members may be in attendance, if such numbers constitute a quorum. The members of the boards, commissions and/or committees may be permitted to participate in discussions on the same items listed on the agenda, which occur at the meeting, but no action will be taken by such in attendance unless such item and action is specifically provided for on an agenda for that body, board, commission, or committee subject to the Texas Open Meetings Act.

This agenda has been reviewed and approved by Buda Economic Development Corporation's legal counsel and the presence of any subject in any Executive Session portion of the agenda constitutes a written interpretation of Texas Government Code Chapter 551 by legal counsel and constitutes an opinion by the attorney that the items discussed therein may be legally discussed in the closed portion of the meeting considering available opinions of a court of record and opinions of the Texas Attorney General known to the attorney. This provision has been added to this agenda with the intent to meet all elements necessary to satisfy Texas Government Code Chapter 551.144(c) and the meeting is conducted by all participants in reliance on this opinion.

The Buda Economic Development Corporation reserves the right to adjourn into Executive Session at any time regarding any issue on this agenda for which it is legally permissible. The meeting venue is wheelchair accessible and accessible parking spaces are available. Requests for accommodations must be made 48 hours prior to the meeting. Please contact the Economic Development Specialist at 512.295.2022 for information or assistance. I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Governing Body of the Buda Economic Development Corporation was posted on the door of the Buda Economic Development Corporation and Buda City Hall, and on the Buda Economic Development Corporation's website which is readily accessible to the public at all times, by 5:00 p.m. on Friday, July 8, 2022.



A handwritten signature in blue ink, appearing to read 'Vicky Rudy', is written over a horizontal line.

Vicky Rudy, Interim Executive Director