

**NOTICE OF MEETING OF THE
CITY OF BUDA 4B CORPORATION
(Buda Economic Development Corporation)
Monday, February 8, 2021 at 6:00 PM**

VIA ZOOM VIDEOCONFERENCE LINK

<https://us02web.zoom.us/j/85911163797?pwd=dUdRdzJnMHZhcHMwKzBubHBRVnJHQQT09>

Meeting ID: 859 1116 3797

Passcode: 449795

(In order to attend the meeting, you may enter the URL link above in your web browser or you can download the ZOOM app on your personal device. If you are using your web browser, Google Chrome is recommended; however, for best results it is recommended that you download the ZOOM app. A ZOOM account is not required.)

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENTS / PUBLIC TESTIMONY

Members of the public who wish to participate in Public Comment or offer Public Testimony must utilize the "Chat" function in the Zoom meeting application to request they be recognized for Public Comment or Public Testimony when the period provided for Public Comment or Public Testimony is called for consideration by the presiding officer. Those individuals who identify themselves to make public comment or to give public testimony during the meeting will be placed on a list and called in that order during "Public Comments" or "Public Testimony."

D. PUBLIC HEARING

1. In accordance with Texas Local Government Code Section 505.158 and 505.160, the City of Buda 4B Corporation, a Texas non-profit 4B economic development corporation ("Buda EDC"), will receive public comments related to the following project considered by the EDC as follows: Park Improvement Projects

Pursuant to Texas Local Government Code Section 505.152, the Buda EDC proposes to fund certain park improvements projects in the City of Buda, not to exceed a total amount of \$100,000.00 (One Hundred Thousand Dollars and/no 100s), described as follows:

- i. Water irrigation improvements to the Buda Sportsplex in an amount not to exceed \$25,000.00;
- ii. Playground equipment improvements to Bradfield Park in an amount not to exceed \$75,000.00.

E. CONSENT AGENDA

1. Approval of the January 4, 2021 Regular Board meeting minutes. *[ANDERSON]*
2. Approval of the September 2020 monthly and preliminary year end Treasurer's Report. *[ANDERSON]*
3. Approval of the October 2020 monthly Treasurer's Report. *[ANDERSON]*
4. Approval of the November 2020 monthly Treasurer's Report. *[ANDERSON]*
5. Approval of the December 2020 monthly Treasurer's Report. *[ANDERSON]*
6. Approval of the 2021 Observed Holiday Schedule for the Buda EDC. *[ANDERSON]*

F. GENERAL AGENDA ITEMS

1. Deliberation and possible action regarding the funding of certain park improvements projects in the City of Buda not to exceed a total amount of \$100,000.00 including water irrigation improvements to the Buda Sportsplex in an amount not to exceed \$25,000.00 and playground equipment improvements to Bradfield Park in an amount not to exceed \$75,000.00; and authorizing the Board President to execute a funding agreement with the City of Buda related to the project, subject to approval of City Council. *[ANDERSON]*
2. Deliberation and possible action regarding increasing the Investor Benefits level membership for the Buda EDC with the Greater San Marcos Partnership. *[ANDERSON]*
3. Deliberation and possible action regarding the Mobile Food Vendor (MFV) Ad Hoc Committee recommendations regarding the ordinance changes related to Article 8.05 Mobile Food Vendors of the Code of Ordinances. *[ANDERSON]*
4. Deliberation and possible action regarding the hiring of a marketing firm to do a digital marketing campaign for shopping local. *[ANDERSON]*
5. Deliberation and possible action regarding the hiring of a professional services firm to complete or assist with the creation of an Incentive Guideline. *[ANDERSON]*
6. Deliberation and possible action regarding a 20-year anniversary logo for the Buda EDC. *[ANDERSON]*
7. Deliberation and possible action regarding the funding for professional services to obtain a current land use map using geographic information systems (GIS) technology to determine existing land use and build-out potential in the City of Buda. *[ANDERSON]*
8. Deliberation regarding new developments, projects, and economic development activity in Buda. *[ANDERSON]*

G. 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 – (1) legal advice concerning the proposed funding agreement with the City of Buda for park improvements; (2) legal advice concerning exemption and corporate status of the Buda EDC.

§ 551.072 – Deliberation regarding Real Property. Deliberation on the potential purchase, exchange, lease, or value of real property within the City of Buda or its extraterritorial jurisdiction by the BEDC for economic development purposes.

§ 551.074 – Deliberation on personnel matters including the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Office Manager; (2) BRE/Marketing; (3) Economic Development Specialist.

§ 551.087 – Economic Development Negotiations – to discuss or deliberate commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations for the following projects: (1) Project Herbal.

H. 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 the items noticed for discussion during executive session.

1. Deliberation and possible action to authorize the creation of an Office Manager position and the adoption of a job description for the position. *[ANDERSON]*
2. Deliberation and possible action to authorize the creation of a BRE/Marketing position and the adoption of a job description for the position. *[ANDERSON]*
3. Deliberation and possible action to authorize an amended Economic Development Specialist job description. *[ANDERSON]*
4. Deliberation and possible action regarding a potential FY2020-2021 Amendment #3 related to salary adjustments for newly established positions. *[ANDERSON]*

I. UPDATES

1. Buda EDC Staff Report – *ANDERSON/MAZURKIEWICZ*
 1. Project/EDC Activities
 2. BRE Activities
 3. Buda Chamber Activities
 4. Strategic Plan Implementation Matrix
 5. Community Survey Results and Implementation
 6. Updates:

- Target Industry Analysis
- Marketing RFP
- Accounting RFP

2. Buda EDC Board Report – *BOARD*

1. Mobile Food Truck Ad Hoc Committee (Davidson)
2. Finance Committee (Horne-Williams, Davidson, Storm)
3. Buda EDC Incentive Review Committee (Urban, Davidson, Storm)
4. Small Business Task Force (Storm)
5. Greater San Marcos Partnership Board (Storm)

3. City Activities

1. Capital Improvement Projects, Road Projects, Finance, Grants, Tourism, Events, Parks & Recreation, Legislative, Library, Development Projects.
 - **Joint City Council, P&Z, Buda EDC virtual meeting – February 23 at 5:30 pm**

J. FUTURE AGENDA ITEMS

K. ADJOURNMENT

Attendance by Other Elected or Appointed Officials:

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, February 5, 2021.

Traci Anderson

Traci Anderson, Executive Director

