



**REGULAR MEETING OF THE
CITY OF BUDA 4B CORPORATION
(Buda Economic Development Corporation)
Monday, September 12, 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

4.1 In accordance with Texas Local Government Code Section 505.158 and Section 505.159, the City of Buda 4B Corporation, a Texas non-profit 4B economic development corporation (“ Buda EDC”), provides this public hearing of a project(s) being considered by the EDC as follows:

The Buda EDC proposes to approve Project Downtown to promote new or expanded business development in Buda’s Downtown Business District. The project may include expenditures for land, buildings, equipment, facilities, improvements, targeted infrastructure, parking, architectural design, utility relocations, infrastructure design and construction, building design and construction, professional studies related to any of the above, and any other expenditures that the board finds are appropriate to accomplish the objectives of the project. The Buda EDC has budgeted expenditures for the project at Two Hundred Thousand Dollars and No/100ths (\$200,000.00), but this amount is subject to change as the project progresses.

4.2 Pursuant to Texas Local Government Code Section 505.158 and 505.159, and to promote new or expanded business development, the Buda EDC proposes to fund the following economic development incentives in the form of small business grants not to exceed \$10,000 (Ten Thousand Dollars and no/100ths):

Farmers Insurance	Building Improvement	\$ 5,155.00
Metaureus	Marketing	\$ 7,468.00
DLC Financial	Building Improvement	\$ 2,084.00
Ladybird Montessori School	Building Improvement	\$ 10,000.00
Bandit Tacos	Marketing	\$ 2,600.00
Hays Co. Outfitters	Building Improvement	\$ 5,600.00
Amici	Emergency- Extenuating Circumstance	\$ 3,000.00
Buda Bike Company	Work force Development	\$ 5,000.00
Salon One 12	Building Improvement	\$ 7,571.00
B&B Quilting	Marketing	\$ 5,888.00
Mud Bugs	Building Improvement	\$ 2,084.00
HaRo Investments, LLC	Building Improvement	\$ 10,000.00
Headway Health	Marketing	\$ 2,550.00
The Massage Studio	Marketing	\$ 5,000.00
Buda's Red Door	Marketing	\$ 1,000.00
108 N Main St LLC	Building Improvement	\$ 10,000.00

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 August 8, 2022 regular Board meeting minutes

5.2 Approval of the August 22, 2022, Special Called Board meeting minutes

5.3 Approval of the July 2022 Financials

5.4 Approval of one-time fee of \$1,500 for agenda software Granicus

6.0 GENERAL AGENDA ITEMS

6.1 Small Business Incentives – Discussion and possible action to approve the following economic development incentives in the form of small business grants not to exceed \$10,000 (Ten Thousand Dollars and no/100ths) each and authorize the Board president to authorize a performance agreement for each.

Farmers Insurance	Building Improvement	\$ 5,155.00
Metaureus	Marketing	\$ 7,468.00
DLC Financial	Building Improvement	\$ 2,084.00
Ladybird Montessori School	Building Improvement	\$ 10,000.00
Bandit Tacos	Marketing	\$ 2,600.00
Hays Co. Outfitters	Building Improvement	\$ 5,600.00
Amici	Emergency- Extenuating Circumstance	\$ 3,000.00
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The Massage Studio	Marketing	\$ 5,000.00
Buda's Red Door	Marketing	\$ 1,000.00
108 N Main St LLC	Building Improvement	\$ 10,000.00

6.2 Project Downtown

- 6.2.1 Discussion and possible action to approve Project Downtown and authorize expenditures for land, buildings, equipment, facilities, improvements, targeted infrastructure, parking, architectural design, utility relocations, infrastructure design and construction, building design and construction, professional studies related to any of the above, and any other expenditures that the board finds are appropriate to accomplish the objectives of the project.
 - 6.2.2 Report regarding the Pape Dawson and Rios Group Inc. Utility Location study.
 - 6.2.3 Discussion and possible action to approve issuing a Request for Information (RFI) for the preliminary design and improvements to the Buda Downtown Business District
- 6.3 Discussion and possible action to engage Josh Brockman-Weber, Attorney at Law, as counsel for the Buda Economic Development Corporation
- 6.4 Discussion and possible action regarding a proposed amendment to the contract with Proximate LLC providing interim executive director services
- 6.5 Discussion and possible action to approve a 2022/2023 Memorandum of Understanding for Administrative and Professional Services Between the City of Buda 4B Corporation and City of Buda, Texas
- 6.6 Discussion and possible action to authorize a services contract with City Hall Essentials to provide financial and operational support to transition Buda EDC financial services to the City and create an incentive monitoring and compliance system
- 6.7 Discussion and possible action to approve a revised policy for the Sale or Purchase of Land and/or Buildings for Economic Development Purposes
- 6.8 Discussion and possible action approving amendments to the Buda EDC Reserve Fund Policy
- 6.9 Report, discussion, and possible action regarding the mural design for the open space on the World War II Memorial and Mini Golf
- 6.10 Discussion and possible action to approve a Buda EDC Policy on Public Information Held on Private Devices
- 6.11 Update, discussion, and possible action authorizing amendment to Valentina's performance agreement to extend the project completion and opening deadlines

6.12 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: **§ 551.074** – Personnel Matters. The Board may deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee to wit: Employment of an Executive Director; Engagement of EDC Legal Counsel. **§ 551.071** – Consultation with Attorney – Legal advice regarding: Amendment to Valentina’s Performance Agreement; 2022/2023 Memorandum of Understanding for Administrative and Professional Services Between the City of Buda 4B Corporation and City of Buda; Proposed amendment to the contract with Proximate LLC providing interim executive director services.

6.12.1 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:

6.12.2 Discussion and possible action regarding the employment of an executive director

6.13 Buda EDC/Staff Report

- 6.13.1** Financial Analyst Search
- 6.13.2** Costello GIS Mapping Project
- 6.13.3** Angelou Economics TIA Update
- 6.13.4** Project/EDC Activities
- 6.13.5** Business Retention
- 6.13.6** Buda Chamber Activities

6.14 Buda EDC Board Reports

- 6.14.1** Finance Committee (Martin, Otto, Storm)
- 6.14.2** Buda EDC Incentive Review Committee (Urban, Ture, Edmond)
- 6.14.3** Buda EDC Personnel Committee (Storm, Urban, Martin)
- 6.14.4** Events Committee (Martin, Otto, Edmond)
- 6.14.5** City/BEDC Incentive Task Force (Storm, Edmond)
- 6.14.6** Land Committee (Storm, Davidson, Urban)

6.15 Other Committee Reports

- 6.15.1** Mobile Food Truck Ad Hoc Committee (Davidson)
- 6.15.2** Small Business Task Force (Storm)

6.15.3 Buda Bond Oversight Committee (Urban)

6.15.4 Parks Ad Hoc Committee (Storm)

6.15.5 Greater San Marcos Partnership (Storm)

6.15.6 Buda Chamber of Commerce (Otto)

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

7.0 FUTURE AGENDA ITEMS

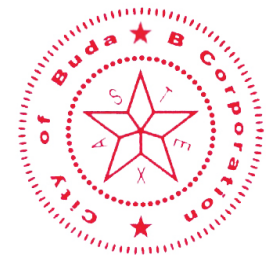
8.0 ADJOURNMENT

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, September 9, 2022.



Vicky Rudy

Vicky Rudy, Interim Executive Director