



**NOTICE OF MEETING OF THE
CITY OF BUDA 4B CORPORATION
(Buda Economic Development Corporation)
Monday, May 10, 2021 at 6:00 PM
Buda Municipal Complex – Council Chambers
405 East Loop Street, Bldg. 100, Buda, TX 78610**

The Buda Economic Development Corporation will hold a regular board meeting beginning at **6:00 PM, Monday, May 10, 2021** at the **Buda Municipal Complex – Council Chambers**, 405 East Loop Street, Bldg. 100, Buda, Texas 78610.

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 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.

D. PUBLIC HEARING

In accordance with Sections 505.159 of the Texas Local Government Code, the Buda 4B Corporation, a Texas non-profit 4B economic development corporation (the "Buda Economic Development Corporation") will receive public comments related to the following proposed economic development project(s) being considered by the Buda Economic Development Corporation as follows:

1. Financial incentives and performance agreement not to exceed Two Hundred Twenty-Eight Thousand Seven Hundred Seven and No/100s (\$228,707.00) to Valentina's Tex Mex BBQ, LLC for economic development purposes, including expense reimbursement for the remodel of commercial space to be used for the operation of an approximate six thousand (6,000) square foot restaurant space as well as the purchase of restaurant equipment and other materials to be located at the Buda Mill & Grain development in the City of Buda;
2. Financial incentives and funding agreement not to exceed Two Hundred Twenty-Eight Thousand Seven Hundred Seven and No/100s (\$228,707.00) to Buda Mill & Grain Co. for economic development purposes including expense reimbursement for costs associated with the build out of a commercial restaurant space for a tenant, such incentives to be disbursed by the City of Buda through a Chapter 380 Agreement and funding agreement between the Buda EDC and the City of Buda.

E. PRESENTATION

1. Presentation regarding the 20th Anniversary of the Buda Economic Development Corporation. *[STORM / ANDERSON]*

F. CONSENT AGENDA

1. Approval of the April 12, 2021 Regular Board meeting minutes. *[ANDERSON]*
2. Approval of the May 3, 2021 joint BEDC and City Council meeting minutes. *[ANDERSON]*

G. GENERAL AGENDA ITEMS

1. Discussion and possible action regarding the Election of Officers of the Buda Economic Development Corporation Board of Directors. *[ANDERSON]*
2. Discussion and possible action to adopt a Resolution regarding the Appointment of Officers per the Buda Economic Development Bylaws. *[ANDERSON]*
3. Discussion and possible action regarding partnering with the City of Buda Police Department on Community At-Risk Youth events in the community to assist with youth workforce development. *[HORNE-WILLIAMS / ALFRED ERDMAN]*
4. Discussion and possible action regarding: a project to provide financial incentives to Valentina's Tex Mex BBQ, LLC, in an amount not to exceed Two Hundred Twenty-Eight Thousand Seven Hundred Seven and No/100s (\$228,707.00); a Performance Agreement with Valentina's Tex Mex BBQ, LLC. *[ANDERSON]*
5. Discussion and possible action regarding: a project to provide financial incentives to Buda Mill & Grain in an amount not to exceed Two Hundred Twenty-Eight Thousand Seven Hundred Seven and No/100s (\$228,707.00) to be administered by the City of Buda through a funding agreement with the City of Buda and a Chapter 380 Agreement. *[ANDERSON]*
6. Discussion and possible action regarding a FY20-21 Budget Amendment regarding expenditures for financial incentives to Valentina's Tex Mex BBQ, LLC. *[ANDERSON]*
7. Discussion and possible action regarding the reimbursement of repair expenses to businesses in the Buda city limits caused by the severe winter storm damage through the Business Development Program. *[ANDERSON]*
8. Discussion and possible action regarding a 5-year exclusive promotional sponsorship with the WW2 Memorial Miniature Golf related to a mural that promotes Buda. *[ANDERSON]*
9. Discussion and possible action regarding the hiring of a Professional Services Firm to conduct an available land audit. *[ANDERSON]*
10. Discussion and possible action regarding FY 2021-2022 Draft Budget and to provide direction to the Finance Committee if needed. *[ANDERSON]*
11. Discussion and possible action regarding a Buda EDC Operations Policy. *[STORM / ANDERSON]*

12. Discussion and possible action regarding a feasibility study for potential development of one or more lots and acreage located at the intersection of Highways 967 and 1626. *[ANDERSON]*
13. Discussion and possible action regarding new developments, projects, and economic development activity in Buda. *[ANDERSON]*

H. 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 from EDC attorney regarding the proposed Buda EDC Operations Policy; (2) legal advice regarding a Performance Agreement with Valentina’s Tex Mex BBQ, LLC; (3) legal advice regarding a proposed funding agreement with the City of Buda related to financial incentives to Buda Mill & Grain; (4) legal advice regarding a proposal for an exclusive promotional sponsorship with WW2 Minigolf; (5) Legal advice regarding the Buda EDC Business Development Program; (6) legal advice regarding personnel matters.

§ 551.074 – Deliberation on personnel matters including the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee: (1) Executive Director.

§ 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 Garlic, aka Garlic Creek Commons; (2) Valentina’s Tex Mex BBQ; (3) Buda Mill & Grain; (4) Project Social; (5) Project Gas.

I. 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.

J. 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 RFQ
 - Accounting RFQ
 - Incentive Policy
 - Economic Development Week activities

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. Events Committee (Martin, Herbert, Urban)
5. Small Business Task Force (Storm)
6. Greater San Marcos Partnership Board (Storm)
7. City/BEDC Incentive Task Force (Storm)

3. City Activities

1. Capital Improvement Projects, Road Projects, Finance, Grants, Tourism, Events, Parks & Recreation, Legislative, Library, Development Projects.

K. FUTURE AGENDA ITEMS

L. 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, May 7, 2021.

Traci Anderson

Traci Anderson, Executive Director

