

## City of Buda 4 B Corporation

Minutes  
Regular Meeting  
Tuesday, January 10, 2006

Attendees: Sam Charles Cooper, Terry Capps, Elizabeth H. Urban, Lee Raines, David Hagemann, Judith Watson and Jose R. Ramos, Jr.

### Minutes

RESOLVED, that the Board approve the minutes from the December 13, 2005 regular meeting. Motion by Director Raines, seconded by Director Hagemann. Motion passes 4-0. Director Ramos, Director Capps and Director Urban were not in attendance when vote was taken.

### Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$2,605,259.76 as of January 9, 2006. Motion by Director Watson, seconded by Director Capps. Motion passes 6-0. Director Ramos was not in attendance when vote was taken.

### Executive Director's Report

Executive Director Warren Ketteman provided a synopsis of activities and updates including: 100 Houston Street tenants renewing their leases for one year at \$1.20 sf, land exchange contracts being reviewed with John Sanford, a recent RVi budget meeting with Judy Watson and the Sportsplex committee, YMCA's site plan is 90% complete, the EDA pre-application for the Truck Bypass mailed, an increase in activity on the 967/1626 lots, bond paperwork with McCall, Parkhurst, & Horton close to completion, and Toastmasters in Buda begins on January 30<sup>th</sup>, 7:00 a.m. at Dan's. Upcoming meetings include "Coffee with Congressman Cuellar" at Big Oak BBQ January 10<sup>th</sup>, and a possible lunch with Senator Cornyn to include Buda, Kyle and San Marcos Chambers. Recent prospects include retail, a trust company, and a motorcycle dealership.

### Real Estate Contracts on FM 967/FM 1626

Executive Director, Warren Ketteman gave a brief update that Dollar General could possibly close the following week, Chris Dunkin's client closing at end of the month, and many inquiries being made on the lots. No action taken.

### Buda Sportsplex Phase I Budget

RESOLVED, that the Board approve the RVi Sportsplex Phase I budget in the amount of \$2,179,987.04 and authorize Executive Director, Warren Ketteman to execute the amendment to the contract. Motion by Director Capps, seconded by Director Ramos. Motion passes 7-0.

### Overlook Partners Development Wastewater Infrastructure


RESOLVED, that the Board approve up to \$270,000 to Overlook Partners for the cost of construction for the Onion Creek lift station, option 4, alternative 1, to be offset by any and all grant funds or other monies received by Overlook Partners. These funds are part of a previous EDC action (September 16, 2003) committing \$1MM to the City of Buda for infrastructure in support of commercial/industrial projects. Motion by Director Urban, seconded by Director Ramos. Motion passes 7-0.

Public Comments


There were no public comments.

There being no further business to come before the Board of Directors, the meeting was duly adjourned.

Dated: February 13, 2006

  
Jose R. Ramos, Jr., Secretary

APPROVED:


  
Sam Charles Cooper, President


Approval of Minutes

The foregoing minutes are approved as the acts of the Directors of the Corporation.

  
Terry Capps, Director

  
Sam Charles Cooper, Director

  
David E. Hagemann, Director

  
Lee Raines, Director

  
Jose R. Ramos, Jr., Director

  
Elizabeth H. Urban, Director

  
Judith M. Watson, Director