

City of Buda 4 B Corporation

Minutes
Regular Meeting
Monday, March 5, 2012

Board attendees: Cathy Chilcote, Rachel Najera, Renee Mauzy, Antonio Sosa, and Lisa Saucedo. Kenneth Williams arrived at 6:01p.m. Sandra Tenorio arrived 6:03p.m.

Staff attendees: Executive Director Warren Kettelman and Senior Executive Assistant Janet Shull

Guests: John Sanford, JBS Real Estate; Marilyn Van Uum, Independence Title

Buda Improvement Grant – John Sanford

John Sanford of JBS Real Estate spoke to the Board regarding his recent grant award of \$5,000 for his property at 305 Railroad St. Mr. Sanford stated he currently has a residential tenant in place but plans are to locate a commercial tenant by September 30, 2012. If a commercial tenant is not secured by that date, Mr. Sanford will contact the EDC office to cancel the grant award. He presented the Board with a letter stating the same. No action taken.

Minutes

RESOLVED, that the Board approve the minutes from the February 6, 2012 regular meeting. Motion by Director Sosa, seconded by Director Mauzy. Motion passes 7-0.

2011-2012 Budget Amendment

RESOLVED, that the Board approve an amendment to the budget to reflect the additional \$75,000 expenditure for "Project A". Motion by Director Tenorio, seconded by Director Najera. Motion passes 7-0.

Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$1,778,072.85 as of February 29, 2012. Motion by Director Najera, seconded by Director Williams. Motion passes 7-0.

Executive Director's Report

Executive Director Warren Kettelman provided a synopsis of activities and updates including: the he is a member of the Hays CISD-Austin Chamber education report committee; Commercial Exchange has been moved to Seton Hays to increase attendance from San Marcos, Lockhart, etc.; a conference call with a brownfield prospect; attendance with Director Sosa at a LCRA workshop in Luling; attendance with Director Mauzy at a "Strong Towns" meeting in Austin; a recent meeting with Danny Batts, Buda City Secretary regarding the LGC, TIF, TIRZ, etc.; attendance at the TEDC sales tax training in Waco; Lowden Excavating received final payment on the pond; a conference call with an interested brownfield remediation company for the "old Buda dump" site; a March 9th meeting with Charles Turner, Eric Cromwell and Mark Pustka of McAllister real estate regarding a "build to suit" project; and the former Main Street Café reopening as the Tavern on Main serving fresh foods, soups and salads.

Executive Director Kettelman also provided updates from Buda Area Chamber of Commerce (BACC) President Terry Capps to include: the awards banquet on February 18, 2012 with awards going to *Large Business* – US Foodservice, *Small Business* – Kwik Kar, *Businessperson* – Lisa Saucedo, *Volunteer* – Pam Kaye, *Citizen of the Year* – Judge Scott Carey and *Ambassador of the Year* – Bret Kiester, the next BACC luncheon will be on March 14, 2012, Schlotzky's ribbon cutting on March 16, 2012 and looking forward to the City becoming more involved in the Chamber.

BIG Application Update

Executive Director Kettelman detailed the additions to the BIG application: "Buildings which are zoned for residential uses, as well as commercial uses may only be considered by the Buda EDC for those improvements which will promote the development of the commercial use of the property", and "Applicant must allow placement of 'Another Project by Buda EDC' sign on the property up to one week after renovation completion".

Per Board discussion, additional changes to the application include "Applicant must provide proof of commercial lease with grant application" and "Work to commence within 6 months and be completed within 9 months from the date of approval absent extenuating circumstances as approved by the Board at its sole discretion".

RESOLVED, that the Board approve the updated BIG application. Motion by Director Saucedo, seconded by Director Tenorio. Motion passes 7-0.

Plan of Work – Committee Reports

Executive Director Kettman let the Board know the "How to Open a Business in Buda" guide was printed and are located in the offices of City Hall, City Annex, Alisha Burrow's office, BACC and EDC. He spoke about an upcoming meeting to include Terry Capps, BACC President, Ray Mason and Joe Lam of SBDC in order to enhance the relationship between the offices. He also spoke about scheduling a meeting with Director's Tenorio, Najera and Sosa to meet with him and Tourism Director Alisha Burrow to discuss the possibility of holding a "Taste of Buda" event. He plans to attend and check out the 10th Annual Taste of Round Rock event being held this week.

Director Tenorio reported that she met a contact with USDA (Reyna Petra) and discussed a revolving loan. She mentioned the possibility of applying for a \$100,000 loan to lend to small businesses. Director Tenorio asked Director Kettman to contact Ms. Petra for more information.

Director Chilcote asked staff to invite attorney Charlie Crossfield to the April EDC meeting for a question and answer session regarding downtown buildings.

City Update

Director Williams updated the Board on City activities to include: Microtel submitted plans; annexation of Texas Lehigh to be complete by May 1st; sewer plant expansion to be completed this month; Cullen Country submitted additional plans to expand subdivision by 19 lots; and City Staff currently familiarizing themselves with all development agreements.

Update by Board President

No update.

Executive Session

The Board went into Executive Session from 7:08 pm – 7:17 pm to discuss economic development prospects.

Future Agenda Items

Invite attorney Charlie Crossfield to attend April Board meeting
Add BACC update to future agendas

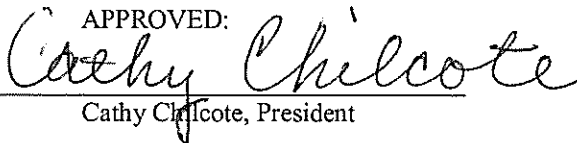
There being no further business to come before the Board of Directors, the meeting was duly adjourned.

Dated: April 2, 2012



Lisa Saucedo, Secretary

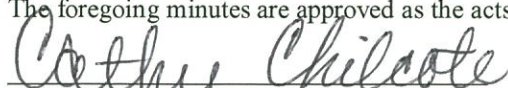
APPROVED:



Cathy Chilcote, President

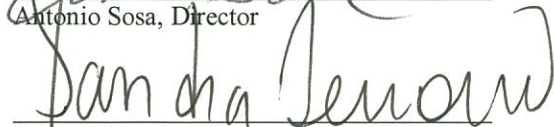
Approval of Minutes

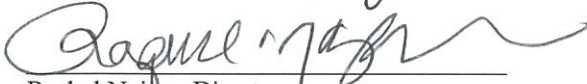
The foregoing minutes are approved as the acts of the Directors of the Corporation.


Cathy Chilcote, Director


Antonio Sosa, Director


Renee Mauzy, Director


Sandra Tenorio, Director


Rachel Najera, Director


Kenneth Williams, Director


Lisa Saucedo, Director