

City of Buda 4 B Corporation

Minutes
Regular Meeting
Tuesday, April 14, 2009

Attendees: Sam Cooper, Lee Raines, William McAnelly, Patrick Kirby, Terry Capps and Laurie Cromwell.

Minutes

RESOLVED, that the Board approve the minutes from the March 10, 2009 regular meeting. Motion by Director Kirby, seconded by Director Capps. Motion passes 6-0.

Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$907,564.00 as of April 10, 2009. Motion by Director Cromwell, seconded by Director Kirby. Motion passes 6-0.

Out of respect for the time constraints of City Planner Ed Theriot (ETR Development), John Fowler, U.S. Foodservice, and Susan Harris, Site Solutions the following items were moved forward on the agenda by Board President, Sam Cooper.

ETJ Presentation

Ed Theriot of ETR Development Consulting and planner for the City of Buda, provided information on Buda's ETJ to include: Buda became a Home Rule city in 2007 which extended the ETJ one mile and boosted population to 5,000; 200+ acres were annexed in 2008 with plans to annex 500 acres in 2009; there are currently over 3,000 acres in the City limits; the City is currently in development agreements with Garlic Creek, Sunfield MUD and South Buda WCID-these agreements are good for 15 years and can be extended another 15 years; Austin ETJ areas to the south and east of Buda have been released by Austin but not made official yet, and the City has acquired Austin ETJ property from FM 2770 to FM 967. Mr. Theriot will provide an updated Buda ETJ map to the EDC office.

U.S. Foodservice Presentation

John Fowler, Austin Division President of U.S. Foodservice, provided the Board with a fact sheet and photos of a newly built U.S. Foodservice facility. The following information was provided by Mr. Fowler: U.S. Foodservice will relocate and expand their Austin operation and are analyzing the feasibility of a site in the Sunfield MUD; the "green" facility will be 265,000 +/- sf at occupancy with plans to expand to 500,000 +/- sf around 2018; first phase cost is estimated at \$40,700,000; building will hold \$6M in furniture, fixtures and equipment and \$12M in inventory at occupancy; U.S. Foodservice projects to have 266 employees upon move in (May 2010) and 530 employees by 2017; fleet size upon occupancy is projected at 31 with 55 external suppliers arriving daily and in 2017 fleet size will be approximately 81 with 146 external suppliers arriving daily; U.S. Foodservice delivers from Killeen to the border; community contributions include \$4M to the Feed America Fund and \$11,000 to area food banks.

Mr. Fowler then introduced their real estate broker, Susan Harris of Site Solutions. Ms. Harris pointed out the site location and truck routes on a map, then provided the following information: U.S. Foodservice's first site selection was the Sunfield MUD tract, then entertained properties on FM 967 South but returned to the Sunfield MUD tract because of infrastructure difficulties on FM 967 South; U.S. Foodservice does not locate close to residential subdivisions which makes them a good neighbor; buildings are built in a "w" shape for easy expansion; U.S. Foodservice has been approved for a \$750,000 Texas Capital Fund grant to improve County Road 118 and Turnersville Road.

Executive Director's Report

Executive Director, Warren Ketteman provided a handout of recent office activity, projects, prospects and a list of commercial, retail and industrial properties available in Buda. Mr. Ketteman updated the Board on the Truck Bypass project stating it is number one on both the City and County lists provided to CAMPO for consideration of their \$29 million stimulus distribution.

Buda Improvement Grant (BIG) Application

RESOLVED, that the Board deny a BIG application submitted by Pediatric Junction. Motion by Director Capps, seconded by Director Raines. Motion passes 6-0.

Buda Fine Arts Festival Financial Support

RESOLVED, that the Board approve financial support to the Buda Fine Arts Festival in the amount of \$4,000.00. Motion by Director Cromwell, seconded by Director Capps. Motion passes 6-0.

Buda EDC Office Computers

RESOLVED, that the Board approve the purchase of two (2) new computers for the EDC office in the amount of \$2031.98. Motion by Director Cromwell, seconded by Director Capps. Motion passes 6-0.

Executive Director Performance Review Committee

Director Cromwell gave a brief update to the Board stating the committee and Executive Director Kettelman met on April 9th. The committee is in the process of preparing a review document and is scheduled to meet again on May 7th to finalize the document in time for presentation to the Board at the May 12th meeting. No action taken.

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

Dated: May 12, 2009



William McAnelly, Secretary

APPROVED:



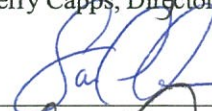
Sam Cooper, President

Approval of Minutes

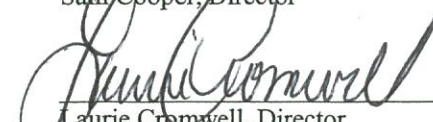
The foregoing minutes are approved as the acts of the Directors of the Corporation.



Terry Capps, Director



Sam Cooper, Director



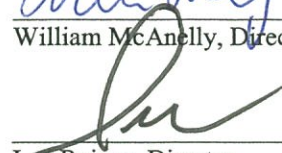
Laurie Cromwell, Director



Patrick Kirby, Director



William McAnelly, Director



Lee Raines, Director