

## City of Buda 4 B Corporation

Minutes  
Regular Meeting  
Monday, April 2, 2012

**Board attendees:** Cathy Chilcote, Antonio Sosa, Rachel Najera, Sandra Tenorio, and Kenneth Williams. Lisa Saucedo arrived at 6:09p.m. Renee Mauzy arrived 6:11p.m.

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

**Guests:** Terry Capps, Buda Area Chamber of Commerce; Ray Mason, Small Business Development Center; Charlie Crossfield, Attorney

### Presentation - Small Business Development Center

President Chilcote introduced Ray Mason, Business Advisor for the Small Business Development Center (SBDC). Mr. Mason stated the SBDC has been in business for 22 years with offices currently in Austin, San Marcos and Round Rock. The SBDC works with small business clients seeking assistance to improve their business. This assistance may take the form of business counseling, financing opportunities, business planning, etc. SBDC is also working with SCORE to assist "start up" type clients.

### Update - Buda Area Chamber of Commerce

The Buda Area Chamber of Commerce (BACC) President Terry Capps introduced himself to the Board. Mr. Capps stated the BACC has a strong Board of Directors, the monthly lunches are vibrant, and they will be working closer with the City of Buda and the Small Business Development Center. Director Saucedo, who chairs the BACC Board, spoke about the Chamber's direction and focus on local business and the community.

### Appearance/Aesthetics of Downtown

President Chilcote introduced Charlie Crossfield, attorney with Sheets and Crossfield. The Board asked Mr. Crossfield for direction in improving the downtown area. Mr. Crossfield recommended funding from outside investors and/or purchase buildings that need remodeling. He recommended standards be set to use similar building materials (rock, stone, windows, etc.) when remodeling; schedule activities in the evenings that bring people downtown such as live music, a theater, etc. Mr. Crossfield pointed out that Cabela's, the trees, and the trains are Buda attractions. He also touched on various funding mechanisms to help achieve set goals.

### Minutes

RESOLVED, that the Board approve the minutes from the March 5, 2012 regular meeting. Motion by Director Mauzy, seconded by Director Saucedo. Motion passes 6-0. Director Williams stepped out of the meeting to take a call, therefore was not in attendance when vote was taken.

### Treasurer's Report

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$1,752,072.81 as of March 31, 2012. Motion by Director Sosa, seconded by Director Najera. Motion passes 7-0. All Board members were present and accounted for when vote was taken.

### Executive Director's Report

Executive Director Warren Kettelman provided a synopsis of activities and updates including: a meeting with representatives of Jones Lang LaSalle, brokers for the Sunfield site; a tour of the Buda sewer treatment plant; a meeting with a brownfield remediation company regarding the "old Buda dump"; Buda EDC's new ftp site for the "build to suit" project with McAllister Real Estate; pertinent industrial information provided to the Austin Chamber; and Viuda Bistro's grease trap issue.

### Buda's Clean-Up Day

President Chilcote stated the City's clean-up day this year will be for the collection of trash rather than a clean-up of the downtown area. No action taken.

President Chilcote departed the meeting at 7:52pm. Vice President Najera assumed the role of meeting chair person as per EDC bylaws.

### USDA Revolving Loan Fund Program

Executive Director Kettelman updated the Board on his conversations with Ms. Petra Reyna, owner of Reyna & Associates, regarding assistance with an application to the USDA for a revolving loan fund program. Mr. Kettelman advised the Board of Reyna & Associates fees of \$16,000 per application, and \$36,000 per year for program management. The Board directed staff to connect with Langford & Associates and Ms. Margo Weisz for application assistance, loan servicing, and reporting. No action taken.

### Plan of Work – Committee Reports

Executive Director Kettelman advised the Board of an upcoming meeting with Director Tenorio, Director Mauzy, Director Saucedo and Alisha Burrow, City of Buda Tourism Director regarding a "Taste of Buda" event.

### Executive Session

The Board went into Executive Session from 8:09 pm – 8:17 pm to discuss economic development prospects.

### City Update

Director Williams updated the Board on City activities to include: a meeting with Capital Metro regarding a park and ride possibly at old Dorsett's parking lot or Cabela's parking lot with projections of 150 riders to UT, Capital and downtown Austin area with a possible express lane to Southpark Meadows; P.E.C. plans to stop providing a banner program and replace it with LED message boards, would need City Council approval and require a code change.

### Update by Board President


No update.


### Future Agenda Items

USDA follow-up

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

Dated: May 7, 2012

  
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Lisa Saucedo, Secretary

APPROVED:  
  
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Cathy Chilcote, President

Approval of Minutes

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

  
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Cathy Chilcote, Director

  
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Antonio Sosa, Director

  
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Renee Mauzy, Director

  
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Sandra Tenorio, Director

  
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Rachel Najera, Director

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Kenneth Williams, Director

  
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Lisa Saucedo, Director