

## City of Buda 4 B Corporation

Minutes  
Regular Meeting  
Monday, June 6, 2011

**Board attendees:** Cathy Chilcote, Richard Carey, Antonio Sosa, Sandra Tenorio, Rachel Najera and Kenneth Williams. Sam Cooper was not in attendance.

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

**Citizen Attendees:** Tommy Poer

### Minutes

RESOLVED, that the Board approve the minutes May, 2, 2011 regular meeting. Motion by Director Sosa, seconded by Director Tenorio. Motion passes 6-0.

### Treasurer's Report

Director Tenorio spoke to the Board regarding auditor Darilek Butler & Associates audit adjustments for Buda EDC. Executive Director Kettelman stated Darilek Butlers sales tax analysis shows Buda EDC owes the City of Buda \$20,570.54 for overpayment of sales tax. The EDC office researched the sales tax analysis and found the auditor failed to consider Park 35 sales tax in the analysis nor did they use CPA Veronica Snyder's adjustments prior to completing the EDC audit. Director Tenorio then brought to the Board's attention the interest expense adjustment of \$10,758.91 on the Statement of Activities being due to a lower interest rate on the bond loan.

RESOLVED, that the Board approve the Treasurer's Report showing total current assets of \$1,322,777.44 as of May 31, 2011. Motion by Director Najera, seconded by Director Sosa. Motion passes 6-0.

### Executive Director's Report

Executive Director Warren Kettelman provided a synopsis of activities and updates including: a Letter of Map Revision (LOMR) from FEMA complete; CAMPO's call for projects deadline is June 30<sup>th</sup> with City of Buda, TXDOT, landowner and possibly Hays County presenting a joint submission for Truck Bypass ramps-Jeff Barton and Grant Gist (Meadows at Buda) leading; and Buda EDC's Excellence in Economic Development award from TEDC. Prospect updates to be given during Executive Session.

### Buda EDC Board Support of the Review and Updating of C.O.B. Unified Development Code

Director Carey suggested Buda EDC get involved with the zoning process by sitting on the Planning & Zoning Board. Executive Director Kettelman advised the Board of his attendance to the City's DRC meetings and is up to date on all projects. The Board agreed attendance at the DRC meetings would be sufficient. No action taken.

### HOA Meeting and Buda EDC Workshop

Director Chilcote updated the Board regarding the HOA meeting being held Thursday, June 23<sup>rd</sup>. Speakers include Chief Huckaby and Mike Duffy of the Buda Fire Department and Chief Bo Kidd from the Buda Police Department. Information will be listed in the newspaper and emailed.

Director Carey spoke about the upcoming EDC Workshop being held Saturday, June 25<sup>th</sup>. He also shared with the Board regarding the City of Buda's desire to purchase the building at 100 Houston St. payment in full as outlined per the financial agreement between Buda EDC and the City of Buda.

Executive Director Kettelman gave detailed information regarding the Workshop including the meeting would be held at the Hampton Inn & Suites in Buda from 8:30a.m. – 11:30 a.m., breakfast included; Paul Goeke was asked to facilitate; and Jim Carrillo of Halff & Associates to provide the City of Buda Comprehensive Plan in final draft prior to the Workshop. After a brief discussion, Board members expressed preference for a "non-local" facilitator.

The Board directed staff to contact the Texas Historical Commission, Texas Municipal League, CAPCOG and ACC for a facilitator. They also requested receipt of the Workshop agenda by Monday, June 20<sup>th</sup>.

**Executive Director Performance Review Committee**

Director Tenorio suggested the entire Board prepare the review. After a brief discussion, Board directed staff to email 2010 review documents to them as well as review documents other EDC's use.

RESOLVED, that the performance review of the Executive Director be performed by the entire Board. Motion by Director Najera, seconded by Director Chilcote. Motion passes 5-1 with Director Sosa voting no. (as noted by the Board of Directors during a regularly scheduled meeting on July 11, 2011, this item was an omission from the original minutes dated June 6, 2011)

**Executive Session**

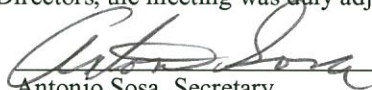
The Board went into Executive Session from 6:57 p.m. to 7:18 p.m.

**Future Agenda Items**

Greater San Marcos EDC update

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

Dated: July 11, 2011

  
Antonio Sosa, Secretary

APPROVED:

  
Richard Carey, President

Approval of Minutes

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

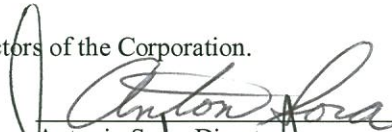
  
Richard Carey, Director

  
Cathy Chilcote, Director

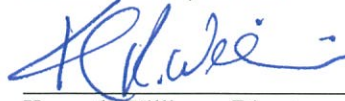
XX

Sam Cooper, Director

  
Rachel Najera, Director

  
Antonio Sosa, Director

  
Sandra Tenorio, Director

  
Kenneth Williams, Director